

# Agenda

# Special Assessment Commission

3:00 pm August 21, 2019  
City/County Office Building  
First Floor Conference Room

## Commission:

Joe Ibach, Chairman  
Rick Lee, Member  
Keith Ulmer, Member

## City Staff:

Gabe Schell, City Engineer  
Jennifer Scheet, Comptroller  
Dmitriy Chernyak, Director of Finance  
Linda Oster, Design and Construction Engineer  
Tawny Wagner, Financial Analyst  
Susan Ronning, 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 SEPTEMBER 18, 2018**
  - III. **REVIEW OF AND HEARINGS ON IMPROVEMENT DISTRICTS**
    - A. **STORM SEWER IMPROVEMENT DISTRICT NO. 572**  
Nature of Improvements: Local Storm Sewer Improvements
      - \*\*Unit #1: Promontory Point 6<sup>th</sup> Storm Sewer - Cogburn Rd and Herd Pl  
Assessment: Per square foot Residential: \$0.1489
      - \*\*Unit #2: Eagle Crest 7<sup>th</sup> Storm Sewer - Crest Rd Crest Pl  
Assessment: Per square foot Residential: \$0.3393
- Total Assessed and Financed: \$179,041.82

B. STREET IMPROVEMENT DISTRICT NO. 518

Nature of Improvements: Reconstruct with 70% Subsidy Applied and Resurface with 25% Subsidy Applied

\*\*\*Unit #2 Tacoma Avenue – Wachter Avenue to 12<sup>th</sup> Street  
San Angelo Drive – Bridgeport Drive (W) to Tacoma Avenue  
Santa Barbara Drive – Sante Fe Avenue to Bridgeport Drive  
Bridgeport Drive – Cottonwood Loop to San Angelo Drive (E)  
Boston Drive – Napa Loop (N) to 250' south of Napa loop (S)  
Napa Loop – Cottonwood Loop to Boston Drive (S) Cottonwood Loop  
Live Oak Lane – Cottonwood Loop to 150' south  
Troy Drive – Cottonwood Loop to 150' south

\*\*\*Unit #3 Medora Avenue – Mellowsun Drive to Amberglow Drive  
Mellowsun Drive – Amberglow Drive to Medora Avenue  
Fountainblue Drive – Amberglow Drive to Medora Avenue  
Amberglow Drive – Ash Coulee Road to 100' north of Medora Avenue  
Amberglow Place – Amberglow Drive to cul-de-sac

\*\*\*Unit #4 Daytona Drive – Country West Road to Impala Lane (N)  
Cody Drive – Territory Drive to cul-de-sac  
Impala Lane – Cody Drive to Daytona Drive (W)  
Barracuda Drive – Cody Drive to Daytona Drive  
Cadillac Loop – Cody Drive to 150' east  
Dodge Circle – Daytona Drive to cul-de-sac  
Corvette Circle – Daytona Drive to cul-de-sac

\*\*\*Unit #5 Washington Street – Divide Avenue to Century Avenue

\*\*\*Unit #6 Avenue C – Raymond Street to 5<sup>th</sup> Street  
Avenue D – 3<sup>rd</sup> Street to 4<sup>th</sup> Street  
Boulevard Avenue – 4<sup>th</sup> Street to 6<sup>th</sup> Street  
3<sup>rd</sup> Street – Rosser Avenue to Boulevard Avenue  
4<sup>th</sup> Street – Rosser Avenue to Divide Avenue  
Alley Between 3<sup>rd</sup> and 4<sup>th</sup> Street – Boulevard Avenue to Avenue F  
Alley Between 3<sup>rd</sup> and 4<sup>th</sup> Street – Avenue F to Avenue E  
Alley Between 3<sup>rd</sup> and 4<sup>th</sup> Street – Avenue E to Avenue D  
Assessment: Per square foot Commercial: \$0.2446  
Per lot Residential: \$2,834.86

