

Agenda

Special Assessment Commission

3:00 pm September 15, 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 AUGUST 17, 2022.

III. REVIEW OF AND HEARINGS ON IMPROVEMENT DISTRICTS

A. PARK IMPROVEMENT DISTRICT No. 006

Nature of Improvements: Park Improvements

*Unit #1: All of Cottonwood Parkview Addition
Assessment: Per square foot Residential: \$.2879
Per square foot Commercial: \$.5758

Term: 15 years

Total Assessed
and Financed: \$624,408.07

B. 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

C. STREET IMPROVEMENT DISTRICT NO. 541

Nature of Improvements: Reconstruct with 70% subsidy applied and Resurface with 25% subsidy applied

- ***Unit #1: Burgundy Circle – Lorrain Drive to Cul-De-Sac
Calgary Avenue – Coleman Street to 190' west of Ridgecrest Drive
Calgary Avenue – 10th Street to State Street
Calgary Avenue – State Street to 14th Street
Lorrain Drive – Washington Street to 620' east of Montreal Street
Montreal Street – 43rd Avenue to 320' south of Lorraine Drive
Valcartier Street – Versailles Avenue to Calgary Avenue
Versailles Avenue – 150' east of Montreal Street to Coleman Street
- ***Unit #2: 4th Street – Century Avenue to Divide Avenue
Saturn Drive – 4th Street east to Cul-De-Sac
Divide Avenue – 3rd Street to 5th Street
Interstate Avenue – Century Avenue to 760' west
Interstate Avenue – Springfield Street to Washington Street
- ***Unit #3: Alley between 3rd Street and 4th Street – 3rd Street to Divide Avenue
Alley between 4th Street and 5th Street – Divide Avenue to 825' north
Alley between Central Avenue and Divide Avenue – 4th Street to 5th Street
- ***Unit #4: Koch Drive – 19th Street to Calgary Avenue
- ***Unit #5: Washington Street – Bismarck Expressway to 450' south of Billings Drive
Willow Lane – Pleasant Street to Cul-De-Sac
- ***Unit #8: Berry Drive – Lilac Lane to Capitol Avenue
Capitol Avenue – Divide Avenue to 30' north of Berry Drive
Lilac Court – Lilac Lane to Cul-De-Sac
Lilac Lane – Lilac Court to Volk Drive
Pacific Avenue – Lilac Court to Cul-De-Sac
Pacific Lane – Pacific Avenue to Cul-De-Sac
Pacific Place - Pacific Avenue to Cul-De-Sac
Primrose Place – Capitol Avenue to Cul-De-Sac
Volk Drive – Berry Drive to Divide Avenue
- ***Unit #9: Channel Drive – Global Drive to Divide Avenue
Commerce Drive – Global Drive to Divide Avenue
Global Drive – Miriam Avenue to Channel Drive
Industrial Drive – Miriam Avenue to 50' north of Divide Avenue
Miriam Avenue – Industrial Drive to 800' west of Miriam Circle
Miriam Circle – Miriam Avenue to 220' south
- ***Unit #10: 19th Street – Avenue E to Rosser Avenue
20th Street – Avenue D to Rosser Avenue
21st Street – Avenue D to Rosser Avenue
22nd Street – Avenue D to Rosser Avenue
23rd Street – Avenue F to Rosser Avenue
24th Street – Avenue D to Rosser Avenue
25th Street – Rosser Avenue to Kimberly Avenue
25th Street – Avenue C to Avenue D
Avenue A – 22nd Street to 26th Street
Avenue B – 19th Street to 21st Street
Avenue B – 25th Street to 26th Street
Avenue C – 19th Street to 20th Street

Avenue C – 24th Street to 26th Street
Avenue D – 19th Street to 26th Street
Avenue E – 19th Street to 23rd Street
Avenue F – Couch Street to 23rd Street
Couch Street – Avenue E to Avenue F
Curtis Street – Avenue E to 310' north of Avenue E
Lora Street – Avenue E to 290' north of Avenue E
Alley between 19th Street and 20th Street – Avenue B to 470' south
Alley between 19th Street and 20th Street – 20th Street to 175' west
Alley between 20th Street and 21st Street – Avenue D to Avenue B
Alley between Avenue D and Avenue E – 23rd Street to 660' west of 23rd Street

