

SPECIAL ASSESSMENT COMMISSION MEETING
August 16, 2023

08/16/2023

MEMBERS PRESENT Joe Ibach, Chairman; Members: John Lundby and Tammy Dolan

CITY STAFF PRESENT Gabe Schell, City Engineer; Linda Oster, Assistant City Engineer; Tyson Lund, Comptroller; Katie Petrou, Accountant; Dmitriy Chernyak, Director of Finance; Susan Ronning, Accountant; Heidi Belohlavek, Engineering Technician

CALL TO ORDER

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

APPROVAL OF MINUTES

Commissioner Lundby motioned to approve the September 15th, 2022, minutes. Commissioner Dolan 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 and published to the city website.

CONFIRMATION OF ASSESSMENT LISTS

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

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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

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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

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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

QUESTIONS AND COMMENTS

Gabe commented that most districts in this meeting were new construction apart from SI555. SI555 was significantly funded by federal aid which explains the cost difference between the districts.

Commissioner Lundby asked if there were any protests. Gabe stated that the new construction districts are developer related and petitioned for the City and SI555 had a significant amount of public participation due to federal funding. Linda confirmed only one protest letter was received for SI555.

APPROVAL OF ASSESSMENT LIST

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

ADJOURNMENT

Commissioner Lundby motioned to adjourn the meeting. The motion was seconded by Commissioner Dolan. The meeting was adjourned by Chairman Ibach at 3:04 p.m.