Total Assessed and Financed: \$3,241,339.05

C. STREET IMPROVEMENT DISTRICT NO. 519

Nature of Improvements: Concrete Pavement Repair

\*\*\*Unit #1: East Century Avenue – State Street to Iowa Lane  
North 19<sup>th</sup> Street – East Century Avenue to 166' North of East Century Avenue  
Assessment: Per square foot Commercial: \$0.3467  
Per square foot Residential: \$0.0807

Total Assessed and Financed: \$415,185.18

D. STREET IMPROVEMENT DISTRICT NO. 520

Nature of Improvements: City-wide Street Lighting

\*\*\*Unit #1: Round Top Road - 160' East of High Creek Rd to 110' West of E. Valley Dr.  
Assessment: Per lot Residential: \$1,811.32

\*\*\*Unit #2 Huron Drive - Colt Avenue to 90' West of Serenity Court  
Assessment: Per lot Residential: \$997.60

- \*\*\*Unit #4 Interstate Avenue - 110' East of Washington St to Redstone Dr.  
Assessment: Per square foot Commercial: \$0.2954  
Per lot Residential: \$828.17
- \*\*\*Unit #5 Miriam Avenue - 325' East of Hancock Dr. to 1400' East of Hancock Dr.  
Assessment: Per square foot Commercial: \$0.0095
- \*\*\*Unit #6 Meridian Drive - Washington Street to 1000' West  
Leighton Drive - Meridian Drive to 900' North  
Stacy Drive - Leighton Drive to 400' South of Nina Lane  
Assessment: Per square foot Commercial: \$0.4447  
Per lot Residential: \$1,073.58
- \*\*\*Unit #7 23<sup>rd</sup> Street – Lee Avenue to 450' North  
Assessment: Per square foot Commercial: \$.0734

Total Assessed and Financed: \$262,781.51

E. STREET IMPROVEMENT DISTRICT NO. 522

Nature of Improvements: New Pavement

- \*\*\*Unit #1: Del Rio Drive – 186' South of Cogburn Road to Cogburn Road  
Cogburn Road – Ketchum Avenue to 142' East of Herd Place  
Ketchum Avenue – Clairmont Road to Herd Place  
Herd Place – 140' North of Ketchum Avenue to Cogburn Road  
Clairmont Road – 335' South of Moreales Drive to McLintock Drive  
Moreales Drive – 100' East of Clairmont Road to Clairmont Road  
Assessment: Per lot Residential: \$10,655.59
- \*\*\*Unit #2 Crest Road - 150' West of High Creek Road to 190' West of Crest Place  
Crest Place – Crest Road to cul-de-sac  
Assessment: Per lot Residential: \$9,968.28

Total Assessed and Financed: \$954,708.90

F. STREET IMPROVEMENT DISTRICT NO. 524

Nature of Improvements: New Pavement

- \*\*\*Unit #1: Niagara Drive – Canada Avenue to Calvert Drive  
Calvert Drive – 135' Southwest to 125' Northwest of Niagara Drive  
Coleman Street – Brome Avenue to Walter Way  
Assessment: Per lot Residential: \$4,956.41

Total Assessed and Financed: \$128,782.20

G. CONTINUOUS DISTRICTS

Nature of Improvements: Rural Roads, Sanitary Sewer, Storm Sewer, and Water and Sewer 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 (7 parcels)	\$112,947.33
****Sanitary Sewer Improvement District No. 158 (223 parcels)	\$552,275.33
*/**Street Improvement District No. 100 (2 parcels)	\$19,043.89
**Water Improvement District No. 100 (1 parcel)	\$16,335.50
****Water Improvement District No. 148 (223 parcels)	\$552,275.33

**Assessment Basis**

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

\*\*Based on Front Footage

\*\*\*Based on Per Lot: Residential @ 1.0 factor  
Commercial @ 2.0 factor

\*\*\*\*Base rate is \$300 and applies to all zoning. All zones are assessed at base fee times square footage (minimum of 10,000; maximum of 100,000) divided by 1,000.

**IV. CONFIRMATION OF ASSESSMENT LISTS**

**V. NEXT MEETING**

**VI. ADJOURNMENT**