

# SPECIAL ASSESSMENT COMMISSION MEETING

August 21, 2019

08/21/2019

**MEMBERS PRESENT** Joe Ibach, Chairman; Members: Keith Ulmer and Rick Lee

**CITY STAFF PRESENT** Gabe Schell, City Engineer; Linda Oster, Design and Construction Engineer; Jennifer Scheet, Comptroller; Susan Ronning, Financial Analyst; Tawny Wagner, Financial Analyst; Michelle Klose, Utilities Operations Director; Dmitriy Chernyak, Director of Finance

## **CALL TO ORDER**

Joe Ibach called the meeting to order at 3:01 p.m.

## **APPROVAL OF MINUTES**

Commissioner Ulmer motioned to approve the September 18<sup>th</sup> 2018 minutes. Commissioner Lee 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. 572  
Nature of Improvements: Local Storm Sewer Improvements  
\*\*Unit #1: Promontory Point 6<sup>th</sup> Storm Sewer - Cogburn Rd and Herd Pl  
Assessment: Per square foot Residential: \$0.1489
- \*\*Unit #2: Eagle Crest 7<sup>th</sup> Storm Sewer - Crest Rd Crest Pl  
Assessment: Per square foot Residential: \$0.3393
- Total Assessed and Financed: \$179,041.82
- B. STREET IMPROVEMENT DISTRICT NO. 518  
Nature of Improvements: Reconstruct with 70% Subsidy Applied and Resurface with 25% Subsidy Applied
- \*\*\*Unit #2 Tacoma Avenue – Wachter Avenue to 12<sup>th</sup> Street  
San Angelo Drive – Bridgeport Drive (W) to Tacoma Avenue  
Santa Barbara Drive – Sante Fe Avenue to Bridgeport Drive  
Bridgeport Drive – Cottonwood Loop to San Angelo Drive (E)  
Boston Drive – Napa Loop (N) to 250' south of Napa loop (S)  
Napa Loop – Cottonwood Loop to Boston Drive (S) Cottonwood Loop  
Live Oak Lane – Cottonwood Loop to 150' south  
Troy Drive – Cottonwood Loop to 150' south
- \*\*\*Unit #3 Medora Avenue – Mellowsun Drive to Amberglow Drive  
Mellowsun Drive – Amberglow Drive to Medora Avenue  
Fountainblue Drive – Amberglow Drive to Medora Avenue  
Amberglow Drive – Ash Coulee Road to 100' north of Medora Avenue  
Amberglow Place – Amberglow Drive to cul-de-sac
- \*\*\*Unit #4 Daytona Drive – Country West Road to Impala Lane (N)  
Cody Drive – Territory Drive to cul-de-sac  
Impala Lane – Cody Drive to Daytona Drive (W)  
Barracuda Drive – Cody Drive to Daytona Drive  
Cadillac Loop – Cody Drive to 150' east

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Dodge Circle – Daytona Drive to cul-de-sac  
Corvette Circle – Daytona Drive to cul-de-sac

\*\*\*Unit #5 Washington Street – Divide Avenue to Century Avenue

\*\*\*Unit #6 Avenue C – Raymond Street to 5<sup>th</sup> Street  
Avenue D – 3<sup>rd</sup> Street to 4<sup>th</sup> Street  
Boulevard Avenue – 4<sup>th</sup> Street to 6<sup>th</sup> Street  
3<sup>rd</sup> Street – Rosser Avenue to Boulevard Avenue  
4<sup>th</sup> Street – Rosser Avenue to Divide Avenue  
Alley Between 3<sup>rd</sup> and 4<sup>th</sup> Street – Boulevard Avenue to Avenue F  
Alley Between 3<sup>rd</sup> and 4<sup>th</sup> Street – Avenue F to Avenue E  
Alley Between 3<sup>rd</sup> and 4<sup>th</sup> Street – Avenue E to Avenue D  
Assessment: Per square foot Commercial: \$0.2446  
Per lot Residential: \$2,834.86

Total Assessed and Financed: \$3,241,339.05

C. STREET IMPROVEMENT DISTRICT NO. 519

Nature of Improvements: Concrete Pavement Repair

\*\*\*Unit #1: East Century Avenue – State Street to Iowa Lane  
North 19<sup>th</sup> Street – East Century Avenue to 166' North of East Century Avenue  
Assessment: Per square foot Commercial: \$0.3467  
Per square foot Residential: \$0.0807

Total Assessed and Financed: \$415,185.18

D. STREET IMPROVEMENT DISTRICT NO. 520

Nature of Improvements: City-wide Street Lighting

\*\*\*Unit #1: Round Top Road - 160' East of High Creek Rd to 110' West of E. Valley Dr.  
Assessment: Per lot Residential: \$1,811.32

