



Special Assessment Commission

AGENDA September 12, 2024

Waterworks West Conference Room	Public Works Building 601 South 26th Street Bismarck, ND 58504	3:00 PM
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COMMISSION

- Mason Sisk, Chairman
- John Lundby, Member
- Tammy Dolan, Member

CITY STAFF

- Gabe Schell, City Engineer
- Dmitriy Chernyak, Director of Finance
- Linda Oster, Assistant City Engineer
- Heidi Belohlavek, Engineering Technician
- Eric Lund, Acting Comptroller
- Katie Petrou, Accountant

OBJECTIVE

To hold a public hearing on objections, if any, to special assessment improvement districts. Prior to this hearing, subject assessment lists were published once each week for two consecutive weeks.

AGENDA

1. Call to Order
2. Roll Call
3. Introduction

Introduction of Special Assessment Commission Members and City Staff

4. Consider approval of the August 21, 2024, meeting minutes
5. Review Of And Hearings On Improvement Districts

A. **Sewer Improvement District No. 583.**

Nature of Improvements: Construct Local Storm Sewer

*Unit #1: Daybreak Second Addition
Assessment: Per square foot Commercial: \$.3002

Term: 15 years

Total Assessed
and Financed: \$1,818,208.91

B. **Street Improvement District No. 570**

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

***Unit #1: Canada Avenue – Niagara Drive to Ottawa Street
Coleman Drive – East Lasalle Drive to 130' south
East Lasalle Drive – Weyburn Drive to Ottawa Street
Shelburne Street – East Lasalle Drive to 145' south
Souris Street – East Lasalle Drive to 160' south
Weyburn Drive – East Lasalle Drive to 160' south
Windsor Street – East Lasalle Drive to 115' south

***Unit #2: Coleman Drive – NE 43rd Avenue to Walter Way
Nelson Drive – Walter Way to Coleman Street
Nelson Place – Walter Way to Cul-De-Sac
Normandy Street – 105' north of Walter Way to Walter Way
Walter Way – Normandy Street to Coleman Street

***Unit #3: Franklin Avenue – Hamilton Street to Centennial Road
Hamilton Street – East Century Avenue to 240' north of Saratoga Avenue
Saratoga Avenue – Hamilton Street to Centennial Road
Valley Forge Street – Saratoga Avenue to East Century Avenue

***Unit #4: East Divide Avenue – Washington Street to 3rd Street
West Divide Avenue – 330' west of Turnpike Avenue to Washington Street
Washington Street – Divide Avenue to Avenue D

***Unit #5: 19th Street – Rosser Avenue to Broadway Avenue
20th Street – Rosser Avenue to Broadway Avenue
21st Street – Rosser Avenue to Broadway Avenue
22nd Street – Rosser Avenue to Broadway Avenue
23rd Street – Rosser Avenue to Broadway Avenue
24th Street – Rosser Avenue to Broadway Avenue
25th Street – Rosser Avenue to Broadway Avenue
Rosser Avenue – 7th Street to 26th Street

Thayer Avenue – 19th Street to 26th Street

***Unit #6: Alley between Rosser Avenue and Thayer Avenue – 19th Street to 20th Street

***Unit #7: Washington Street – 100' south of Bowen Avenue to Bismarck Expressway

***Unit #8: 12th Street – Front Avenue to Bismarck Expressway
Michigan Avenue – 12th Street to Cul-De-Sac

***Unit #9: Baker Place – Marietta Drive to Cul-De-Sac
Live Oak Lane – 140' west of Peach Tree Drive to 405' east of Peach Tree Drive
Marietta Drive – Peach Tree Drive (N) to Peach Tree Drive (S)
Marietta Place – Marietta Drive to Cul-De-Sac
Peach Tree Drive – Washington Street to Live Oak Lane

***Unit #10: Fresno Drive – 3rd Street to Cul-De-Sac
Santa Fe Avenue – 450' west of 3rd Street to 12th Street

Assessment: Street Maintenance per square foot Commercial: \$.5766
Street Maintenance per lot Residential: \$2,499.00
Alley Maintenance per square foot Commercial: \$.2553
Alley Maintenance per lot Residential: \$957.19

Term: 7 years

Total Assessed
and Financed: \$6,058,060.76

C. Street Improvement District No. 572

Nature of Improvements: Pavement Resurfacing with 25% Subsidy applied

***Unit #1: Clydesdale Drive – Country West Road to Century Avenue
Country West Road – Clydesdale Drive to Century Avenue

***Unit #2: Century Avenue – 300' west of Stonewall Drive to Kost Drive

***Unit #3: Main Avenue – Bismarck Expressway to 800' west of 66th

Assessment: Per square foot Commercial: \$.2176
Per lot Residential: \$1,731.94

Term: 7 years

Total Assessed
and Financed: \$443,392.61

D. Street Improvement District No. 574

Nature of Improvements: 2023 City-wide Street Lighting

***Unit #1: Collective Lane – Heritage Ridge Road to 85' east of
Community Loop
Community Loop – Select Lane to 130' north of Collective Lane
Cornerstone Lane – Community Loop to Sonora Way
Heritage Ridge Road – 95' north of Limited Lane to 100' north of
Collective Lane
Sonora Way – 190' south of Cornerstone Lane to 175' north of
Cornerstone Lane
Assessment: Per lot Residential: \$3,399.43

***Unit #2: Calvert Drive – 275' west of Normandy Street to NE 57th
Avenue
Flint Drive – 50' north of Shale Drive to 225' south of Shale
Drive
Marble Drive – Calvery Drive to 235' west
Shale Drive – Flint Drive to Calvert Drive
Assessment: Per lot Residential: \$2,347.14
Per square foot Commercial: \$.5216

***Unit #3: Cumberland Loop – Trenton Drive to 695' north
Trenton Drive – 310' west of Cumberland Loop to 125' east of
Cumberland Loop
Assessment: Per square foot Commercial: \$.1283

***Unit #4: Kamrose Drive – 110' west of Peach Tree Drive to 200' east of
Peach Tree Drive
Lennox Drive – 160' west of Peach Tree Drive to 160' east of
Peach Tree Drive
Peach Tree Drive – Lennox Drive to 90' north of Kamrose
Drive
Assessment: Per lot Residential: \$3,369.79

***Unit #5: Langer Lane – Whisper Drive to Larson Road
Larson Road – Langer Lane to Whisper Drive
Shoreline Circle – Langer Lane (N) to Langer Lane (S)
Whisper Drive – Mills Avenue to Larson Road
Assessment: Per lot Residential: \$5,036.68

Term: 10 years

Total Assessed
and Financed: \$759,177.82

6. Confirmation Of Assessments List

7. Adjourn