



Special Assessment Commission

AGENDA August 21, 2025

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

- John Lundby, Chairman
- Tammy Dolan, Member
- Abby Ritz, 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 September 12, 2024 meeting minutes
5. Review Of And Hearings On Improvement Districts

A. **Sewer Improvement District No. 584**

Nature of Improvements: Storm Forcemain Improvements

*Unit #1: S Washington Street – 360' south of Burleigh Ave to London Avenue/Santa Fe Avenue

Assessment: Per square foot Residential: \$0.1068
Per square foot Commercial: \$0.2137

Term: 15 years

Total Assessed
and Financed: \$681,593.50

B. **Street Improvement District No. 576**

Nature of Improvements: Downtown Pavement Rehabilitation

*Unit #1: 3rd Street – Main Avenue to Rosser Avenue
4th Street – Thayer Avenue to Rosser Avenue
5th Street – Thayer Avenue to Rosser Avenue
Rosser Avenue – 3rd Street to 7th Street
Broadway Avenue – 3rd Street to 4th Street and 6th Street to 7th
Street

Assessment: Per square foot Commercial: \$1.1399

Term: 7 years

Total Assessed
and Financed: \$576,316.25

C. **Street Improvement District No. 578**

Nature of Improvements: Scrub Seal Project with 25% Subsidy

***Unit #1: Huron Drive – Cul-de-sac to 360' east of Selkirk Road
Brunswick Drive – Mustang Drive to 370' east of Overlook Drive
Brunswick Drive – 480' north of Buckskin Avenue to Buckskin
Avenue Brunswick Circle – Brunswick Drive to cul-de-sac
Buckskin Avenue – 170' west of Kingston Drive to 180' east of
Brunswick Drive Sudbury Avenue – Overlook Drive west to cul-de-sac
Sudbury Avenue – Overlook Drive east to cul-de-sac
Arabian Avenue – Overlook Drive to 330' east
Arabian Place – Arabian Avenue to cul-de-sac
York Lane – Kingston Drive to Overlook Drive
Kingston Drive – Brunswick Drive to Overlook Drive
Mustang Drive – 400' north of Regina Lane to Brunswick Drive
Regina Lane – Mustang Drive to Huron Drive

Selkirk Road – Huron Drive to Overlook Drive
 Overlook Drive – Selkirk Road to 100' north of Hackberry Street
 Colt Avenue – Selkirk Drive to 150' east
 High Meadows Circle – Arabian Avenue to cul-de-sac
 High Meadows Place – Arabian Avenue to cul-de-sac
 Horizon Place – Arabian Avenue to cul-de-sac

***Unit #2: Koch Drive – 19th Street to East Calgary Avenue
 East Calgary Avenue – 19th Street to 225' east of Koch Drive
 Pebbleview Circle – East Calgary Avenue to cul-de-sac
 Pebbleview Loop – East Calgary Avenue (W) to East Calgary
 Avenue (E)
 Pebbleview Place – Pebbleview Loop to cul-de-sac

***Unit #3: Arizona Drive – Oregon Drive to 300' south of Iowa Lane
 Utah Drive – 19th Street to 215' east of Iowa Lane
 Oregon Drive – 19th Street to cul-de-sac
 Nevada Street – Arizona Drive to Utah Drive
 Iowa Lane – Arizona Drive to 250' south of Utah Drive

***Unit #4: 27th Street – Avenue F to Avenue D
 27th Street – Avenue D to 29th Street
 28th Street – 230' south of Avenue E to 27th Street
 29th Street - Avenue C to 27th Street

***Unit #5: Nautilus Drive – Calypso Drive to Downing Street
 Mayflower Drive – Calypso Drive to 950' west
 Mayflower Circle – Calypso Drive to cul-de-sac
 Calypso Drive – England Street to Burleigh Avenue
 Voyager Drive – England Street to Britannic Lane
 Voyager Place – Britannic Lane to cul-de-sac
 Intrepid Circle – Downing Street to cul-de-sac
 Nina Lane – Downing Street to 180' east
 Santa Maria Lane – Calypso Drive to Voyager Drive
 Neptune Circle – Calypso Drive to cul-de-sac
 Endeavor Place – Calypso Drive to cul-de-sac
 Bounty Circle – Calypso Drive to Cul-de-sac
 Downing Street – Burleigh Avenue to Intrepid Circle
 Daniel Street – Downing Street to 300' South

***Unit #6: East Main Avenue – Bismarck Expressway to 870' west of NE
 66th Street

Assessment: Per lot Residential Units 1-5: \$1,510.55
 Per square foot Commercial Units 1-5: \$0.0691
 Per lot Residential Unit 6: \$1,782.63
 Per square foot Commercial Unit 6: \$0.0236

Term: 3 years

Total Assessed
and Financed: \$1,401,918.07

D. **Street Improvement District No. 579**

Nature of Improvements: Concrete Pavement Repair Project

***Unit #1: Century Avenue – Tyler Parkway to 4th Street
Tyler Parkway – Pinto Place to 360' south of Burnt Boat Drive
Burnt Boat Drive – North Grandview Lane to Clydesdale Drive
Clydesdale Drive - 245' north of Burnt Boat Drive to Burnt Boat
Drive

Assessment: Per lot Residential: \$3,669.32
Per square foot Commercial: \$0.5361

Term: 10 years

Total Assessed
and Financed: \$2,750,590.58

E. **Street Improvement District No. 580**

Nature of Improvements: Construct New Pavement

***Unit #1: Burleigh Avenue – Washington Street to Boston Drive

Assessment: Per lot Residential: \$629.13
Per square foot Commercial: \$0.1215

Term: 15 years

Total Assessed
and Financed: \$479,668.39

F. **Continuous Districts**

Nature of Improvements: 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 (362 parcels) \$55,513.13

Term: 15 years

6. Confirmation Of Assessment Lists

7. Adjourn