Unit #11: Alley between 19th Street and 20th Street – Avenue E to Avenue D
Alley between 19th Street and 20th Street – Avenue D to Avenue C
Alley between 19th Street and 20th Street – Avenue C to Avenue B
Alley between 20th Street and 21st Street – Ave B to 205' South
Alley between 22nd Street and 23rd Street – Avenue D to 620' South
Alley between Avenue D and Avenue A – 22nd Street to 23rd Street

Assessment: Street Maintenance per square foot Commercial: \$.2485
Street Maintenance per lot Residential: \$2,554.52
Alley Maintenance per square foot Commercial: \$.2454
Alley Maintenance per lot Residential: \$1,081.90
Alley New Pavement Unit #3 per square foot Commercial: \$.4317
Alley New Pavement Unit #3 per lot Residential: \$2,559.54
Alley New Pavement Unit #11 per square foot Commercial: \$.6423
Alley New Pavement Unit #11 per lot Residential: \$2,372.82

Term: 7 years

Total Assessed
and Financed: \$5,094,928.83

D. STREET IMPROVEMENT DISTRICT NO. 542

Nature of Improvements: Scrub Seal Project with 25% Subsidy applied

***Unit #1: Hackberry Street – Century Avenue to Cul-De-Sac
Assiniboin Drive – Hackberry Street (N) to Hackberry Street (S)
Edmonton Drive – Hackberry Street to Washington Street
Brandon Drive – Edmonton Drive to Washington Street
Quebec Lane – Edmonton Drive to Brandon Drive
Overlook Drive – Aspen Avenue to 110' North of Hackberry Street
Portage Drive – Overlook Drive to Hackberry Street
Toronto Drive – Hackberry Street to Brandon Drive
Toronto Loop – Toronto Drive (W) to Toronto Drive (E)
Aspen Avenue – Century Avenue to Washington Street
Aspen Place – Aspen Avenue to Cul-De-Sac
Juniper Place – Aspen Avenue to Cul-De-Sac
Juniper Drive – Aspen Avenue to Hackberry Street
Ithica Drive – Aspen Avenue to Century Avenue
Linden Lane – Hackberry Street to Cul-De-Sac
Ridge Place – Country West Road to Cul-De-Sac

***Unit #2: West Coulee Road – Edwards Avenue to East Highland Acres Road (S)
East Coulee Road – East Highland Acres Road to North Parkview Drive
East Highland Acres Road – South Highland Acres Road to West Coulee Road (N)
West Highland Acres Road – West Coulee Road to 655' south of Pioneer Drive
South Highland Acres Road – 655' south of Pioneer Drive to Avenue C
Pioneer Drive – West Highland Acres Road to West Coulee Road
Prairie Drive – Pioneer Drive to East Highland Acres Road

Midway Drive – Prairie Drive to 140' south of South Highland Acres Road
Avenue B – 140' south of South Highland Acres Road to Bell Street
Prospect Place – Midway Drive to Cul-De-Sac
Victory Place – Midway Drive to Cul-De-Sac
Keating Drive – Avenue B (W) to Avenue B (E)
Fairview Place – East Highland Acres Road to Cul-De-Sac
Avenue C – South Highland Acres Road to Williams Street
Parkview Drive – Avenue C to North Parkview Drive
Crescent Lane – Avenue B to Cul-De-Sac
Williams Street – Avenue C to 315' North
Arthur Drive – North Parkview Drive to Ward Road

Assessment: Per square foot Commercial: \$.0746
Per lot Residential: \$643.29

Term: 3 years

Total Assessed
and Financed: \$528,807.55

E. STREET IMPROVEMENT DISTRICT NO. 543

Nature of Improvements: Pavement Resurfacing with 25% Subsidy applied

***Unit #1: River Road – Burnt Boat Drive to 1100' north of Fraine Barracks Road
Assessment: Per square foot Commercial: \$.1716

Term: 7 years

Total Assessed
and Financed: \$398,278.59

F. STREET IMPROVEMENT DISTRICT NO. 550

Nature of Improvements: Construct New Pavement

***Unit #1: Boston Drive – 275' north of Kamrose Drive to south of Lennox Drive
Peach Tree Drive – 125' north of Lennox Drive to Lennox Drive
Baltimore Drive – 165' north of Lennox Drive to Lennox Drive
Dortmund Drive – Kamrose Drive to 200' south of Lennox Drive
Kamrose Drive – 325' west of Boston Drive to Boston Drive
Lennox Drive – Dortmund Drive to Boston Drive
Assessment: Per lot Residential: \$17,695.19
Per square foot Commercial: \$.5879

Term: 15 years

Total Assessed
and Financed: \$1,441,767.33

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