



August 5, 2025

Special Assessment Commission
City of Bismarck
Bismarck, ND 58506-5503

Dear Special Assessment Commissioner:

The Special Assessment Commission is scheduled to meet for a Public Hearing on Thursday, August 21, 2025, at 3:00 p.m. in the Public Works Landfill East Conference room of the Public Works Building located at 601 S 26th Street. The tour of the areas involved is also scheduled for Thursday, August 21, 2025, with Gabe Schell, City Engineer. The tour will leave at 8:30 a.m. from the Public Works Building at 601 S 26th Street.

Enclosed is the agenda for this meeting. Maps of the special assessment districts are attached to the agenda.

The minutes from the September 12, 2024, Special Assessment Commission Meeting is enclosed for your review. Approval of these minutes is scheduled on the agenda for the August 21st meeting.

If you have any questions, please call me at 701-355-1611.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Lund".

Eric Lund
Acting Comptroller

Enclosures

Cc: Gabe Schell, City Engineer
Dmitriy Chernyak, Director of Finance
Linda Oster, Assistant City Engineer
Katie Petrou, Accountant
File

Agenda

Special Assessment Commission

3:00 pm August 21, 2025
Public Works Building
Landfill East Conference Room

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 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.

Agenda Items

I. INTRODUCTION

Introduction of Special Assessment Commission Members and City Staff

II. CONSIDER APPROVAL OF MINUTES OF THE MEETING ON SEPTEMBER 12, 2024.

III. 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

Assessment Basis

*Based on square feet: Residential @ 1.0 factor
Commercial @ 2.0 factor

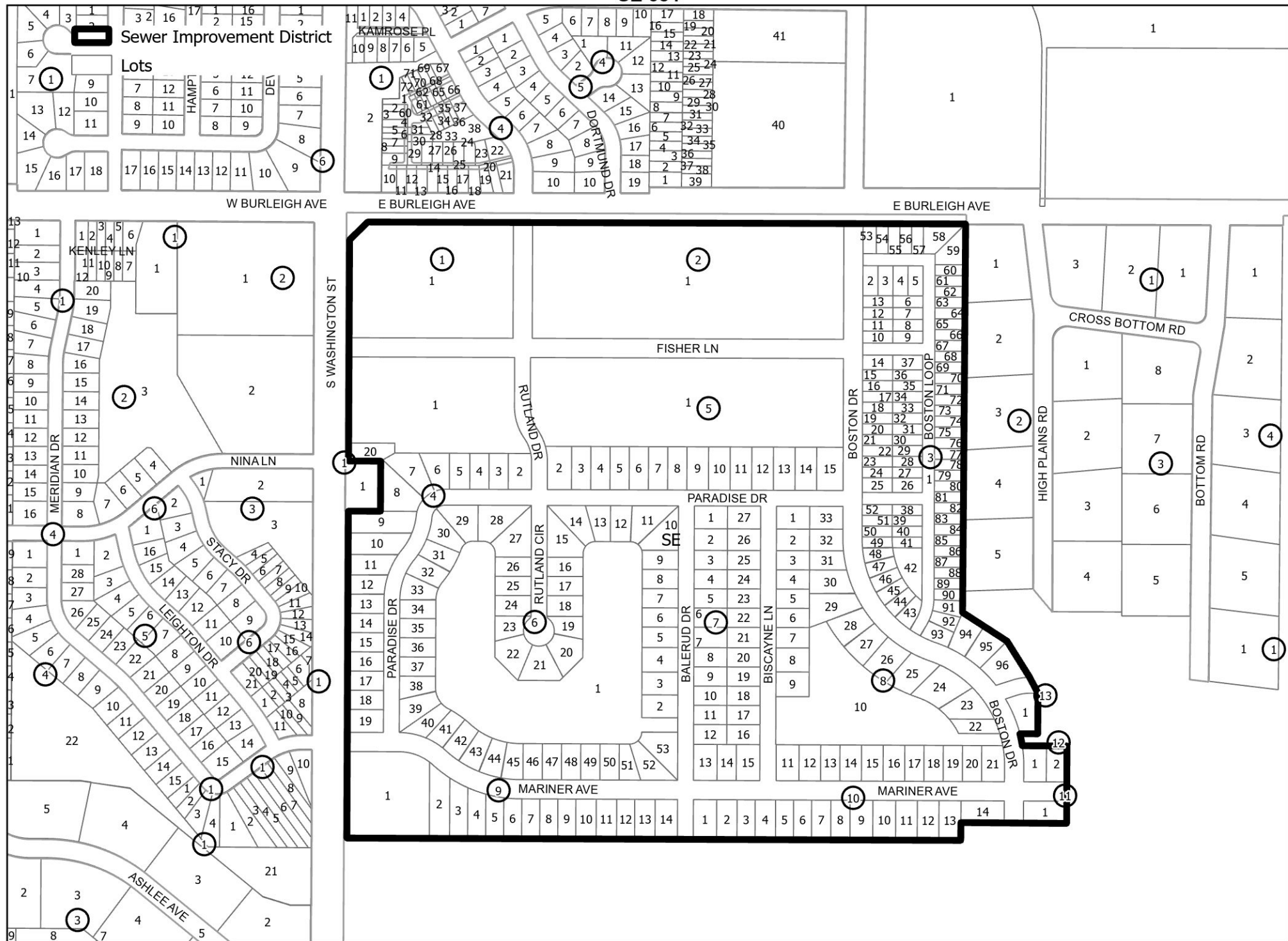
***Based on Per Lot: Residential @ 1.0 factor
Commercial @ 2.0 factor

