



## 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:

[09-15-22 MINUTES \(UNPPROVED\).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 15, 2022**

09/15/2022

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

**CITY STAFF PRESENT** Gabe Schell, City Engineer; Linda Oster, Assistant City Engineer; Tyson Lund, Comptroller; Tawny Wagner, Accountant; 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 August 17<sup>th</sup>, 2022, 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**

**REVIEW OF AND HEARINGS ON IMPROVEMENT DISTRICTS**

**A. PARK IMPROVEMENT DISTRICT No. 006**

Nature of Improvements: Park Improvements

\*Unit #1: All of Cottonwood Parkview Addition  
Assessment: Per square foot Residential: \$.2879  
Per square foot Commercial: \$.5758

Term: 15 years

Total Assessed  
and Financed: \$624,408.07

**B. SEWER IMPROVEMENT DISTRICT No. 579**

Nature of Improvements: Construct Local Storm Sewer

\*Unit #1: Clear Sky Addition  
Assessment: Per square foot Residential: \$.6592

Term: 15 years

Total Assessed  
and Financed: \$758,471.87

**C. STREET IMPROVEMENT DISTRICT No. 541**

Nature of Improvements: Reconstruct with 70% subsidy applied and Resurface with 25% subsidy applied

\*\*\*Unit #1: Burgundy Circle – Lorrain Drive to Cul-De-Sac  
Calgary Avenue – Coleman Street to 190' west of Ridgecrest Drive  
Calgary Avenue – 10<sup>th</sup> Street to State Street  
Calgary Avenue – State Street to 14<sup>th</sup> Street  
Lorrain Drive – Washington Street to 620' east of Montreal Street  
Montreal Street – 43<sup>rd</sup> Avenue to 320' south of Lorraine Drive  
Valcartier Street – Versailles Avenue to Calgary Avenue  
Versailles Avenue – 150' east of Montreal Street to Coleman Street

\*\*\*Unit #2: 4<sup>th</sup> Street – Century Avenue to Divide Avenue

# SPECIAL ASSESSMENT COMMISSION MEETING

September 15, 2022

09/15/2022

Saturn Drive – 4<sup>th</sup> Street east to Cul-De-Sac  
Divide Avenue – 3<sup>rd</sup> Street to 5<sup>th</sup> Street  
Interstate Avenue – Century Avenue to 760' west  
Interstate Avenue – Springfield Street to Washington Street

\*\*\*Unit #3: Alley between 3<sup>rd</sup> Street and 4<sup>th</sup> Street – 3<sup>rd</sup> Street to Divide Avenue  
Alley between 4<sup>th</sup> Street and 5<sup>th</sup> Street – Divide Avenue to 825' north  
Alley between Central Avenue and Divide Avenue – 4<sup>th</sup> Street to 5<sup>th</sup> Street

\*\*\*Unit #4: Koch Drive – 19<sup>th</sup> Street to Calgary Avenue

\*\*\*Unit #5: Washington Street – Bismarck Expressway to 450' south of Billings Drive  
Willow Lane – Pleasant Street to Cul-De-Sac

\*\*\*Unit #8: Berry Drive – Lilac Lane to Capitol Avenue  
Capitol Avenue – Divide Avenue to 30' north of Berry Drive  
Lilac Court – Lilac Lane to Cul-De-Sac  
Lilac Lane – Lilac Court to Volk Drive  
Pacific Avenue – Lilac Court to Cul-De-Sac  
Pacific Lane – Pacific Avenue to Cul-De-Sac  
Pacific Place - Pacific Avenue to Cul-De-Sac  
Primrose Place – Capitol Avenue to Cul-De-Sac  
Volk Drive – Berry Drive to Divide Avenue

