



## Finance Department

**DATE:** 9/30/2021

**FROM:** Dmitriy Chernyak, Finance Director

**ITEM:**

Public Hearing and Confirmation of 2021 Special Assessment Districts

**REQUEST:**

To hold a public hearing for the 2021 special assessment districts and confirm the assessments as amended.

Please place this item on the October 12, 2021 City Commission meeting agenda.

**BACKGROUND INFORMATION:**

The lists of assessments for the attached 2021 special assessment improvement districts have been prepared and published in the *Bismarck Tribune*. The Special Assessment Commission (SAC) confirmed the assessment lists at their meeting on Tuesday, September 14, 2021. The next step in the assessment process is the final public hearing at the City Commission meeting.

Section 40-23-14 of North Dakota Century Code (NDCC) requires an aggrieved person objecting to the assessment lists to file a written notice of appeal prior to the City Commission meeting. At this time, no written appeals have been filed.

In accordance with North Dakota Century Code 40-23-15, the City Commission shall hear and determine appeals and objections, and may increase or decrease any of the assessments as it may deem just. However, the aggregate amount of all assessments shall not be changed, and no assessments as adjusted shall exceed the benefit to the parcel of land on which it is assessed. Upon conclusion of the hearings, Commission action is to confirm assessment lists including any adjustments.

**RECOMMENDED CITY COMMISSION ACTION:**

Hold the public hearing and confirm the 2021 special assessment districts.

**STAFF CONTACT INFORMATION:**

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**A. STREET IMPROVEMENT DISTRICT NO. 531**

Nature of Improvements: Reconstruct with 70% subsidy applied and Resurface with 25% subsidy applied

\*\*\*Unit #1: Buckskin Avenue – Longhorn Drive to 130' east  
Eagles View Lane – High Creek Road to Cul-De-Sac  
Eagles View Place – Eagles View Lane to Cul-De-Sac  
High Creek Road – Valley Drive to 80' south of Eagles View Lane  
Longhorn Drive – Valley Drive to 135' south of Saddle Ridge Drive  
Mustang Drive – Valley Drive to 575' east  
Saddle Ridge Road – Longhorn Drive to Cul-De-Sac  
Valley Drive – 30' south of Stagecoach Circle to 120' south of Longhorn Drive

\*\*\*Unit #2: Valley Drive – Tyler Parkway to 209' west of Mesquite Loop (W)

\*\*\*Unit #3: 9<sup>th</sup> Street – Capitol Avenue to Central Avenue  
11<sup>th</sup> Street – Capitol Avenue to Divide Avenue  
Constitution Drive – 9<sup>th</sup> Street to Central Avenue  
Central Avenue – 9<sup>th</sup> Street to Owens Avenue  
Owens Avenue – 9<sup>th</sup> Street to 11<sup>th</sup> Street

\*\*\*Unit #4: Mandan Street – Cherokee Avenue to Sioux Avenue  
1<sup>st</sup> Street – Mandan Street to Sioux Avenue  
Meredith Drive – Divide Avenue to Arikara Avenue  
2<sup>nd</sup> Street – Divide Avenue to Arikara Avenue  
Apache Street – Divide Avenue to 2<sup>nd</sup> Street  
Mohawk Street – Divide Avenue to Teton Avenue  
3<sup>rd</sup> Street – Divide Avenue to Boulevard Avenue  
Osage Avenue – Washington Street to Meredith Drive  
Cherokee Avenue – Washington Street to Meredith Drive  
Teton Avenue – Meredith Drive to 4<sup>th</sup> Street  
Cheyenne Avenue – 2<sup>nd</sup> Street to 3<sup>rd</sup> Street  
Arikara Avenue – Washington Street to 4<sup>th</sup> Street  
Seminole Avenue – Mandan Street to 1<sup>st</sup> Street  
Sioux Avenue – Washington Street to Boulevard Avenue  
Alley between 3<sup>rd</sup> Street and 4<sup>th</sup> Street – Arikara Avenue to Boulevard Avenue