IV. CONFIRMATION OF ASSESSMENT LISTS

V. NEXT MEETING

VI. ADJOURNMENT

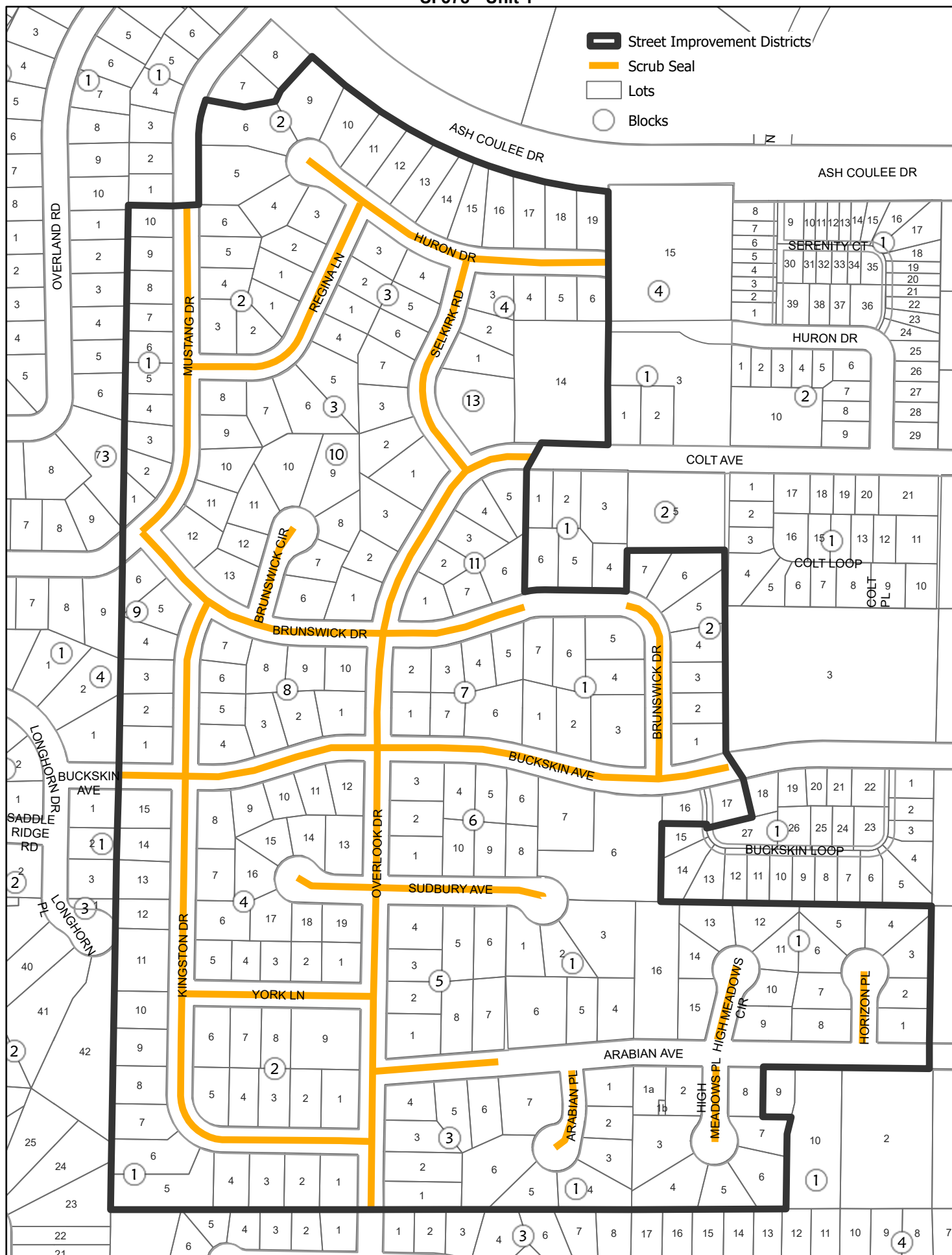
SE 584



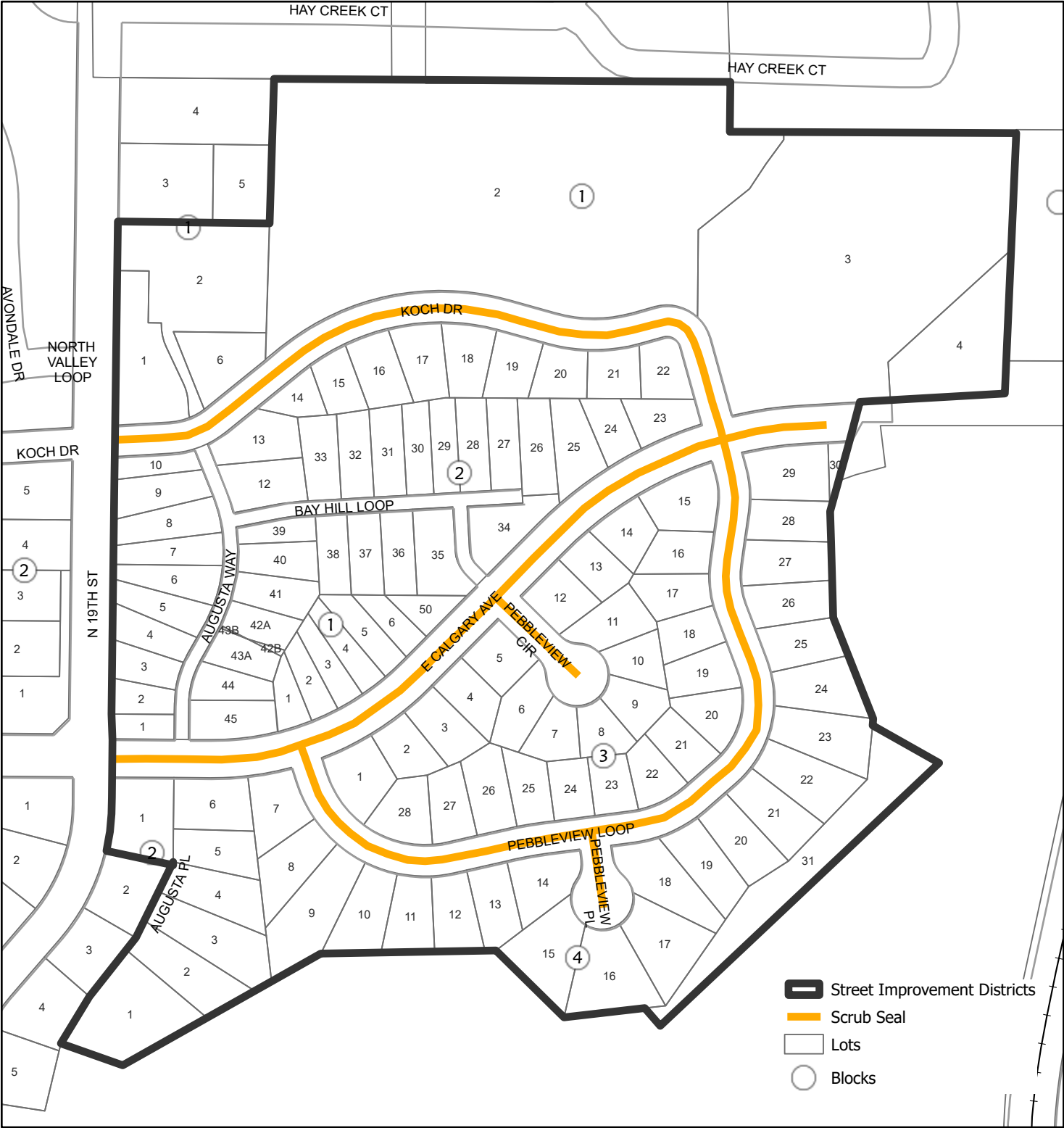
