



Special Assessment Commission

The Bismarck Special Assessment Commission is scheduled to meet on Wednesday, September 7, 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 August 16, 2023

Documents:

[08-16-23 MINUTES \(UNAPPROVED\).PDF](#)

3. Review Of And Hearings On Improvement Districts

A. Street Improvement District No. 557

- Nature of Improvements: Construct New Pavement
 - ***Unit #1: Brookside Place – Brookside Lane to cul-de-

sac

- Assessment: Per square foot Commercial: \$1.1518
- Term: 15 years
- Total Assessed and Financed: \$183,721.86

B. Street Improvement District No. 559

- Nature of Improvements: Reconstruct with 70% subsidy applied and Resurface with 25% subsidy applied
 - ***Unit #1:
 - Eagle Crest Loop – Talon Road to 400' west of Golden Eagle Lane
 - Talon Road – 150' east of Marsh Hawk Drive to Golden Eagle Lane
 - ***Unit #2:
 - Boulder Ridge Road – Granite Drive (S) to NE 43rd Avenue
 - Feldspar Drive – Slate Drive to 150' east of Boulder Ridge Road
 - Granite Drive – Slate Drive to 150' north of Boulder Ridge Road
 - Medora Avenue – Washington Street to Boulder Ridge Road
 - Quarry Lane – Boulder Ridge Road to 150' east
 - Slate Drive – Washington Street to 150' east of Boulder Ridge Road
 - ***Unit #3:
 - Chevelle Circle – Daytona Drive to Cul-de-sac
 - Daytona Drive – East Valley Drive to 100' south of Chevelle Circle
 - East Valley Drive – Tyler Parkway to 125' south of Longhorn Drive
 - Round Top Road – East Valley Drive to 250' west
 - ***Unit #4:
 - 20th Street – Capitol Avenue to Kennedy Avenue
 - 21st Street – Grant Drive to Kennedy Avenue
 - 22nd Street – Grant Drive to Kennedy Avenue
 - 23rd Street – Capitol Avenue to Divide Avenue

- 26th Street – 100' north of Grant Drive to Divide Avenue
- Adams Lane – 23rd Street to Cul-de-sac
- Capitol Avenue - 19th Street to 26th Street
- Coolidge Avenue – 22nd Street to 26th Street
- Grant Drive – 19th Street to 26th Street
- Harding Avenue – Grant Drive to 26th Street
- Hoover Avenue – 22nd Street to 26th Street
- Jackson Avenue – Capitol Avenue to Grant Drive

- ***Unit #5:
 - Washington Street – Calgary Avenue to Century Avenue

- ***Unit #6:
 - 1st Street – Rosser Avenue to Main Avenue
 - 2nd Street – Rosser Avenue to Main Avenue
 - Broadway Avenue – Washington Street to 3rd Street
 - Mandan Street – Rosser Avenue to Main Avenue
 - Rosser Avenue – Washington Street to 3rd Street
 - Thayer Avenue – Washington Street to 3rd Street
 - Alley between 1st Street and 2nd Street – Thayer Avenue to Broadway Avenue
 - Alley between 1st Street and 2nd Street – Broadway Avenue to 150' south
 - Alley between 2nd Street and 3rd Street – Broadway Avenue to 150' south
 - Alley between Broadway Avenue and Main Avenue – Mandan Street to 350' west
 - Alley between Broadway Avenue and Main Avenue – Mandan Street to 1st Street
 - Alley between Broadway Avenue and Main Avenue – 1st Street to 2nd Street
 - Alley between Broadway Avenue and Main Avenue – 2nd Street to 3rd Street

- ***Unit #7:
 - Avenue A – 3rd Street to 6th Street

- Avenue B – 3rd Street to 7th Street
- Avenue D – 4th Street to 7th Street
- Avenue E – 3rd Street to 9th Street
- Avenue F – 3rd Street to 9th Street
- 5th Street – Boulevard Avenue to Rosser Avenue
- 6th Street – Boulevard Avenue to Rosser Avenue
- 8th Street – Boulevard Avenue to Avenue E
- Alley between 4th Street and 5th Street – Boulevard Avenue to Avenue F
- Alley between 4th Street and 5th Street – Avenue E to Avenue D
- Alley between 4th Street and 5th Street – Avenue B to Rosser Avenue
- Alley between 5th Street and 6th Street – 170' north of Avenue F to Avenue F
- Alley between 5th Street and 6th Street – Avenue F to Avenue E
- Alley between 5th Street and 6th Street – Avenue E to Avenue D
- Alley between 5th Street and 6th Street – Avenue A to Rosser Avenue
- Alley between 6th Street and 7th Street – Boulevard Avenue to Avenue B
- Alley between 7th Street and 8th Street – Boulevard Avenue to Avenue F
- Alley between 8th Street and 9th Street – Boulevard Avenue to Avenue E

