



FINANCE DEPARTMENT

DATE: September 6, 2016
FROM: Rebecca Collins *RC*
ITEM: Public Hearing and Confirmation of Special Assessment Districts

REQUEST

To hold a public hearing for the special assessment districts and confirm the assessments.

Please place this item on the September 13, 2016 City Commission meeting.

BACKGROUND INFORMATION

The assessment lists for the attached special assessment improvement districts have been prepared and published in the *Bismarck Tribune*. The Special Assessment Commission (SAC) confirmed the assessment lists at their meeting on Thursday, August 11, 2016. Please note that Street Improvement District No. 489 was approved by SAC but the public hearing will only be for Units 1 and 3. Corrections in Unit 2 have been identified since the SAC approval so a public hearing will be scheduled on a later date. Units 1 and 3 have been added to the assessment list for the public hearing. The next step in the assessment process is the final public hearing in front of the Board of City Commissioners.

Section 40-23-14 of North Dakota Century Code (NDCC) requires an aggrieved person objecting to the assessment lists to file a written notice of appeal prior to the City Commission meeting. At this time, no written appeals have been filed.

In accordance with North Dakota Century Code 40-23-15, the City Commission shall hear and determine appeals and objections, and may increase or decrease any of the assessments as it may deem just. However, the aggregate amount of all assessments shall not be changed, and no assessments as adjusted shall exceed the benefit to the parcel of land on which it is assessed as determined by the Comptroller. Upon conclusion of the hearings, Commission action is to confirm assessment lists including any adjustments.

RECOMMENDED CITY COMMISSION ACTION

Confirm the special assessment districts.

STAFF CONTACT INFORMATION

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Attachment

A. STORM SEWER IMPROVEMENT DISTRICT NO. 560

Nature of Improvements: Local Storm Water Improvements - 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

Total Assessed and Financed: \$164,514.18

B. SANITARY SEWER IMPROVEMENT DISTRICT NO. 564

Nature of Improvements: Sanitary Sewer Main Extensions – Buckskin Avenue - Brunswick Drive Intersection to 124 feet east of Washington Street centerline on Versailles Avenue; Brunswick Drive - 10 feet west of High Meadows Fifth Addition east line to 10 Feet east of High Meadows Ninth Addition west line

Total Assessed and Financed: \$420,727.80

C. STREET IMPROVEMENT DISTRICT NO. 488

Nature of Improvements: New Pavement, Curb & Gutter – Midwest Drive – Main Avenue to 400' south of Tandem Drive; Tandem Drive – Midwest Drive to 52nd Street; Transport Drive – Midwest Drive to Tandem Drive

Total Assessed and Financed: \$2,251,296.32

D. STREET IMPROVEMENT DISTRICT NO. 489

Nature of Improvements: Mill/Overlay, Chip Seal (Resurfacing) with 25% Subsidy Applied; New Pavement Ground Water Impacted Area (Reconstruction) with 75% Subsidy Applied
Vancouver Lane; Ontario Lane;
Capitol Avenue; Interchange
Avenue; Capitol Way; Allison Drive; 16th Street; Spaulding Avenue; Central Avenue; 13th Street; 14th Street; 15th Street

Total Assessed and Financed: \$881,032.41

E. STREET IMPROVEMENT DISTRICT NO. 493

Nature of Improvements: Street Lighting – 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; Saratoga Avenue; Yorktown Drive; Greensboro Drive; Cumberland Loop; Trenton Drive

Total Assessed and Financed: \$969,783.16

F. STREET IMPROVEMENT DISTRICT NO. 495

Nature of Improvements: Concrete pavement repair project with 25% Subsidy Applied - 19th Street – I-94 Overpass to Century Avenue; 26th Street – Rock Island Place to Main Avenue

Total Assessed and Financed: \$904,625.09

G. STREET IMPROVEMENT DISTRICT NO. 501

Nature of Improvements: New Pavement, Curb & Gutter – Roundtop Road – 140' east
Of High Creek Road to 270' west of Valley Drive

Total Assessed and Financed: \$360,555.90

H. STREET IMPROVEMENT DISTRICT NO. 502

Nature of Improvement: New Pavement, Curb & Gutter – Basalt Drive – 160'
South of LaSalle Drive to 170' north of Granite Drive

Total Assessed and Financed: \$100,686.98

I. WATER IMPROVEMENT DISTRICT NO. 326

Nature of Improvement: Water Main Extensions – Buckskin Avenue – Brunswick
Drive Intersection to 124 feet east of Washington Street
Centreline on Versailles Avenue; Brunswick Drive – 10
Feet west of High Meadows Fifth Addition east line to 10
Feet east of High Meadows Ninth Addition west line

Total Assessed and Financed: \$229,455.00

J. WATER IMPROVEMENT DISTRICT NO. 327

Nature of Improvement: Water Main Extensions – Durango Drive – 275' west of
Northern Sky Drive to 175' south of Medora Avenue

Total Assessed and Financed: \$55,741.80

K. CONTINUOUS DISTRICTS

Nature of Improvement: 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 SE 158 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 (406 parcels)	\$ 528,150.00
Sanitary Sewer Improvement District No. 158 (389 parcels)	\$ 513,050.00