SI 576



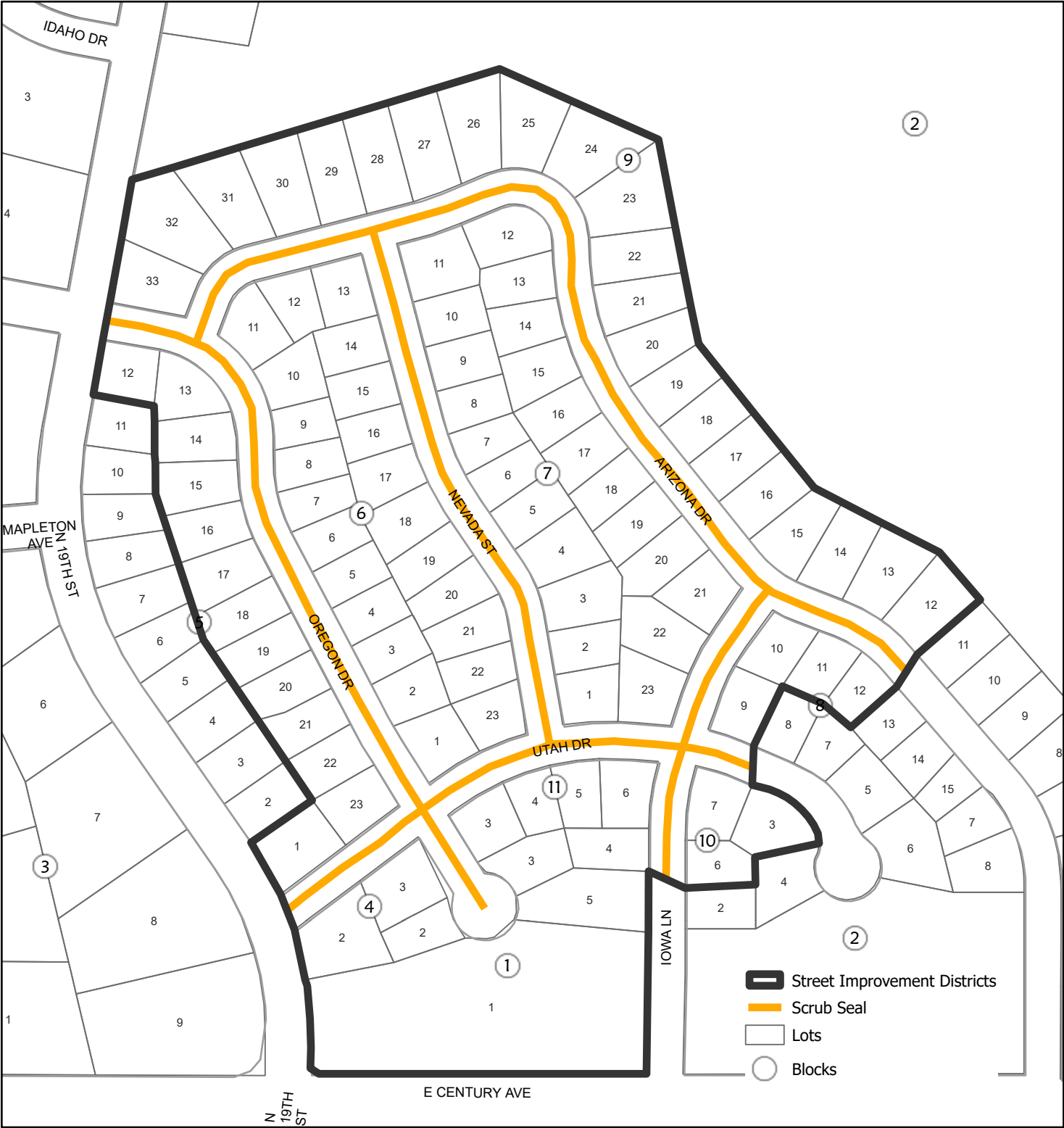