- ***Unit #8:
 - Alley between 5th Street and 6th Street – Avenue D to Avenue C
 - Alley between 7th Street and 8th Street – Avenue F to Avenue E

- ***Unit #9:
 - 16th Street – Divide Avenue to Broadway Avenue

- ***Unit #10:
 - 33rd Street – Baltus Drive to 100' north of Crocus Avenue

- 35th Street – Divide Avenue to Crocus Avenue
- Baltus Drive – 33rd Street to 35th Street
- Eastside Place – 33rd Street to Cul-de-sac
- Horseman Loop – Vantassel Drive to 33rd Street
- Horseman Place – Horseman Loop to Cul-de-sac
- Shannon Drive – 33rd Street to 35th Street
- Sharloh Loop – 35th Street (N) to 35th Street (S)
- Sharloh Place – 35th Street to Cul-de-sac
- Sleepy Hollow Loop – Baltus Drive to 33rd Street (S)
- Sorrento Circle – Shannon Drive to Cul-de-sac
- Sorrento Place – Shannon Drive to Cul-de-sac
- Stoney Lane – Sleepy Hollow Loop to Vantassel Drive
- Vantassel Drive – 33rd Street to 250' west of Stoney Lane

- Assessment:

- Street Maintenance per square foot Commercial: \$.5739
- Street Maintenance per lot Residential: \$2,454.52
- Alley Maintenance per square foot Commercial: \$.0960
- Alley New Pavement Unit #7 per square foot Commercial: \$.4463
- Alley New Pavement Unit #7 per lot Residential: \$1,561.83
- Alley New Pavement Unit #8 per square foot Commercial: \$.9003
- Alley New Pavement Unit #8 per lot Residential: \$3,345.37

- Term: 7 years

- Total Assessed and Financed: \$6,422,381.34

C. Street Improvement District No. 560

- Nature of Improvements: Scrub Seal Project with 25% Subsidy applied

- ***Unit #1:
 - Bethany Loop – Jericho Road (W) to Jericho Road (E)
 - French Street – Greensboro Drive to 200' north of Jericho Road

- Greensboro Drive – Jericho Road to Centennial Road
- Jericho Road – French Street to Centennial Road
- Joppa Street – Greensboro Drive to Jericho Road
- Jordan Street – Greensboro Drive to Jericho Road
- Leichty Place – Calgary Avenue to Jericho Road

- ***Unit #2:
 - Avenue A – Fraine Barracks Drive to Berreth Street
 - Berreth Street – Sunset Place to Missouri Avenue
 - Center Street – Missouri Avenue to Main Avenue
 - Fraine Barracks Drive – Avenue A to 135' south
 - Missouri Avenue – Shirley Street to Center Street
 - Shirley Street – Avenue A to Missouri Avenue
 - Sunset Place – Sunset Place to Missouri Avenue

- ***Unit #3:
 - 11th Street – 12th Street to Porter Avenue
 - 12th Street – 12th Street to Boulevard Avenue
 - Braman Avenue – 11th Street to 125' east of 12th Street
 - Porter Avenue – 125' west of 11th Street to 125' east of 12th Street

- ***Unit #4:
 - 27th Street – Valley View Avenue to Cul-de-sac
 - 28th Street – Morningside Street to Valley View Avenue
 - 29th Street – Hillview Avenue to Valley View Avenue
 - Hillview Avenue – 28th Street to 29th Street
 - Morningside Street – Street to Valley View Avenue

- ***Unit #5:
 - 8th Street – Front Avenue to Bowen Avenue
 - 10th Street – Front Avenue to 350' south of Michigan Avenue
 - 11th Street – Front Avenue to 350' south of Michigan Avenue
 - Bowen Avenue – 7th Street to Airport Road
 - Indiana Avenue – 9th Street to 12th Street
 - Ingals Avenue – 11th Street to 12th Street
 - Michigan Avenue – 10th Street to 12th Street
 - Sweet Avenue – 7th Street to 12th Street

- Assessment:
 - Per square foot Commercial: \$.1827
 - Per lot Residential: \$830.23
- Term: 3 years
- Total Assessed and Financed: \$892,183.67

D. Street Improvement District No. 561

- Nature of Improvements: Pavement Resurfacing with 25% Subsidy applied
 - ***Unit #1:
 - 52nd Street – Miriam Avenue to 1800' north
 - Miriam Avenue – 52nd Street to 3000' west
- Assessment: Per square foot Commercial: \$.0301
- Term: 7 years
- Total Assessed and Financed: \$382,032.96

E. Street Improvement District No. 569

- Nature of Improvements: Construct New Pavement
 - ***Unit #1:
 - Trenton Addition
- Assessment: Per square foot Commercial: \$2.8303
- Term: 15 years
- Total Assessed and Financed: \$1,094,944.37

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