

SPECIAL ASSESSMENT COMMISSION MEETING
August 18, 2021

08/18/2021

MEMBERS PRESENT Rick Lee, Chairman; Members: Joe Ibach and John Lundby

CITY STAFF PRESENT Gabe Schell, City Engineer; Linda Oster, Design and Construction Engineer; Tyson Lund, Comptroller; Tawny Wagner, Financial Analyst; Susan Ronning, Financial Analyst; Dmitriy Chernyak, Director of Finance

CALL TO ORDER

Chairman Lee called the meeting to order at 3:00 p.m.

APPROVAL OF MINUTES

Commissioner Ibach motioned to approve the September 10th 2020 minutes. Commissioner Lundby seconded. All members voted Aye. The motion carried.

PURPOSE OF MEETING

To hold public hearing on objections, if any, to special assessment improvement districts. Prior to this hearing, subject assessment lists have been published once each week for two consecutive weeks.

CONFIRMATION OF ASSESSMENT LISTS

A. STORM SEWER IMPROVEMENT DISTRICT NO. 573

Nature of Improvements: Construct Regional Storm Water Detention Pond and Pump Station

*Unit #1: Cottonwood Parkview and Meadow Village Additions

Assessment: Per square foot Commercial: \$1.0646
Per square foot Residential: \$.5323

Term: 15 years

Total Assessed
and Financed: \$2,049,305.86

B. STREET IMPROVEMENT DISTRICT NO. 532

Nature of Improvements: Scrub Seal Project with 25% Subsidy Applied

***Unit #1: Ithica Drive – Century Avenue to Springfield Street
Springfield Street – Ithica Drive to Interstate Avenue
Stevens Street – Ithica Drive to Interstate Avenue
Hawken Street – Century Avenue to Stevens Street
Winchester Drive – Weatherby Way to Interstate Avenue
Stewart Drive – Remington Avenue to Winchester Drive
Apollo Avenue – Washington Street to Cul-De-Sac
Weatherby Way – Stevens Street to Washington Street
Browning Avenue – Cul-De-Sac to Washington Street
Remington Avenue – Stevens Street to Washington Street
Dohn Avenue – Stevens Street to Winchester Drive

***Unit #2: Stonewall Drive – 170' north of Tucker Lane to 129' south of Hitchcock Drive
Roosevelt Drive – 159' north of Tucker Lane to 231' south of Hitchcock Drive
Tucker Lane – 128' west of Stonewall Drive to Roosevelt Drive
Calgary Avenue – 128' west of Stonewall Drive to Roosevelt Drive
Chamberlain Drive – Stonewall Drive to Frost Lane
Chamberlain Place – Frost Lane to Cul-De-Sac
Penn's Lane – 160' west of Stonewall Drive to Stonewall Drive
Penn's Place – Stonewall Drive to Cul-De-Sac

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Frost Lane – Stonewall Drive to Roosevelt Drive
Hitchcock Drive – Stonewall Drive to Roosevelt Drive

Assessment: Per square foot Commercial: \$.0945
Per lot Residential: \$1,050.48

Term: 3 years

Total Assessed
and Financed: \$471,555.31

C. STREET IMPROVEMENT DISTRICT NO. 533

Nature of Improvements: Concrete Pavement Repair Project with 70% Reconstruct Subsidy Applied and 25% Resurface Subsidy Applied

***Unit #1: Washington Street – Rosser Avenue to 295' north of Ingals Avenue
Memorial Highway – Hannifin Street to Washington Street
Front Avenue – Washington Street to Mandan Street

Assessment: Per square foot Commercial: \$.9454
Per lot Residential: \$3,262.56

Term: 10 years

Total Assessed
and Financed: \$437,408.13

D. STREET IMPROVEMENT DISTRICT NO. 534

Nature of Improvements: Pavement Resurfacing with 25% Subsidy Applied

***Unit #1: Yegen Road – 231' south of Morrison Avenue to 150' north of Hagen Avenue

Assessment: Per square foot Commercial: \$.0696

Term: 7 years

Total Assessed
and Financed: \$295,668.39

E. STREET IMPROVEMENT DISTRICT NO. 536

Nature of Improvements: Construct New Pavement

***Unit #1: Titanium Drive – 130' north of Gold Drive to 150' west of Silver Boulevard
Nickel Street – 130' north of Gold Drive to Titanium Drive
Cobalt Drive – 130' north of Gold Drive to Titanium Drive

Assessment: Per lot Residential: \$10,954.81

Term: 15 years

Total Assessed
and Financed: \$703,846.85

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F. STREET IMPROVEMENT DISTRICT NO. 537

Nature of Improvements: Construct New Pavement

***Unit #1: Kamrose Drive – 130' east of Peach Tree Drive to 190' west of Peach Tree Drive
Peach Tree Drive – 115' north of Lennox Drive to 110' north of Kamrose Drive

Assessment: Per lot Residential: \$14,678.35

Term: 15 years

Total Assessed
and Financed: \$366,958.85

G. STREET IMPROVEMENT DISTRICT NO. 538

Nature of Improvements: Construct New Pavement and Storm Sewer

***Unit #1: Calvert Drive – 295' northwest of Normandy Drive to 57th Avenue
Shale Drive – Calvert Drive to Flint Drive
Marble Drive – Calvert Drive to 289' west
Flint Drive – 262' northwest of Mica Drive to 75' northwest of Shale Drive

Assessment: Per square foot Commercial: \$3.9282
Per lot Residential: \$17,934.20

Term: 15 years

Total Assessed
and Financed: \$974,542.66

H. STREET IMPROVEMENT DISTRICT NO. 540

Nature of Improvements: Construct New Pavement

***Unit #1: Yukon Drive – 57th Avenue to 425' south of 57th Avenue

Assessment: Per square foot Commercial: \$2.1331
Per lot Residential: \$6,620.26

Term: 15 years

Total Assessed
and Financed: \$165,323.83

I. CONTINUOUS DISTRICTS

Nature of Improvements: Park, Rural Roads and Storm Sewer Fees assessed to property that was outside of the city limits at the time of construction. The districts are for the parcel's share of the cost in established special assessment districts that the parcel would have been assessed had the parcel been annexed at the time the district was created.

*Park Improvement District No. 200 (93 parcels)	\$149,225.34
*Storm Sewer Improvement District No. 100 (43 parcels)	\$90,601.93
*Street Improvement District No. 100 (48 parcels)	\$75,977.59

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

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QUESTIONS AND COMMENTS

No members of the public appeared for the public hearing.

Gabe Schell gave a brief overview of each improvement district.

APPROVAL OF ASSESSMENT LIST

Commissioner Ibach motioned to approve the balance of the special assessment districts on the agenda as present. Commissioner Lundby seconded. All members voted Aye. The motion carried.

ADJOURNMENT

Commissioner Ibach motioned to adjourn the meeting. The motion was seconded by Commissioner Lundby. The meeting was adjourned by Chairman Lee at 3:13 p.m.