



Special Assessment Task Force

October 12, 2021

The Special Assessment Task Force is scheduled to meet in regular session every first and third Monday of the month at 3:30 p.m. in the Large Conference Room at Bismarck Public Works, 601 S 26th St, Bismarck, ND 58504.

1. Approval Of Minutes

Documents:

[MIN10042021.PDF](#)

2. Consensus On Residential/Commercial Revenue Split
3. Discussion Of Residential Tier Split
4. Discussion Of Commercial Tier Split

*Phone: 701-355-1300 | 221 North 5th Street | P.O. Box 5503 | Bismarck, ND 58501
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Special Assessment Task Force Meeting Minutes

10/4/2021 - Minutes

1. Welcome And Introductions

2. Approval Of Minutes

Commissioner Splonskowski made a motion to approve the minutes as presented, Kevin Strege seconded. All voted aye. M/C

3. Consensus Exercise Recap

City Engineer Gabe Schell gave an overview of the consensus exercise results. After results were presented there were questions about ITE Trip generation, and the best way to determine that. Mr. Schell discussed the difficulties of quantifying the "usage" of each building, and that the City of Bismarck does not currently have this data. Commissioner Splonskowski stated that ITE may be difficult to present to the public as it is a new concept and then may be voted down. Mike Schmitz stated that some factors should be eliminated because there are too many factors to calculate. Commissioner Guy stated that the simplest that the rating can be the better.

4. Consider Two Rate Structures

Proposed rate structures were as follows:

- Mike Schmitz:
 - Not supportive of using only lot size.
 - Suggested forming a smaller subcommittee to present tiers to group.
- Dustin Gawrylow:
 - single flat rate for residential
 - manufactured home parks would only pay base rate, without weighted fee for parcel area.
- Kevin Strege:
 - Single flat fee for all residential, combined with a weighted fee for parcel size, with multiple tiers (A base rate + parcel area = total amount owed).
- Commissioner Splonskowski:
 - wants a three or five tiered structure to compare the two.
- Commissioner Guy:
 - two options should be presented to the Bismarck City Commission

There was no official consensus made by the committee.

A. Flat Residential Fee With Commercial Fee Tiered By Parcel Area

B. Residential And Commercial Fees Tiered By Parcel Area

5. Simplified Framework

City Engineer Gabe Schell gave an overview of the simplified framework spreadsheet, highlighting how different variables will effect rates. Task Force members were asked to try out the spreadsheet and provide feedback at the October 18, 2021 meeting.

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