\*\*\*Unit #5: Alley between 3<sup>rd</sup> Street and 4<sup>th</sup> Street – Divide Avenue to Teton Avenue  
Alley between 3<sup>rd</sup> Street and 4<sup>th</sup> Street – Teton Avenue to Arikara Avenue

\*\*\*Unit #6: 20<sup>th</sup> Street – Divide Avenue to Laforest Avenue  
21<sup>st</sup> Street – Harmon Avenue to Laforest Avenue  
22<sup>nd</sup> Street – Divide Avenue to Laforest Avenue  
23<sup>rd</sup> Street – Divide Avenue to 22<sup>nd</sup> Street  
Vista Lane – Laforest Avenue to Boulevard Avenue  
Northview Lane – Divide Avenue to Boulevard Avenue  
Crestview Lane – Cul-De-Sac to Boulevard Avenue  
Ridgeview Lane – Cul-De-Sac to Boulevard Avenue  
26<sup>th</sup> Street – Divide Avenue to Valley View Avenue  
Divide Avenue – 19<sup>th</sup> Street to Volk Drive

Harmon Avenue – 20<sup>th</sup> Street to 22<sup>nd</sup> Street  
Rolling Drive – 23<sup>rd</sup> Street to Cul-De-Sac  
Laforest Avenue – 23<sup>rd</sup> Street to Crestview Lane  
Boulevard Avenue – 22<sup>nd</sup> Street to 26<sup>th</sup> Street  
Hillside Terrace – Boulevard Avenue to Cul-De-Sac  
Hillview Avenue – Boulevard Avenue to 26<sup>th</sup> Street

\*\*\*Unit #7: 8<sup>th</sup> Street – Avenue C to Rosser Avenue  
8<sup>th</sup> Street – Thayer Avenue to Broadway Avenue  
Avenue C – 5<sup>th</sup> Street to 9<sup>th</sup> Street  
Avenue B – 7<sup>th</sup> Street to 9<sup>th</sup> Street  
Avenue A – 8<sup>th</sup> Street to 9<sup>th</sup> Street  
Thayer Avenue – 7<sup>th</sup> Street to 9<sup>th</sup> Street  
Alley between 7<sup>th</sup> Street and 8<sup>th</sup> Street – Avenue C to Avenue B  
Alley between 7<sup>th</sup> Street and 8<sup>th</sup> Street – Avenue B to 250' south of Avenue B  
Alley between 8<sup>th</sup> Street and 9<sup>th</sup> Street – Avenue B to Avenue A  
Alley between 8<sup>th</sup> Street and 9<sup>th</sup> Street – Avenue A to 100' south

\*\*\*Unit #9: Columbia Drive – 7<sup>th</sup> Street to Atlanta Drive  
Albany Drive – Denver Avenue to Richmond Drive  
7<sup>th</sup> Street – Bismarck Expressway to Denver Avenue  
7<sup>th</sup> Street – Bozeman Drive to 7<sup>th</sup> Street  
7<sup>th</sup> Street – Denver Avenue to Columbia Drive  
Richmond Drive – Denver Avenue to Atlanta Drive  
Bozeman Drive – Denver Avenue to 7<sup>th</sup> Street  
Lansing Drive – Cul-De-Sac to 7<sup>th</sup> Street  
Denver Avenue – 3<sup>rd</sup> Street to University Drive  
Tulsa Drive – 3<sup>rd</sup> Street to Columbia Drive  
Concord Drive – 7<sup>th</sup> Street to Richmond Drive

Assessment: Street Maintenance per square foot Commercial: \$.3447  
Street Maintenance per lot Residential: \$2,206.23  
Alley Maintenance per square foot Commercial: \$.3676  
Alley Maintenance per lot Residential: \$923.08  
Alley New Pavement per square foot Commercial: \$.6171  
Alley New Pavement per lot Residential: \$2,121.31

