

Agenda

Special Assessment Commission

September 29, 2016
3:00 pm – 5:00 pm
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

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 AUGUST 11, 2016.

III. REVIEW OF AND HEARINGS ON IMPROVEMENT DISTRICTS

A. STORM SEWER IMPROVEMENT DISTRICT NO. 561

Nature of Improvements: Local Storm Water Improvements

*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
Assessment: \$0.27 per square foot – (Local Storm Water) Commercial

Total Assessed and Financed: \$875,035.00

- B. STORM SEWER IMPROVEMENT DISTRICT NO. 562
Nature of Improvements: Local Storm Water Improvements
*Unit #1: South Meadows Phase I
Assessment: \$0.40 per square foot – (Local Storm Water) Residential
- *Unit #2: South Meadows Phase II
Assessment: \$0.11 per square foot – (Local Storm Water) Residential
- Total Assessed and Financed: \$1,374,182.94
- C. STORM SEWER IMPROVEMENT DISTRICT NO. 566
Nature of Improvements: Local Storm Water Improvements
*Unit #1: East Divide Industrial Park Addition
Assessment: \$0.25 per square foot – (Local Storm Water) Commercial
- Total Assessed and Financed: \$372,103.03
- D. SANITARY SEWER IMPROVEMENT DISTRICT NO. 567
Nature of Improvements: Sanitary Sewer Main Extensions
**Unit #1: East Calgary Avenue – Centennial Road to 50' east of Leichty Place
Assessment: \$73.99 per front foot – Commercial
- Total Assessed and Financed: \$80,054.02
- E. STREET IMPROVEMENT DISTRICT NO. 490
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: 17TH Street; 18TH Street; Thayer Avenue; Avenue B; Avenue C; Avenue D; Avenue E; Avenue F
Resurfacing Median Lot: 50'
Assessment: \$2,714.00 per residential median lot, plus concrete
Average assessment per front foot: \$54.28
- ***Unit #2: Bowen Avenue; Indiana Avenue; Arbor Avenue; Ivy Avenue; Mandan Street; 1st Street; 2nd Street; Alley – Between Bowen and Sweet Avenue, Washington and Mandan Street; Alley – Between 1st and 2nd Street, Bowen and Sweet Avenue; Alley – Between 2nd and 3rd Street, Bowen and Sweet Avenue
Resurfacing Median Lot: 122'
Assessment: \$3,032.92 per commercial median lot, plus concrete
Average assessment per front foot: \$24.86
Reconstruction Median Lot: 214'
Assessment: \$5,099.62 per commercial median lot, plus concrete
Average assessment per front foot: \$23.83
- ***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: 373'
Assessment: \$13,916.63 per commercial median lot, plus concrete
Average assessment per front foot: \$37.31
Reconstruction Median Lot: 300'
Assessment: \$7,566.00 per commercial median lot, plus concrete
Average assessment per front foot: \$25.22
- Total Assessed and Financed: \$2,091,892.75

F. STREET IMPROVEMENT DISTRICT NO. 491
 Nature of Improvements: New Pavement in Hard Surfacing District with 55% Subsidy Applied;
 New Pavement (Reconstruction) With 75% Subsidy Applied

***Unit #1: 13th Street; 14th Street; 15th Street; 16th Street; 17th Street; 18th Street; Front Avenue; Sweet Avenue; Ingals Avenue; Michigan Avenue; Boehm Drive
Hard surfaceing Median Lot: 50'
 Assessment: \$2,427.00 per residential median lot
 Average assessment per front foot: \$48.54
Reconstruction Median Lot: 50'
 Assessment: \$786.50 per residential median lot
 Average assessment per front foot: \$15.73

Total Assessed and Financed: \$1,873,134.47

G. STREET IMPROVEMENT DISTRICT NO. 492
 Nature of Improvements: Street Lighting

***Unit #1: Bluff Lane; Clairmont Road; Valley Drive; Monreo Drive; Del Rio Drive; Powder Ridge Drive
 Median Lot: 93.34'
 Assessment: \$2,734.86 per residential median lot
 Average assessment per front foot: \$29.30

***Unit #2: High Creek Place; High Creek Road; Round Top Road
 Median Lot: 89.64'
 Assessment: \$3,212.70 per residential median lot
 Average assessment per front foot: \$35.84

***Unit #3: LaSalle Drive; Durango Drive; La Paz Avenue
 Median Lot: 32'
 Assessment: \$337.28 per residential median lot (Some Commercial)
 Average assessment per front foot: \$10.54

***Unit #4: Durango Drive; Northern Sky Drive
 Median Lot: 325'
 Assessment: \$7,094.75 per commercial median lot
 Average assessment per front foot: \$21.83

***Unit #5: Normandy Street; Feldspar Drive; Quarry Lane; Weyburn Drive; Slate Drive
 Median Lot: 86'
 Assessment: \$2,710.72 per residential median lot
 Average assessment per front foot: \$31.52

***Unit #6: Normandy Street; Lorrain Place; Lorrain Drive; Nelson Drive
 Median Lot: 55.87'
 Assessment: \$1,026.89 per residential median lot (Some Commercial)
 Average assessment per front foot: \$18.38

***Unit #7: Aspen Lane
 Median Lot: 92.50'
 Assessment: \$4,203.20 per residential median lot
 Average assessment per front foot: \$45.44

***Unit #8: LaSalle Drive
 Median Lot: 948.64'
 Assessment: \$25,527.90 per commercial median lot
 Average assessment per front foot: \$26.91

***Unit #9: 26th Street; Morrison Avenue; Northern Plains Drive; Wanchena Way;
Trade Street; Burlington Drive; Airway Avenue
Median Lot: 268'
Assessment: \$1,787.56 per commercial median lot
Average assessment per front foot: \$6.67

***Unit #10: Rutland Drive; Dortmund Drive; Dortmund Place
Median Lot: 36'
Assessment: \$636.48 per residential median lot
Average assessment per front foot: \$17.68

Total Assessed and Financed: \$1,082,158.57

H. STREET IMPROVEMENT DISTRICT NO. 496

Nature of Improvements: New Pavement, Curb & Gutter

***Unit #1: Britannic Lane; Glenwood Drive; Downing Street
Median Lot: 100'
Assessment: \$19,312.00 per residential median lot, plus concrete
Average assessment per front foot: \$193.12

***Unit #2: Durango Drive
Median Lot: 707.01'
Assessment: \$38,023.00 per commercial median lot, plus concrete
Average assessment per front foot: \$53.78

Total Assessed and Financed: \$1,641,375.87

I. STREET IMPROVEMENT DISTRICT NO. 498

Nature of Improvements: New Pavement, Curb & Gutter

***Unit #1: Meridian Drive; Nina Lane; Leighton Drive; Stacey Drive
Median Lot: 206.41'
Assessment: \$30,592.03 per residential median lot, plus concrete
Average assessment per front foot: \$148.21

***Unit #2: Brunswick Drive
Median Lot: 81.50'
Assessment: \$21,628.47 per residential median lot, plus concrete
Average assessment per front foot: \$265.38

Total Assessed and Financed: \$1,784,100.39

J. WATER IMPROVEMENT DISTRICT NO. 328

Nature of Improvements: Water Main Extensions

**Unit #1: East Calgary Avenue – Centennial Road to 50' east of Leichy Place
Assessment: \$147.62 per front foot – Commercial

Total Assessed and Financed: \$317,805.66

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 30, 2016.

VI. ADJOURNMENT