

# Agenda

# Special Assessment Commission

3:00 pm August 17, 2022  
City/County Office Building  
First Floor Conference Room

## Commission:

Rick Lee, Chairman  
Joe Ibach, Member  
John Lundby, Member

## City Staff:

Gabe Schell, City Engineer  
Dmitriy Chernyak, Director of Finance  
Tyson Lund, Comptroller  
Linda Oster, Assistant City Engineer  
Tawny Wagner, Accountant  
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.

## Agenda Items

### I. INTRODUCTION

Introduction of Special Assessment Commission Members and City Staff

### II. CONSIDER APPROVAL OF MINUTES OF THE MEETING ON SEPTEMBER 14, 2021.

### III. REVIEW OF AND HEARINGS ON IMPROVEMENT DISTRICTS

#### A. PARK IMPROVEMENT DISTRICT No. 004

Nature of Improvements: Park Improvements

\*Unit #1: Silver Ranch 1<sup>st</sup> Addition and Silver Ranch Addition 1<sup>st</sup> Replat  
Assessment: Per square foot Residential: \$.1508

Term: 15 years

Total Assessed  
and Financed: \$833,578.38

#### B. PARK IMPROVEMENT DISTRICT No. 005

Nature of Improvements: Park Improvements

\*Unit #1: Promontory Point V, VI, and VII Additions  
Assessment: Per square foot Residential: \$.1396

Term: 15 years

Total Assessed  
and Financed: \$607,803.44

**C. SEWER IMPROVEMENT DISTRICT NO. 578**

Nature of Improvements: Construct Local Storm Sewer

\*Unit #1: Meadow Village Addition  
Assessment: Per square foot Residential: \$.0758  
Per square foot Commercial: \$.1516

Term: 15 years

Total Assessed  
and Financed: \$129,828.90

**D. 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

**E. STREET IMPROVEMENT DISTRICT NO. 544**

Nature of Improvements: City-wide Street Lighting

\*\*\*Unit #1: Crested Butte Road – 900' northwest of Heritage Road to 1,370' northwest of Heritage Ridge Road  
Heritage Ridge Road – 110' north of Crested Butte Road to 140' north of Limited Lane  
Limited Lane – 180' west of Heritage Ridge Road to 185' east of Heritage Ridge Road  
Assessment: Per lot Residential: \$2,448.58

\*\*\*Unit #2: Gold Drive – 52<sup>nd</sup> Street to 695' northeast of Platinum Street  
Titanium Drive – 175' west of Nickel Street to 170' east of Silver Boulevard  
Titanium Drive – Gold Drive to 140' north of Gold Drive  
Steel Place – Silver Boulevard to 145' east of Silver Boulevard  
Iron Drive – Silver Boulevard to 320' east of Silver Boulevard  
Cobalt Drive – Gold Drive to 140' north of Gold Drive  
Nickel Street – Gold Drive to Titanium Drive  
Silver Boulevard – 180' south of Gold Drive to 43<sup>rd</sup> Avenue  
Steel Street – Gold Drive to 130' north of Gold Drive  
Platinum Street – Gold Drive to 130' north of Gold Drive  
Assessment: Per lot Residential: \$2,725.79

\*\*\*Unit #3: Yukon Drive – 57<sup>th</sup> Avenue to 420' south of 57<sup>th</sup> Avenue  
Assessment: Per lot Residential: \$467.91  
Per square foot Commercial: \$.0661

\*\*\*Unit #4: Yukon Drive – 57<sup>th</sup> Avenue to 760' north of 57<sup>th</sup> Avenue  
Assessment: Per square foot Commercial: \$.0326

Term: 10 years

Total Assessed  
and Financed: \$495,140.55

**F. STREET IMPROVEMENT DISTRICT NO. 546**

Nature of Improvements: Construct New Pavement

\*\*\*Unit #1: Tyndale Drive – 860’ north of Meigs Drive to 155’ south of Fairchild Drive  
Meigs Drive – Tyndale Drive to 185’ west of Tyndale Drive  
Springham Drive – Tyndale Drive to 170’ east of Tyndale Drive  
Fairchild Drive – Tyndale Drive to 170’ east of Tyndale Drive  
Assessment: Per lot Residential: \$11,013.91

