



## Special Assessment Task Force Subcommittee

6/6/2022 - Minutes

### 1. Welcome and Introductions

The subcommittee of the Special Assessment Task Force is composed of Dustin Gawrylow, Kate Herzog, Mike Schmitz, Mark Splonskowski, and Kevin Strege.

Committee members present included Dustin Gawrylow, Kate Herzog, and Kevin Strege. Committee member Mike Schmitz was absent.

### 2. Approval of Minutes

Commissioner Splonskowski made a motion to approve the minutes as presented, and Kate Herzog seconded.

All members present voted aye.

### 3. Rate Calculations and Rate Tier Structure

The group reviewed the residential fees table provided by City Engineer Gabe Schell. Mr. Strege commented that he struggles with the three-tiered system and would like to see the smallest parcels at the same rate as apartment units and manufactured homes. Ms. Herzog agrees that the lowest tier for single-family residential should match the rate for apartments and manufactured homes. Ms. Herzog noted that she prefers four or six tiers but ultimately favors the infinitely variable metric with a unique rate per parcel, based on parcel size. Mr. Gawrylow suggested that options be presented and compared between a tiered rate structure and an infinitely varied rate based on parcel size. Mr. Gawrylow stated his preference for a six-tiered rate system with the rates beginning at \$7 and increasing to \$14, \$21, \$28, \$42, and \$56. Commissioner Splonskowski indicated his preference would be for the infinitely varied rate model but noted that the larger task force rejected it, and as such, the subcommittee should not consider it. Commissioner Splonskowski noted he likes the idea of a side by side comparison and closed by saying that his preference would be for a four-tier structure because he doesn't like the top to be too high and the bottom to be too low.

The general consensus of the subcommittee is to eliminate a one-tier and three-tiered option from the rate tier structure.

Kate Herzog made a motion to provide a recommendation to the full Special Assessment Task Force with the following options:

1. Do you prefer a tiered structure or an infinitely variable rate structure?
2. If you prefer the tier structure, do you prefer four tiers or six tiers? Dustin Gawrylow seconded.

All members present voted aye.

There was a brief discussion on how to address large lots owned by Bismarck Parks and Recreation District. The general consensus was to have City Engineer Schell provide conceptual rates both low and high for residential parcels at the next meeting with the understanding that parcels owned by Bismarck

Parks and Recreation District will be removed from the residential rate table. It was noted that park-owned lots would be charged the same per square foot rate and would be capped the same; however, those parcels would not be included in the residential table.

A brief discussion was held regarding the option of tiers vs. infinite variables for commercial properties.

4. Discuss Agenda Items for June 15, 2022 Special Assessment Task Force meeting and Subcommittee Report

The consensus is to provide the full Special Assessment Task Force with the following items:

1. The residential and commercial rate tier structures provided by City Engineer Schell.
  2. The three items from Dustin Gawrylow's presentation to the City Commission which include, the Draft Home Rule Charter Amendments, the Footnotes of Intent to Support the Draft Home Rule Charter Amendment, and the Memorandum of Recommended Direction to the Bismarck City Commission.
  3. Inflation rates and forecasting provided by City Finance Director Dmitriy Chernyak.
5. Public Comment

A member of the public stated that he is encouraged by the conversations during this meeting focusing on four or six tiers for residential rate structure.

6. Adjourn

There being no further business to discuss, the meeting was adjourned at 4:30 PM.

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