

SPECIAL ASSESSMENT COMMISSION MEETING

August 21, 2024

08/21/2024

MEMBERS PRESENT

Mason Sisk, Chairman; Members: John Lundby and Tammy Dolan

CITY STAFF PRESENT

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

CALL TO ORDER

Chairman Sisk called the meeting to order at 3:02 p.m.

APPROVAL OF MINUTES

Commissioner Dolan motioned to approve the September 7th, 2023, minutes. Commissioner Lundby 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 and published to the city website.

CONFIRMATION OF ASSESSMENT LISTS

A. STREET IMPROVEMENT DISTRICT No. 564

Nature of Improvements: 2022 City-wide Street Lighting

***Unit #1: Antler Avenue – Ivory Lane to 125' West of Ivory Lane
Bugle Bend – Frisco Way to Cogburn Road
Clairmont Road – 125' North of Ketchum Avenue to 315' South of Moreales Drive
Cogburn Road – Ketchum Avenue to Tyler Parkway
Del Rio Drive – Cogburn Road to 170' South of Cogburn Road
Frisco Way – 160' West of Bugle Bend to Tyler Parkway
Herd Place – 125' North of Ketchum Avenue to Cogburn Road
Ivory Lane – 145' North of Prairie Hawk Drive to 125' South of Cogburn Road
Ketchum Avenue – Clairmont Road to Herd Place
Monarch Avenue – Ivory Lane to 115' West of Ivory Lane
Moreales Drive – Clairmont Road to 105' West of Clairmont Road
Prairie Hawk Drive – 75' West of Ivory Lane to Tyler Parkway
Red Tail Drive – Prairie Hawk Drive to 95' North of Prairie Hawk Drive
Tule Lane – Ivory Lane to 125' West of Ivory Lane
Assessment: Per lot Residential: \$3,627.83
Per square foot Commercial: \$0.2601

***Unit #2: Davies Drive – 170' West to 175' East of Silver Boulevard
Keeble Drive – Welder Avenue to 110' North of Welder Avenue
Peggy Lee Lane – Silver Boulevard to 150' West of Silver Boulevard
Silver Boulevard – 105' North of Welder Avenue to 43rd Avenue
Vandewalle Lane – Silver Boulevard to 125' West of Silver Boulevard
Welder Avenue – 120' West of Silver Boulevard to Brynhild Drive
Assessment: Per lot Residential: \$4,472.23
Per square foot Commercial: \$0.2731

***Unit #3: Cobalt Drive – 140' North of Gold Drive to Titanium Drive
Iron Drive – 320' East of Silver Boulevard to 70' East of Platinum Street
Platinum Street – Iron Drive to 205' South of Iron Drive
Steel Place – 145' East of Silver Boulevard to Titanium Drive
Steel Street – Titanium Drive to 100' South of Titanium Drive

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Titanium Drive – 140' North of Gold Drive to 175' West of Nickel Street
Titanium Drive – 140' East of Silver Boulevard to 300' East of Steel Street
Assessment: Per lot Residential: \$2,076.88

***Unit #4: Midwest Drive – 52nd Street to 177' West of 52nd Street
Assessment: Per square foot Commercial: \$0.3380

***Unit #5: Hendrickson Drive – 52nd Street to Hermanson Drive
Hermanson Drive – Hendrickson Drive to 160' South of Hendrickson Drive
Mehrer Drive – Hendrickson Drive to 180' South of Hendrickson Drive
Smette Bend – Hermanson Drive to 140' East of Hermanson Drive
Assessment: Per lot Residential: \$2,764.69

***Unit #6: Boston Drive – 145' North of Live Oak Lane to 130' South of Live Oak Lane
Live Oak Lane – 215' West of Boston Drive to 165' East of Boston Drive
Assessment: Per lot Residential: \$4,420.20

***Unit #7: Britannic Lane – 140' South of Voyager Drive to West Glenwood Drive
Downing Street – 60' South of Intrepid Circle to 890' South of West Glenwood Drive
Southbay Circle – West Glenwood Drive to Cul-de-Sac
West Glenwood Drive – Britannic Lane to 140' East of Downing Street
Assessment: Per lot Residential: \$2,973.39

