

Special Assessment Commission

August 11, 2016
City/County Office Building
First Floor Conference Room

Commission: Alan Butts, Chairman
Joe Ibach, Member
Keith Ulmer, Member

City Staff: Gabe Schell, City Engineer
Becky Collins, Comptroller
Sheila Hillman, Director of Finance
Linda Oster, Design and Construction Engineer
Cora Bauer, Financial Analyst
Mel Bullinger, Retired City Engineer

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.

Agenda Items

- I. **INTRODUCTION**
Introduction of Special Assessment Commission Members and City Staff.
- II. **CONSIDER APPROVAL OF MINUTES OF THE MEETING ON DECEMBER 7, 2015, AND AMENDED OCTOBER 8, 2015.**
- III. **REVIEW OF AND HEARINGS ON IMPROVEMENT DISTRICTS**
 - A. **STORM SEWER IMPROVEMENT DISTRICT NO. 560**
Nature of Improvements: Local Storm Water Improvements

*Unit #1: Britannic Lane – Voyager Place to Glenwood Drive
Glenwood Drive – Britannic Lane to 190' East of Downing Street
Downing Street – 920' South to 560' North of Glenwood Drive
Assessment: \$0.1527 per square foot – (Local Storm Water) Residential

Total Assessed and Financed: \$164,514.18

- B. SANITARY SEWER IMPROVEMENT DISTRICT NO. 564
Nature of Improvements: Sanitary Sewer Main Extensions
**Unit #1: Buckskin Avenue – Brunswick Drive Intersection to 124 feet east of Washington Street centreline on Versailles Avenue
Assessment: \$148.26 per front foot - Residential
- **Unit #2 Brunswick Drive – 10 feet west of High Meadows Fifth Addition east line to 10 feet East of High Meadows Ninth Addition west line
Assessment: \$119.47 per front foot – Residential
- Total Assessed and Financed: \$420,727.80
- C. STREET IMPROVEMENT DISTRICT NO. 4 88
Nature of Improvements: New Pavement, Curb & Gutter
***Unit #1: Midwest Drive – Main Avenue to 400' south of Tandem Drive
Tandem Drive – Midwest Drive to 52nd Street
Transport Drive – Midwest Drive to Tandem Drive
Median Lot – 388.33'
Assessment: \$204,665.44 per commercial median lot, plus concrete
Average assessment per front foot: \$527.04
- Total Assessed and Financed: \$2,251,296.32
- D. STREET IMPROVEMENT DISTRICT NO. 4 89
Nature of Improvements: Mill/Overlay, Chip Seal (Resurfacing) with 25% Subsidy Applied; New Pavement in Ground Water Impacted Area (Reconstruction) With 75% Subsidy Applied
- ***Unit #1: Vancouver Lane – Ontario Lane (west) to Ontario Lane (east)
Ontario Lane – Century Avenue to Winnipeg Drive
Reconstruction Median Lot: 80'
Assessment: \$1,382.40 per residential median lot, plus concrete
Average assessment per front foot: \$17.28
- ***Unit #2: Brandon Place; 4th Street; Dominion Street; Ridgecrest Drive;
Calgary Avenue; 10th Street; Weiss Avenue; 11th Street
Resurfacing Median Lot: 11'
Assessment: \$262.02 per residential median lot, plus concrete
Average assessment per front foot: \$23.82
Reconstruction Median Lot: 78'
Assessment: \$498.42 per residential median lot, plus concrete
Average assessment per front foot: \$6.39
- ***Unit #3: Capitol Avenue; Interchange Avenue; Capitol Way; Allison Drive;
16th Street; Spaulding Avenue; Central Avenue; 13th Street;
14th Street; 15th Street
Resurfacing Median Lot: 17'
Assessment: \$262.82 per residential median lot, plus concrete
Average assessment per front foot: \$15.46
- Total Assessed and Financed: \$1,392,038.98
- E. STREET IMPROVEMENT DISTRICT NO. 493
Nature of Improvements: Street Lighting
***Unit #1: Calgary Avenue; Calgary Circle; Hamilton Street; Nebraska Drive; Knudsen Loop;
New Rockford Place; Robinson Circle; Knudsen Avenue; Minnesota Drive;

