



Special Assessment Task Force

2/23/2022 - Minutes

1. Welcome And Introductions

2. Approval Of Minutes

Mike Schmitz made a motion to approve the minutes as presented, Kate Herzog seconded. All voted aye, M/C.

3. Other Political Subdivision Responses

Dmitriy Chernyak, City Finance Director reported that he has been in communications with Bismarck Parks and Recreation District (BPRD) staff and Bismarck Public Schools (BPS) staff. Mr. Chernyak indicated that BPRD is generally supportive of the proposed fee structure. However, BPS expressed concerns with the fee concept due to a potential impact on their tax collections. Mr. Chernyak closed by stating BPS would prefer the current model to continue as is and encourage the City to work with the legislature to adjust the language to support BPS's needs.

4. Consider Feedback From Task Force Constituents

There was discussion that the Bismarck Mandan Chamber EDC desires to see a business plan composed to help support the monthly fee structure. It was noted that without a business plan, the Chamber's support is unlikely. Discussion continued on the advantages and disadvantages of buying and selling residential real estate, eliminating street maintenance special assessments. There are mixed reviews from the homebuilders' perspective because of the misconception that all special assessments would be eliminated. The general consensus of the group was supportive of working towards the elimination of green-field/new development special assessments. Commissioner Guy directed staff to add this topic to the March 8, 2022, City Commission Agenda.

A discussion was held on the proposed rate structure and the number of tiers within the proposed model. Concerned was noted by some, along with the desire to see no more than three tiers.

Kevin Strege made a motion to request a model that shows the square footage of a house with the weighting factor of 3, 5, and 7 to see how it compares to the current model. Dustin Gawrylow seconded the motion. The motion failed 4-8.

Commissioner Splonskowski made a motion to review a model with three tiers instead of the proposed six. Dustin Gawrylow seconded the motion. The motion passed 9-2 (Kevin Strege left the meeting and did not vote).

5. Discussion And Consensus On Draft Ballot Question

Janelle Combs, City Attorney, provided the following information relating to the Home Rule Charter or an Ordinance/Advisory vote of the public. Home Rule Charter requires 60% voter support to approve and subsequently amend. An advisory vote of the public could be conducted to gauge the support of the street

utility fee concept but would be non-binding. The City Commission could implement an ordinance establishing the street utility fee; amendments could also be done through ordinance procedures.

It was requested that anyone bringing a motion to the next meeting should have them written out for all to review.

For the next meeting, the following topics will be discussed:

1. Three-tier model review.
2. Continued ballot discussion.
3. Dustin Gawrylow's questions and concerns.
4. Suggested framework for the recommendation to City Commission.

The next regularly scheduled meetings will be held on March 7, 2022, and March 21, 2022.

6. Suggested Framework For Recommendation To The Commission

The meeting was concluded before the item 6 discussion.

- A. Elect A Representative To Present The Background And Process Used To Arrive At Our Recommendation
- B. Gabe To Present The Rate Framework To The Commission
- C. Janelle To Present The Ballot Question Options And Draft Ordinance To The Commission

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