***Unit #8: Fraine Barracks Road – 200' West of Fraine Barracks Drive to River Road
River Road – 235' North of Fraine Barracks Road to 220' South of Fraine Barracks Road
Assessment: Per square foot Commercial: \$0.0414

Term: 10 years

Total Assessed
and Financed: \$1,359,895.19

B. STREET IMPROVEMENT DISTRICT NO. 571

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

***Unit #1: Bluff Lane – Powder Ridge Drive to Clairmont Road
Clairmont Road – 175' north of Monreo Drive to Promontory Place
Chisholm Trail – Clairmont Road to Del Rio Drive
Chisholm Place – Del Rio Drive to cul-de-sac
Del Rio Drive – 220' West of Powder Ridge Drive to 175' south of Cogburn Drive
El Paso Drive – Promontory Drive to Clairmont Road
Monreo Drive – Clairmont Road to Del Rio Drive
Powder Ridge Circle – Chisholm Trail to cul-de-sac
Powder Ridge Drive – Valley Drive to Promontory Place
Promontory Drive – Powder Ridge Drive to Promontory Place
Valley Drive – 185' west of Powder Ridge Drive to 345' west of Mesquite Loop

***Unit #2: Brookside Lane – Calvert Drive to Highway 83
Calvert Drive – 270' west of Normandy Street to Yukon Drive
Calvert Place – Calvert Drive to cul-de-sac
Canada Avenue – Lasalle Drive to Niagara Drive
Duncan Drive – Normandy Street to Yukon Drive
Niagara Drive – Normandy Street to Calvert Drive
Normandy Street – 57th Avenue to 170' south of Calvert Drive
Superior Drive – Normandy Street to Canada Avenue
Yukon Drive – 125' north of Calvert Drive to Superior Drive

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***Unit #3: Century Avenue – 225' West of Greensboro Drive to Kost Drive

Assessment: Per square foot Commercial Unit 2: \$0.0881
Per lot Residential Units 1 & 2: \$1,148.14
Per square foot Commercial Unit 3: \$0.0199
Per lot Residential Unit 3: \$768.33

Term: 3 years

Total Assessed
and Financed: \$832,016.59

C. STREET IMPROVEMENT DISTRICT NO. 575

Nature of Improvements: Construct New Pavement and Storm Sewer

***Unit #1: Boston Drive – 200' south of Lennox Drive to Burleigh Avenue
Freiburg Lane – 155' east of Brandenburg Loop to Boston Drive
Assessment: Per lot Residential: \$6,271.52
Per square foot Commercial: \$2.0953

Term: 15 years

Total Assessed
and Financed: \$1,626,885.12

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

QUESTIONS AND COMMENTS

No Members of the public appeared to the public hearing.

Chairman Sisk stated he had received a phone call regarding SI571 Unit 3, and how the city did well in recognizing the need to separate out unit 3 from the other units in the district. Gabe Schell explained that Unit 3 was different in that it was a road with no curb and gutter and differing width and therefore was not similar in nature to the other two units.

Chairman Sisk asked about the scope of the projects and how the city decides to move forward with creating a project. Gabe Schell gave details describing the types of projects and when the city decides that a project is needed. Gabe explained that with new development areas, the developer will request work to be completed. The size of that project would be determined by how much road they need to fit the number of housing units the developer is wanting to build. With street lighting, there is a minimum occupancy rate on a street before the city will want to put in streetlights.

Commissioner Lundby asked if there were any instances where the special assessment policy was not followed on the districts presented in this agenda. Staff replied no.

APPROVAL OF ASSESSMENT LIST

Commissioner Lundby motioned to approve the balance of the special assessment districts on the agenda as present. Commissioner Dolan seconded. All members voted Aye. The motion carried.

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ADJOURNMENT

Charman Sisk asked if there were any further questions from commissioners, with no further questions the meeting was adjourned by Chairman Sisk at 3:14 p.m.