\*\*\*Unit #9: Channel Drive – Global Drive to Divide Avenue  
Commerce Drive – Global Drive to Divide Avenue  
Global Drive – Miriam Avenue to Channel Drive  
Industrial Drive – Miriam Avenue to 50' north of Divide Avenue  
Miriam Avenue – Industrial Drive to 800' west of Miriam Circle  
Miriam Circle – Miriam Avenue to 220' south

\*\*\*Unit #10: 19<sup>th</sup> Street – Avenue E to Rosser Avenue  
20<sup>th</sup> Street – Avenue D to Rosser Avenue  
21<sup>st</sup> Street – Avenue D to Rosser Avenue  
22<sup>nd</sup> Street – Avenue D to Rosser Avenue  
23<sup>rd</sup> Street – Avenue F to Rosser Avenue  
24<sup>th</sup> Street – Avenue D to Rosser Avenue  
25<sup>th</sup> Street – Rosser Avenue to Kimberly Avenue  
25<sup>th</sup> Street – Avenue C to Avenue D  
Avenue A – 22<sup>nd</sup> Street to 26<sup>th</sup> Street  
Avenue B – 19<sup>th</sup> Street to 21<sup>st</sup> Street  
Avenue B – 25<sup>th</sup> Street to 26<sup>th</sup> Street  
Avenue C – 19<sup>th</sup> Street to 20<sup>th</sup> Street  
Avenue C – 24<sup>th</sup> Street to 26<sup>th</sup> Street  
Avenue D – 19<sup>th</sup> Street to 26<sup>th</sup> Street  
Avenue E – 19<sup>th</sup> Street to 23<sup>rd</sup> Street  
Avenue F – Couch Street to 23<sup>rd</sup> Street  
Couch Street – Avenue E to Avenue F  
Curtis Street – Avenue E to 310' north of Avenue E  
Lora Street – Avenue E to 290' north of Avenue E  
Alley between 19<sup>th</sup> Street and 20<sup>th</sup> Street – Avenue B to 470' south  
Alley between 19<sup>th</sup> Street and 20<sup>th</sup> Street – 20<sup>th</sup> Street to 175' west  
Alley between 20<sup>th</sup> Street and 21<sup>st</sup> Street – Avenue D to Avenue B  
Alley between Avenue D and Avenue E – 23<sup>rd</sup> Street to 660' west of 23<sup>rd</sup> Street

Unit #11: Alley between 19<sup>th</sup> Street and 20<sup>th</sup> Street – Avenue E to Avenue D  
Alley between 19<sup>th</sup> Street and 20<sup>th</sup> Street – Avenue D to Avenue C

# SPECIAL ASSESSMENT COMMISSION MEETING

September 15, 2022

09/15/2022

Alley between 19<sup>th</sup> Street and 20<sup>th</sup> Street – Avenue C to Avenue B  
Alley between 20<sup>th</sup> Street and 21<sup>st</sup> Street – Ave B to 205' South  
Alley between 22<sup>nd</sup> Street and 23<sup>rd</sup> Street – Avenue D to 620' South  
Alley between Avenue D and Avenue A – 22<sup>nd</sup> Street to 23<sup>rd</sup> Street

Assessment: Street Maintenance per square foot Commercial: \$.2485  
Street Maintenance per lot Residential: \$2,554.52  
Alley Maintenance per square foot Commercial: \$.2454  
Alley Maintenance per lot Residential: \$1,081.90  
Alley New Pavement Unit #3 per square foot Commercial: \$.4317  
Alley New Pavement Unit #3 per lot Residential: \$2,559.54  
Alley New Pavement Unit #11 per square foot Commercial: \$.6423  
Alley New Pavement Unit #11 per lot Residential: \$2,372.82

Term: 7 years

Total Assessed  
and Financed: \$5,094,928.83

## D. STREET IMPROVEMENT DISTRICT No. 542

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

\*\*\*Unit #1:

Hackberry Street – Century Avenue to Cul-De-Sac  
Assiniboin Drive – Hackberry Street (N) to Hackberry Street (S)  
Edmonton Drive – Hackberry Street to Washington Street  
Brandon Drive – Edmonton Drive to Washington Street  
Quebec Lane – Edmonton Drive to Brandon Drive  
Overlook Drive – Aspen Avenue to 110' North of Hackberry Street  
Portage Drive – Overlook Drive to Hackberry Street  
Toronto Drive – Hackberry Street to Brandon Drive  
Toronto Loop – Toronto Drive (W) to Toronto Drive (E)  
Aspen Avenue – Century Avenue to Washington Street  
Aspen Place – Aspen Avenue to Cul-De-Sac  
Juniper Place – Aspen Avenue to Cul-De-Sac  
Juniper Drive – Aspen Avenue to Hackberry Street  
Ithica Drive – Aspen Avenue to Century Avenue  
Linden Lane – Hackberry Street to Cul-De-Sac  
Ridge Place – Country West Road to Cul-De-Sac

\*\*\*Unit #2:

West Coulee Road – Edwards Avenue to East Highland Acres Road (S)  
East Coulee Road – East Highland Acres Road to North Parkview Drive  
East Highland Acres Road – South Highland Acres Road to West Coulee Road (N)  
West Highland Acres Road – West Coulee Road to 655' south of Pioneer Drive  
South Highland Acres Road – 655' south of Pioneer Drive to Avenue C  
Pioneer Drive – West Highland Acres Road to West Coulee Road  
Prairie Drive – Pioneer Drive to East Highland Acres Road  
Midway Drive – Prairie Drive to 140' south of South Highland Acres Road  
Avenue B – 140' south of South Highland Acres Road to Bell Street  
Prospect Place – Midway Drive to Cul-De-Sac  
Victory Place – Midway Drive to Cul-De-Sac  
Keating Drive – Avenue B (W) to Avenue B (E)  
Fairview Place – East Highland Acres Road to Cul-De-Sac  
Avenue C – South Highland Acres Road to Williams Street  
Parkview Drive – Avenue C to North Parkview Drive  
Crescent Lane – Avenue B to Cul-De-Sac  
Williams Street – Avenue C to 315' North  
Arthur Drive – North Parkview Drive to Ward Road

**SPECIAL ASSESSMENT COMMISSION MEETING**  
**September 15, 2022**

09/15/2022

Assessment: Per square foot Commercial: \$.0746  
Per lot Residential: \$643.29

Term: 3 years

Total Assessed  
and Financed: \$528,807.55

**E. STREET IMPROVEMENT DISTRICT No. 543**

Nature of Improvements: Pavement Resurfacing with 25% Subsidy applied

\*\*\*Unit #1: River Road – Burnt Boat Drive to 1100' north of Fraine Barracks Road  
Assessment: Per square foot Commercial: \$.1716

Term: 7 years

Total Assessed  
and Financed: \$398,278.59

**F. STREET IMPROVEMENT DISTRICT No. 550**

Nature of Improvements: Construct New Pavement

\*\*\*Unit #1: Boston Drive – 275' north of Kamrose Drive to south of Lennox Drive  
Peach Tree Drive – 125' north of Lennox Drive to Lennox Drive  
Baltimore Drive – 165' north of Lennox Drive to Lennox Drive  
Dortmund Drive – Kamrose Drive to 200' south of Lennox Drive  
Kamrose Drive – 325' west of Boston Drive to Boston Drive  
Lennox Drive – Dortmund Drive to Boston Drive  
Assessment: Per lot Residential: \$17,695.19  
Per square foot Commercial: \$.5879

Term: 15 years

Total Assessed  
and Financed: \$1,441,767.33

**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

**SPECIAL ASSESSMENT COMMISSION MEETING**  
**September 15, 2022**

09/15/2022

**QUESTIONS AND COMMENTS**

For SE579 Gabe wanted to mail letters to the property owners before approving the district. The letters were mailed out and there was no response.

**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 3:07 p.m.

DRAFT