



## Special Assessment Commission

The Bismarck Special Assessment Commission is scheduled to meet on Wednesday, August 16, 2023, at 3:00 PM in the 2nd Floor David Blackstead Conference Room, City/County Office Building, 221 North Fifth Street, Bismarck, North Dakota.

Commission:

- Joe Ibach, Chairman
- John Lundby, Member
- Tammy Dolan, Member

City Staff:

- Gabe Schell, City Engineer
- Dmitriy Chernyak, Director of Finance
- Tyson Lund, Comptroller
- Linda Oster, Assistant City Engineer
- Katie Petrou, Accountant

Objective:

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.

### SPECIAL ASSESSMENT COMMISSION MEETING

1. Introduction

Introduction of Special Assessment Commission Members and City Staff

2. Consider Approval Of Minutes Of The Meeting On September 15, 2022

Documents:

[09-14-21 MINUTES \(APPROVED\).PDF](#)

3. Review Of And Hearings On Improvement Districts

A. Sewer Improvement District No. 580

- Nature of Improvements: Construct Local Storm Sewer
  - \*Unit #1:
    - Promontory Point Sixth and Seventh Additions

- Assessment: Per square foot Residential: \$.6388
- Term: 15 years
- Total Assessed and Financed: \$427,994.58

B. Sewer Improvement District No. 581

- Nature of Improvements: Construct Local Storm Sewer
  - \*Unit #1:
    - Smette Bend
      - Assessment: Per square foot Residential: \$.8149
  - \*Unit #2:
    - Koenig Drive
      - Assessment: Per square foot Residential: \$.5130
- Term: 15 years
- Total Assessed and Financed: \$528,373.36

C. Street Improvement District No. 545

- Nature of Improvements: Construct New Pavement and Storm Sewer
  - \*\*\*Unit #1:
    - Bodine Lane – Brynhild Drive to Silbernagel Drive
    - Brynhild Drive – Welder Avenue to Davies Drive
    - Davies Drive – 180' west of Silver Boulevard to 150' east of Silbernagel Drive,
    - Welder Avenue to 130' south
    - Hample Drive – Welder Avenue to 170' north
    - Keebler Drive – Welder Avenue to 180' north
    - Peggy Lee Lane – Silver Boulevard to 125' west
    - Silbernagel Drive – 150' north of Bodine Lane to 43rd Avenue
    - Silver Boulevard – 180' north of Welder Avenue to 43rd Avenue
    - Theodore Lane – Brynhild Drive to Silbernagel Drive
    - Welder Avenue – 52nd Street to 115' east of Brynhild Drive
  - Assessment:
    - Per lot Residential: \$15,989.85

- Per square foot Commercial: \$1.7838

- Term: 15 years
- Total Assessed and Financed: \$3,583,913.92

D. Street Improvement District No. 555

- Nature of Improvements: Concrete Pavement Repair Project
  - \*\*\*Unit #1:
    - 4th Street – Main Avenue to Thayer Avenue
    - 5th Street – Main Avenue to Thayer Avenue
    - 6th Street – Main Avenue to Rosser Avenue
    - Broadway Avenue – 4th Street to 6th Street
    - Thayer Avenue – 3rd Street to 6th Street
- Assessment: Per square foot Commercial: \$1.3634
- Term: 10 years
- Total Assessed and Financed: \$800,632.39

E. Street Improvement District No. 556

- Nature of Improvements: Construct New Pavement
  - \*\*\*Unit #1:
    - Wrangler Lane – 445' north of Valley Drive to Frisco Way
    - Frisco Way – 425' north of Valley Drive to 150' east of Clairmont Road
    - Clairmont Road – 180' north of Frisco Way to McLintock Drive
    - McLintock Drive – Clairmont Road to 160' south of Clairmont Road
- Assessment: Per lot Residential: \$24,607.96
- Term: 15 years
- Total Assessed and Financed: \$738,238.93

F. Street Improvement District No. 562

- Nature of Improvements: Construct New Pavement
  - \*\*\*Unit #1:
    - Steel Street – 135' south of Titanium Drive to 100' north of Gold Drive
    - Platinum Street – 135' south of Titanium Drive to 100' north of Gold Drive
    - Gold Drive – Platinum Street (N) to 415' east of Platinum Street (N)
- Assessment: Per lot Residential: \$11,190.32
- Term: 15 years
- Total Assessed and Financed: \$509,159.64