Alabama Street; Jericho Road; Greensboro Drive; Liechty Place; French Street;
Jordan Street; Joppa Street – Median Lot: 76.5'
Assessment: \$1,044.99 per residential median lot
Average assessment per front foot: \$13.66

***Unit #2: Saratoga Avenue; Yorktown Drive; Greensboro Drive –
Median Lot: 187.83
Assessment: \$5,599.21 per commercial median lot
Average assessment per front foot: \$29.81

***Unit #3 Cumberland Loop; Trenton Drive –
Median Lot: 85'
Assessment: \$927.35 per residential median lot
Average assessment per front foot: \$10.91

Total Assessed and Financed: \$969,783.16

F. STREET IMPROVEMENT DISTRICT NO. 4 95

Nature of Improvements: Concrete pavement repair project with 25% Subsidy Applied

***Unit #1: 19th Street – I-94 Overpass to Century Avenue
Median Lot: 370'
Assessment: \$34,576.50 per residential median lot
Average assessment per front foot: \$93.45

***Unit #2: 26th Street – Rock Island Place to Main Avenue
Median Lot: 389.11'
Assessment: \$34,401.22 per residential median lot
Average assessment per front foot: \$88.41

Total Assessed and Financed: \$904,625.09

G. STREET IMPROVEMENT DISTRICT NO. 501

Nature of Improvements: New Pavement (Concrete), Curb & Gutter

***Unit #1: Roundtop Road – 140' east of High Creek Road to 270' west of Valley
Drive – Median Lot: 94.22'
Assessment: \$11,270.60 per residential median lot, plus concrete
Average assessment per front foot: \$119.62

Total Assessed and Financed: \$360,555.90

H. STREET IMPROVEMENT DISTRICT NO. 502

Nature of Improvements: New Pavement (Concrete), Curb & Gutter

***Unit #1: Basalt Drive – 160' south of LaSalle Drive to 170' north of Granite Drive
Median Lot: 338.50'
Assessment: \$42,603.61 per residential median lot, plus concrete
Average assessment per front foot: \$125.86

Total Assessed and Financed: \$100,686.98

I. WATER IMPROVEMENT DISTRICT NO. 326

Nature of Improvements: Water Main Extensions

**Unit #1: Buckskin Avenue – Brunswick Drive Intersection to 124 feet east of Washington
Street centreline on Versailles Avenue

Assessment: \$72.30 per front foot – Residential

**Unit #2: Brunswick Drive – 10 feet west of High Meadows Fifth Addition east line to 10 Feet east of High Meadows Ninth Addition west line
Assessment: \$104.57 per front foot - Residential

Total Assessed and Financed: \$229,455.00

J. WATER IMPROVEMENT DISTRICT NO. 327

Nature of Improvements: Water Main Extensions

**Unit #1: Durango Drive – 275' west of Northern Sky Drive to 175' south of Medora Avenue
Assessment: \$51.61 per front foot – Commercial

Total Assessed and Financed: \$55,741.80

O. CONTINUOUS DISTRICTS

Nature of Improvements: Rural Roads, Sanitary Sewer, Storm Sewer, and Water 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 (376 parcels)	\$ 235,216.01
***Street Improvement District No. 100 (9 parcels)	\$ 153,597.56
****Water Improvement District No. 148 (440 parcels)	\$ 568,100.00
****Sanitary Sewer Improvement District No. 158 (412 parcels)	\$ 547,000.00

Assessment Basis

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

**Based on Front Footage

***Based on Front Footage: Residential @ 1.0 factor
Commercial @ 2.0 factor

****Base rate is \$500. Single family (R5) zones and duplex (R10) zones less than 10,000 square feet are assessed base fee. R10 zones between 10,000 and 20,000 square feet are two time the base fee. R10 zones and greater than 20,000 square feet and higher zones are assessed at base fee times ration of square footage divided by 10,000 square feet.

IV. CONFIRMATION OF ASSESSMENT LISTS

NDCC 40-23-12: After the hearing, the special assessment commission shall consider a motion to confirm the lists as presented and attach its certificate certifying that the lists are correct as confirmed by it.

V. NEXT MEETING

The next Special Assessment Commission Meeting is scheduled for September 29, 2016.

VI. ADJOURNMENT