

Agenda

Special Assessment Commission

3:00 pm September 5, 2018
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
Sheila Hillman, Director of Finance
Linda Oster, Design and Construction Engineer
Cassandra Trhlik, 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, 2017

III. REVIEW OF AND HEARINGS ON IMPROVEMENT DISTRICTS

A. SANITARY SEWER IMPROVEMENT DISTRICT NO. 570

Nature of Improvements: Sanitary Sewer Main Extensions

**Unit #1: Sanitary Sewer Easement – Skyline Crossing (Private Drive) to N 19th Street
between Skyline Blvd. and 43rd Avenue
Assessment: Per front foot Commercial: \$11.17

Total Assessed and Financed: \$44,983.12

B. STORM SEWER IMPROVEMENT DISTRICT NO. 571

Nature of Improvements: Local Storm Water Improvements

*Unit #1: 6th Avenue-private drive/storm water easement – University Drive to S 12th Street
S 12th Street – 6th Avenue-private drive to E Bismarck Expressway
Assessment: Per square foot Commercial: \$0.3098
Per square foot Residential: \$0.1549

Total Assessed and Financed: \$4,103,043.90

C. STREET IMPROVEMENT DISTRICT NO. 469

Nature of Improvements: New Pavement

**Unit #1: N 15th Street – Skyline Boulevard to 850' south
Assessment: Per front foot Commercial: \$150.47

Total Assessed and Financed: \$215,959.87

D. STREET IMPROVEMENT DISTRICT NO. 516

Nature of Improvements: New Pavement

***Unit #1: Shiloh Drive – North 19th Street to 975' east of North 19th Street
Assessment: Per square foot Commercial: \$0.1336
Per lot Residential: \$9,419.90

***Unit #2 Truck Turn Around Area/Parking Area North of Shiloh Drive
Assessment: Per square foot Commercial: \$0.5600
Per lot Residential: \$5,345.06

***Unit #3 Scheels Complex Parking Area East of Shiloh Drive Right-of-Way
Assessment: Per square foot Commercial: \$2.74
Per lot Residential: \$26,170.89

Total Assessed and Financed: \$515,791.60

E. 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 (38 parcels)	\$30,363.43
**Sanitary Sewer Improvement District No. 150 (14 parcels)	\$30,365.29
****Sanitary Sewer Improvement District No. 158 (247 parcels)	\$515,213.35
**Street Improvement District No. 100 (38 parcels)	\$33,086.79
**Water Improvement District No. 100 (3 parcels)	\$17,758.26
****Water Improvement District No. 148 (247 parcels)	\$515,213.35

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 (with a minimum of 10,000) divided by 1,000.

IV. CONFIRMATION OF ASSESSMENT LISTS

V. NEXT MEETING

VI. ADJOURNMENT