G. Street Improvement District No. 563

- Nature of Improvements: Construct New Pavement and Storm Sewer
  - \*\*\*Unit #1:
    - Flint Drive – 75' north of Shale Drive to 57th Avenue NE
    - Marble Drive – Flint Drive to 290' west of Calvert Drive
- Assessment:
  - Per lot Residential: \$10,690.52
  - Per square foot Commercial: \$2.0151
- Term: 15 years
- Total Assessed and Financed: \$628,217.72

H. Street Improvement District No. 565

- Nature of Improvements: Construct New Pavement
  - \*\*\*Unit #1:
    - Holmes Drive – 160' west of Koenig Drive to 160' east of Koenig Drive
    - Fettig Drive – 160' west of Koenig Drive to 160' east of Koenig Drive
    - Koenig Drive – Holmes Drive to 100' south of Fettig Drive
    - Smette Bend – 100' east of Hermanson Drive to 150' south of Holmes Drive
    - Holmes Drive – 550' east of Hermanson Drive to Smette Bend
- Assessment: Per lot Residential: \$17,255.32
- Term: 15 years
- Total Assessed and Financed: \$811,000.21

I. Street Improvement District No. 566

- Nature of Improvements: Construct New Pavement and Storm Sewer
  - \*\*\*Unit #1:
    - Crested Butte Road – 100' south of Limited Lane to 64th Avenue NW
    - Heritage Ridge Road – 120' north of Limited Lane to Crested Butte Road
    - Collective Lane – 170' west of Community Loop to Heritage Ridge Road

- Limited Lane – 185' west of Heritage Ridge Road to Crested Butte Road

- Assessment: Per lot Residential: \$16,579.51
- Term: 15 years
- Total Assessed and Financed: \$820,685.96

#### J. Street Improvement District No. 568

- Nature of Improvements: Construct New Pavement
  - \*\*\*Unit #1:
    - Baltimore Drive – Santa Fe Avenue to 130' north of Lennox Drive
    - Peach Tree Lane – Baltimore Drive to 180' east
    - Kamrose Drive – 520' north of Rutland Drive to 115' west of Peach Tree Drive
    - Kamrose Drive – 200' east of Peach Tree Drive to 285' west of Boston Drive
- Assessment:
  - Per lot Residential: \$8,142.46
  - Per square foot Commercial: \$1.3969
- Term: 15 years
- Total Assessed and Financed: \$1,089,621.53

#### K. 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 (47 parcels)  
\$72,397.07
  - \*Storm Sewer Improvement District No. 100 (1 parcel)  
\$474.73
  - Term: 15 years
- 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

4. Confirmation Of Assessment Lists

5. Next Meeting

6. Adjournment

# SPECIAL ASSESSMENT COMMISSION MEETING

September 14, 2021

09/14/2021

**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 3:01 p.m.

## **APPROVAL OF MINUTES**

Commissioner Ibach motioned to approve the August 18<sup>th</sup> 2021 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. 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

**SPECIAL ASSESSMENT COMMISSION MEETING**  
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- \*\*\*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

**SPECIAL ASSESSMENT COMMISSION MEETING**  
**September 14, 2021**

09/14/2021

**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

**SPECIAL ASSESSMENT COMMISSION MEETING**  
**September 14, 2021**

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**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

**QUESTIONS AND COMMENTS**

**Terry Brosseau: Plaza Tower 1111 N 1<sup>st</sup> St**

Mr. Brosseau was in attendance to protest the assessment amounts being allocated to the property owners of Plaza Tower (see attachment 1) for Street Improvement District No. 531. Terry said they were being penalized for having a six-story building and a parking lot. He stated that having the parking lot takes away from having cars park on the street.

Commissioner Ibach asked if all the condos in this district were treated the same way. Gabe said all condos were treated exactly the same as Plaza Tower. The square footage of the common interest lot is divided amongst the parcels according to their homeowner's agreement. Also, all of the property owners in Plaza Tower were given a reduction because their individual square footage was equal to or less than half of the median parcel size. Commissioner Ibach stated that the Special Assessment Commission does not change the policy, but determines if the City's policy has been followed for special assessments. Gabe also stated that any adjustment to reduce the assessed amount for Plaza Tower has to be reallocated to the other parcels in the district.

Gabe explained that there was a change at this past legislative assembly now requiring assessment lists be displayed on the City's website.

**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.

**SPECIAL ASSESSMENT COMMISSION MEETING**  
**September 14, 2021**

09/14/2021

**ADJOURNMENT**

Commissioner Ibach motioned to adjourn the meeting. The motion was seconded by Commissioner Lundby. The meeting was adjourned by Chairman Lee at 3:38 p.m.