Term: 15 years

Total Assessed  
and Financed: \$418,528.43

**G. STREET IMPROVEMENT DISTRICT NO. 547**

Nature of Improvements: Construct New Pavement and Storm Sewer

\*/\*\*\*Unit #1: Prairie Hawk Drive – 135’ west of Elk Ridge Drive to Tyler Parkway  
Monarch Avenue – 140’ west of Elk Ridge Drive to Ivory Lane  
Antler Avenue – 150’ west of Elk Ridge Drive to Ivory Lane  
Rohan Avenue – 155’ west of Elk Ridge Drive to Elk Ridge Drive  
Tule Lane – 155’ west of Elk Ridge Drive to Ivory Lane  
Frisco Way – 340’ west of Ivory Lane to Tyler Parkway  
Elk Ridge Drive – 145’ north of Prairie Hawk Drive to Tule Lane  
Ivory Lane – 100’ north of Prairie Hawk Drive to 440’ south of Frisco Way  
Red Tail Drive – 100’ north of Prairie Hawk Drive to Prairie Hawk Drive  
Assessment: New Pavement per lot Residential: \$16,385.00  
New Pavement per square foot Commercial: \$.6339  
Storm Sewer per square foot Residential: \$.1632  
Storm Sewer per square foot Commercial: \$.3264

Term: 15 years

Total Assessed  
and Financed: \$2,304,875.07

**H. STREET IMPROVEMENT DISTRICT NO. 548**

Nature of Improvements: Construct New Pavement and Storm Sewer

\*\*\*Unit #1: Crest Road – 185’ west of Crest Place to Cul-De-Sac  
High Creek Place – 225’ west of High Creek Road to Cul-De-Sac  
Assessment: Per lot Residential: \$22,713.87

Term: 15 years

Total Assessed  
and Financed: \$488,348.27

**I. STREET IMPROVEMENT DISTRICT NO. 549**

Nature of Improvements: Construct New Pavement and Storm Sewer

\*\*\*Unit #1: Iron Drive – 280’ west to 155’ east of Platinum Street  
Platinum Street – Iron Drive to 135’ south of Titanium Drive  
Steel Place – Titanium Drive to 545’ north  
Steel Street – Titanium Drive to 135’ south  
Titanium Drive – Platinum Street to 215’ west of Steel Street  
Assessment: Per lot Residential: \$12,681.32

Term: 15 years

Total Assessed  
and Financed: \$993,384.98

**J. STREET IMPROVEMENT DISTRICT NO. 551**

Nature of Improvements: Construct New Pavement

\*\*\*Unit #1: Holmes Drive – Mehrer Drive to 160' east  
Fettig Drive – 160' west to 165' east of Mehrer Drive  
Mehrer Drive – Fettig Drive to 180' north of Holmes Drive  
Orgaard Drive – Fettig Drive to 140' south  
Assessment: Per lot Residential: \$20,870.76

Term: 15 years

Total Assessed  
and Financed: \$448,721.42

**K. STREET IMPROVEMENT DISTRICT NO. 552**

Nature of Improvements: Construct New Pavement and Storm Sewer

\*\*\*Unit #1: Valley Drive – Mcintock Drive to Wrangler Lane  
Wrangler Lane – Valley Drive to 445' north  
Frisco Way – Valley Drive to 425' north  
Mcintock Drive – Valley Drive to 180' north  
Assessment: Per lot Residential: \$39,028.58

Term: 15 years

Total Assessed  
and Financed: \$1,385,514.62

**L. STREET IMPROVEMENT DISTRICT NO. 553**

Nature of Improvements: Construct New Pavement and Storm Sewer

\*\*\*Unit #1: Sonora Way – 188' south of Cornerstone Lane to 64<sup>th</sup> Avenue  
Cornerstone Lane – Sonora Way to Community Loop  
Collective Lane – Sonora Way to 133' west of Community Loop  
Community Loop – Sonora Way to Select Lane  
Assessment: Per lot Residential: \$21,161.52

Term: 15 years

Total Assessed  
and Financed: \$1,793,438.71

**M. STREET IMPROVEMENT DISTRICT NO. 554**

Nature of Improvements: Construct New Pavement

\*\*\*Unit #1: Midwest Drive – 52<sup>nd</sup> Street to 300' east of 52<sup>nd</sup> Street  
Assessment: Per square foot Commercial: \$2.6342

Term: 15 years

Total Assessed  
and Financed: \$151,192.03

**N. 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 (144 parcels)	\$202,740.07
*Storm Sewer Improvement District No. 100 (172 parcels)	\$373,355.25
*Street Improvement District No. 100 (30 parcels)	\$255,258.71

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

**IV. CONFIRMATION OF ASSESSMENT LISTS**

**V. NEXT MEETING**

**VI. ADJOURNMENT**