

SPECIAL ASSESSMENT COMMISSION MEETING
September 5, 2018

09/6/2018

MEMBERS PRESENT Joe Ibach, Chairman; Members: Keith Ulmer and Rick Lee

CITY STAFF PRESENT Gabe Schell, City Engineer; Linda Oster, Design and Construction Engineer; Jennifer Scheet, Comptroller; Cassandra Trhlik, Financial Analyst; Sheila Hillman, Director of Finance

CALL TO ORDER

Joe Ibach called the meeting to order at 3:00 p.m.

APPROVAL OF MINUTES

Commissioner Ulmer motioned to approve the September 18th 2017 minutes. Commissioner Lee seconded. All members voted Aye. The motion carried.

PURPOSE OF MEETING

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.

CONFIRMATION OF ASSESSMENT LISTS

- 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

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***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.

QUESTIONS AND COMMENTS

No members of the public appeared for the public hearing.

Gabe Schell wanted it noted in the minutes in regards to continuous district trunkline fees that this is the first year for the change in assessment basis to \$300 per 1,000 feet. Commissioners inquired how much timing/warning did the City give the public on this increase. Schell responded "that it is really longer than you would anticipate. The rate was approved in 2017 and used for 2018's budget. All the properties assessed the trunk charge in 2018 were annexed into the City in 2017, some maybe were even in 2016 depending on the timing. The public would have known about the increase for a year."

APPROVAL OF ASSESSMENT LISTS

Commissioner Ulmer motioned to approve the special assessment lists as presented. Commissioner Lee seconded the motion. All members voted, Aye. The motion carried.

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ADJOURNMENT

Commissioner Ulmer motioned to adjourn the meeting. The motion was seconded by Commissioner Lee. The meeting was adjourned by Chairman Ibach at 3:03 p.m.