Term: 7 years

Total Assessed  
and Financed: \$4,874,537.36

**B. STREET IMPROVEMENT DISTRICT NO. 535**

Nature of Improvements: City-wide Street Lighting

\*\*\*Unit #1: Crest Road – 120' west of High Creek Road to 160' west of Crest Place  
Crest Place – Crest Road to Cul-De-Sac  
Assessment: Per lot Residential: \$1,872.35

\*\*\*Unit #2: Harp Hawk Drive – 125' east of Grey Hawk Lane to Marsh Hawk Drive  
Talon Road – Marsha Hawk Drive to 150' east  
Prairie Hawk Drive – 135' east of Grey Hawk Lane to Marsh Hawk Drive

Marsh Hawk Drive – Harp Hawk Drive to Prairie Hawk Drive  
Assessment: Per lot Residential: \$1,712.05

\*\*\*Unit #3: Greenfield Land – Washington Street to Saints Drive  
Assessment: Per square foot Commercial: \$.0438

\*\*\*Unit #4: Mica Drive – 110' east of Basalt Drive to Flint Drive  
Jasper Drive – Mica Drive to 250' south  
Flint Drive – 225' north of Mica Drive to Normandy Street  
Normandy Street – 150' south of Flint Drive to 250' north of Flint Drive  
Assessment: Per lot Residential: \$2,359.62

\*\*\*Unit #5: 57<sup>th</sup> Avenue NE – 135' east of US Highway 83 to 19<sup>th</sup> Street  
19<sup>th</sup> Street – 57<sup>th</sup> Avenue NE to 50' south of Elbowoods Lane  
Assessment: Per square foot Commercial: \$.0443

\*\*\*Unit #6: Shiloh Drive – 670' east of 19<sup>th</sup> Street to 940' east of 19<sup>th</sup> Street  
Assessment: Per front foot Commercial: \$19.12

\*\*\*Unit #7: Revere Drive – Bismarck Expressway to 230' west of Hancock Drive  
Assessment: Per front foot Commercial: \$15.84

\*\*\*Unit #8: Miriam Avenue – 420' east of Channel Drive to Channel Drive  
Channel Drive – Miriam Avenue to Global Drive  
Assessment: Per square foot Commercial: \$.0228

\*\*\*Unit #9: Cessna Avenue – Piper Street to Airport Road  
Piper Street – 190' south of Continental Avenue to Basin Avenue  
Assessment: Per square foot Commercial: \$.0842

Term: 10 years

Total Assessed  
and Financed: \$404,785.83

**C. STREET IMPROVEMENT DISTRICT NO. 539**

Nature of Improvements: Construct New Pavement

\*\*\*Unit #1: N 26<sup>th</sup> Street – 80' north of Grant Drive to E Capitol Avenue

Assessment: Per lot Residential: \$12,079.67

Term: 15 years

Total Assessed  
and Financed: \$286,892.15

**D. SANITARY SEWER IMPROVEMENT DISTRICT NO. 577**

Nature of Improvements: Sanitary Sewermain Extensions

\*\*\*Unit #1: N 26<sup>th</sup> Street – 80' north of Grant Drive to E Capitol Avenue

Assessment: Per lot Residential: \$9,911.27

Note: BPRD had additional grading assessed to only their parcels and the per lot for Parks' parcels is: \$20,887.03

Term: 15 years

Total Assessed  
and Financed: \$305,854.02

**E. WATER IMPROVEMENT DISTRICT NO. 333**

Nature of Improvements: Watermain Extensions

\*\*\*Unit #1: N 26<sup>th</sup> Street – 80' north of Grant Drive to E Capitol Avenue

Assessment: Per lot Residential: \$9,441.79

Note: BPRD had additional grading assessed to only their parcels and the per lot for Parks' parcels is: \$20,417.56

Term: 15 years

Total Assessed  
and Financed: \$295,525.58

**Assessment Basis**

\*Based on square feet: Residential @ 1.0 factor  
Commercial @ 2.0 factor

\*\*\*Based on Per Lot: Residential @ 1.0 factor  
Commercial @ 2.0 factor