\*\*\*Unit #2 Huron Drive - Colt Avenue to 90' West of Serenity Court  
Assessment: Per lot Residential: \$997.60

\*\*\*Unit #4 Interstate Avenue - 110' East of Washington St to Redstone Dr.  
Assessment: Per square foot Commercial: \$0.2954  
Per lot Residential: \$828.17

\*\*\*Unit #5 Miriam Avenue - 325' East of Hancock Dr. to 1400' East of Hancock Dr.  
Assessment: Per square foot Commercial: \$0.0095

\*\*\*Unit #6 Meridian Drive - Washington Street to 1000' West  
Leighton Drive - Meridian Drive to 900' North  
Stacy Drive - Leighton Drive to 400' South of Nina Lane  
Assessment: Per square foot Commercial: \$0.4447  
Per lot Residential: \$1,073.58

\*\*\*Unit #7 23<sup>rd</sup> Street – Lee Avenue to 450' North  
Assessment: Per square foot Commercial: \$.0734

Total Assessed and Financed: \$262,781.51

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E. STREET IMPROVEMENT DISTRICT NO. 522

Nature of Improvements: New Pavement

\*\*\*Unit #1: Del Rio Drive – 186' South of Cogburn Road to Cogburn Road  
Cogburn Road – Ketchum Avenue to 142' East of Herd Place  
Ketchum Avenue – Clairmont Road to Herd Place  
Herd Place – 140' North of Ketchum Avenue to Cogburn Road  
Clairmont Road – 335' South of Moreales Drive to McLintock Drive  
Moreales Drive – 100' East of Clairmont Road to Clairmont Road  
Assessment: Per lot Residential: \$10,655.59

\*\*\*Unit #2 Crest Road - 150' West of High Creek Road to 190' West of Crest Place  
Crest Place – Crest Road to cul-de-sac  
Assessment: Per lot Residential: \$9,968.28

Total Assessed and Financed: \$954,708.90

F. STREET IMPROVEMENT DISTRICT NO. 524

Nature of Improvements: New Pavement

\*\*\*Unit #1: Niagara Drive – Canada Avenue to Calvert Drive  
Calvert Drive – 135' Southwest to 125' Northwest of Niagara Drive  
Coleman Street – Brome Avenue to Walter Way  
Assessment: Per lot Residential: \$4,956.41

Total Assessed and Financed: \$128,782.20

G. CONTINUOUS DISTRICTS

Nature of Improvements: Rural Roads, Sanitary Sewer, Storm Sewer, and Water and Sewer Trunk Line Fees assessed to property that was outside the city limits at time of construction. Trunk line fees are intended to recover the costs that Water & Sewer Utilities have already paid for over-size mains and other general infrastructure such as treatment plants, pump stations, reservoirs, and trunk water and sewer mains already in place to serve unannexed property. Trunk line fees for WA148 and SE158 are comparable to an access or hook-up fee. The other 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.

*Storm Sewer Improvement District No. 100 (7 parcels)	\$112,947.33
***Sanitary Sewer Improvement District No. 158 (223 parcels)	\$552,275.33
*/**Street Improvement District No. 100 (2 parcels)	\$19,043.89
**Water Improvement District No. 100 (1 parcel)	\$16,335.50
***Water Improvement District No. 148 (223 parcels)	\$552,275.33

**Assessment Basis**

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

\*\*Based on Front Footage

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

\*\*\*\*Base rate is \$300 and applies to all zoning. All zones are assessed at base fee times square footage (minimum of 10,000; maximum of 100,000) divided by 1,000.

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**QUESTIONS AND COMMENTS**

No members of the public appeared for the public hearing.

A total reduction of \$42,000.00 was made to Continuous Districts SE158 and WA148 for a pre-payment received from the developer.

Gabe Schell asked Michelle Klose to explain the new process using meter size instead of assessments.

Michelle explained that to transition from the old system to the new, they plan to cap commercial properties at 100,000 square feet for assessing sewer and water trunk lines. Going forward, instead of assessing trunk lines, developer's will pay up front a capital charge for any vested ¾" meter for residential properties and a 2" meter for commercial properties. Once the building permit is issued, then costs will be trued up. It was also stated that the cap charge had already been approved by the City Commission, it was approved and published.

**APPROVAL OF ASSESSMENT LIST**

Commissioner Lee motioned to approve District No. SE158 & WA148 as amended, along with approval of the remaining special assessment districts as presented, Commissioner Ulmer seconded. All members voted Aye. The motion carried.

**ADJOURNMENT**

Commissioner Lee motioned to adjourn the meeting. The motion was seconded by Commissioner Ulmer. The meeting was adjourned by Chairman Ibach at 3:15 p.m.