



FINANCE DEPARTMENT

DATE: September 14, 2020
FROM: Dmitriy Chernyak, Director of Finance
ITEM: Public Hearing and Confirmation of 2020 Special Assessment Districts

REQUEST

To hold a public hearing for the 2020 special assessment districts and confirm the assessments as amended.

Please place this item on the September 22, 2020 City Commission meeting.

BACKGROUND INFORMATION

The lists of assessments for the attached 2020 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 Wednesday, August 19, 2020. The next step in the assessment process is the final public hearing at the City Commission meeting.

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. Upon conclusion of the hearings, Commission action is to confirm assessment lists including any adjustments.

RECOMMENDED CITY COMMISSION ACTION

Hold the public hearing and confirm the 2020 special assessment districts.

STAFF CONTACT INFORMATION

Tawny Wagner, Financial Analyst, twagner@bismarcknd.gov, 701-355-1604

Attachments

A. STREET IMPROVEMENT DISTRICT NO. 525

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

***Unit #1: Eagle Crest Loop – Ash Coulee Drive to 390' west of Golden Eagle Lane
Golden Eagle Lane – Ash Coulee Drive to Eagle Crest Loop

***Unit #2: La Corte Loop – Seneca Drive to Pointe Loop (E)
La Corte Place – Pointe Loop to cul-de-sac
Pointe Loop – 43rd Avenue to La Corte Loop (E)
Pointe Place – Pointe Loop to cul-de-sac
Seneca Circle – Seneca Drive to cul-de-sac
Seneca Drive – 155' north La Corte Loop to 26th Street

***Unit #3: Daytona Drive – Impala Lane to 130' north of Thunderbird Lane
Thunderbird Lane – Daytona Drive (N) to Daytona Drive (S)

***Unit #4: 15th Street – Century Avenue to Mapleton Avenue
Arizona Drive – Century Avenue to 790' north
Iowa Lane – Century Avenue to 325' north
Mapleton Avenue – 14th Street to 19th Street
Ohio Street – Century Avenue to Mapleton Avenue
Utah Drive – 125' east of Iowa Lane to cul-de-sac

***Unit #5: North Colorado Drive – Illinois Drive to 680' west
East Colorado Drive – Illinois Drive to Nebraska Drive
Illinois Drive – Century Avenue to 597' north of East Colorado Drive
Montana Drive – East Colorado Drive to Florida Drive
Nebraska Drive – Century Avenue to 400' north of East Colorado Drive
Wisconsin Drive – East Colorado Drive to 575' north

***Unit #6: Fairfax Loop – Kost Drive (N) to Kost Drive (S)
Fairfax Place – Fairfax Loop to cul-de-sac
Kost Drive – Roosevelt Drive to Century Avenue
Kost Place – Kost Drive to cul-de-sac
Northrop Drive – Fairfax Loop to 170' north

***Unit #7: 5th Street – Sweet Avenue to 360' south of Bowen Avenue
Bowen Avenue – 3rd Street to 7th Street

***Unit #8: 6th Street – Interstate Avenue to Commons Avenue
7th Street – Interstate Avenue to Commons Avenue
Commons Avenue – 6th Street to 7th Street

***Unit #9: 33rd Street – Divide Avenue to Baltus Drive
Baltus Drive – Sleepy Hollow Loop to 33rd Street
Crane Drive – Divide Avenue to Sleepy Hollow Loop
Sleepy Hollow Loop – Baltus Drive to 33rd Street
Tarry Town Place – 33rd Street to cul-de-sac

***Unit #10: Industrial Drive – Divide Avenue to cul-de-sac

***Unit #11: Atlanta Drive – East Omaha Drive to 3rd Street
Billings Drive – Reno Avenue to Wachter Avenue
Billings Drive – Washington Street to San Diego Drive
Oakland Drive – Portland Drive (N) to Wachter Avenue
Oakland Drive – San Diego Drive to Billings Drive
Houston Drive – East Omaha Drive to Wachter Avenue
East Omaha Drive – Omaha Drive to Houston Drive (S)
Omaha Drive – 3rd Street to Houston Drive
Pocatello Drive – Reno Avenue to Oakland Drive
Portland Drive – Reno Avenue to Oakland Drive (S)
Tucson Avenue – Oakland Drive to Omaha Drive
Wichita Drive – 3rd Street to Pocatello Drive

Assessment: Per square foot Commercial: \$.3094
Per lot Residential: \$2,795.16

Term: 7 years

Total Assessed
and Financed: \$3,917,414.67

B. STREET IMPROVEMENT DISTRICT NO. 526

Nature of Improvements: Concrete Pavement Repair Project with 25% Subsidy Applied

***Unit #1: East Century Avenue – 4th Street to State Street

Assessment: Per square foot Commercial: \$0.2856
Per lot Residential: \$28,902.10

Term: 10 years

Total Assessed
and Financed: \$537,989.24

C. STREET IMPROVEMENT DISTRICT NO. 527

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

***Unit #1: Apollo Avenue – Washington Street to Mercury Drive
Astronaut Drive – Telstar Drive to Interstate Avenue
Atlas Drive – Apollo Avenue to Astronaut Drive
Independence Avenue – Washington Street cul-de-sac
Interstate Avenue – Washington Street to 8th Street
Lunar Lane – Telstar Drive to 4th Street
Mercury Lane – Independence Avenue to Astronaut Drive
Nova Drive – Saturn Drive to 4th Street
Ontario Lane – Century Avenue to Independence Avenue
Redstone Drive – Atlas Drive to Interstate Avenue
Saturn Drive – Astronaut Drive to 4th Street
Telstar Drive – Mercury Lane to 4th Street

***Unit #2: Burnside Drive – Turnbow Lane to Roosevelt Drive
Meade Circle – Turnbow Lane to cul-de-sac
Roosevelt Drive – Century Avenue to 270' north of Burnside Drive
Sheridan Circle – Turnbow Lane to cul-de-sac
Stonewall Drive – Century Avenue to 175' north of Turnbow Lane
Turnbow Lane – Stonewall Drive to Roosevelt Drive

Assessment: Per square foot Commercial: \$0.1868
Per lot Residential: \$981.55

Term: 3 years

Total Assessed
and Financed: \$453,126.41

D. STREET IMPROVEMENT DISTRICT NO. 528

Nature of Improvements: Pavement Resurfacing with 25% Subsidy Applied

***Unit #1: Main Avenue – 26th Street to Expressway Avenue

Assessment: Per square foot Commercial: \$0.1297

Term: 7 years

Total Assessed
and Financed: \$492,852.15

E. CONTINUOUS DISTRICTS

Nature of Improvements: 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.

*Storm Sewer Improvement District No. 100 (113 parcels)	\$47,243.05
*Street Improvement District No. 100 (1 parcel)	\$15,824.33

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