SI 578 - Unit 1



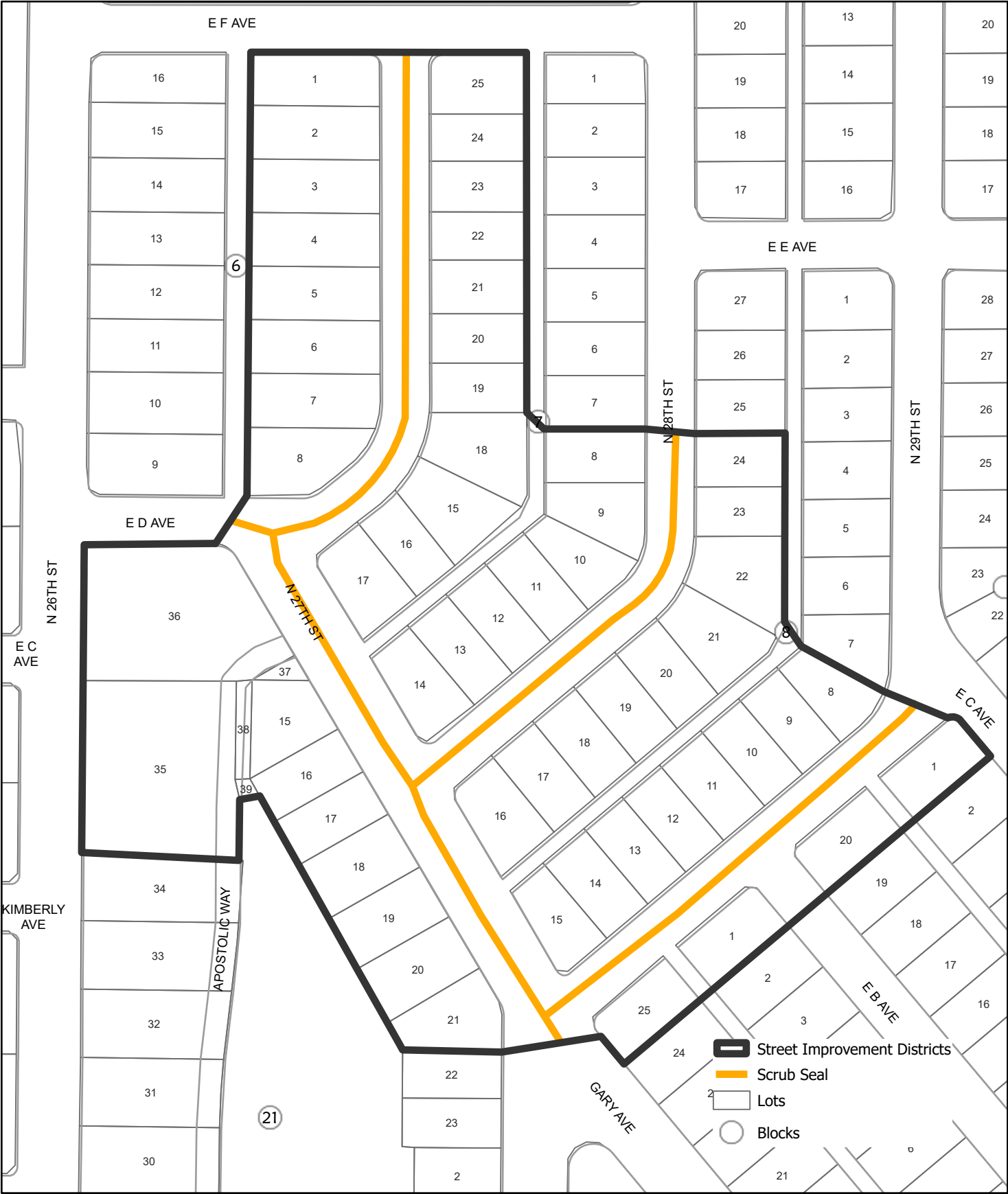
SI 578 - Unit 2



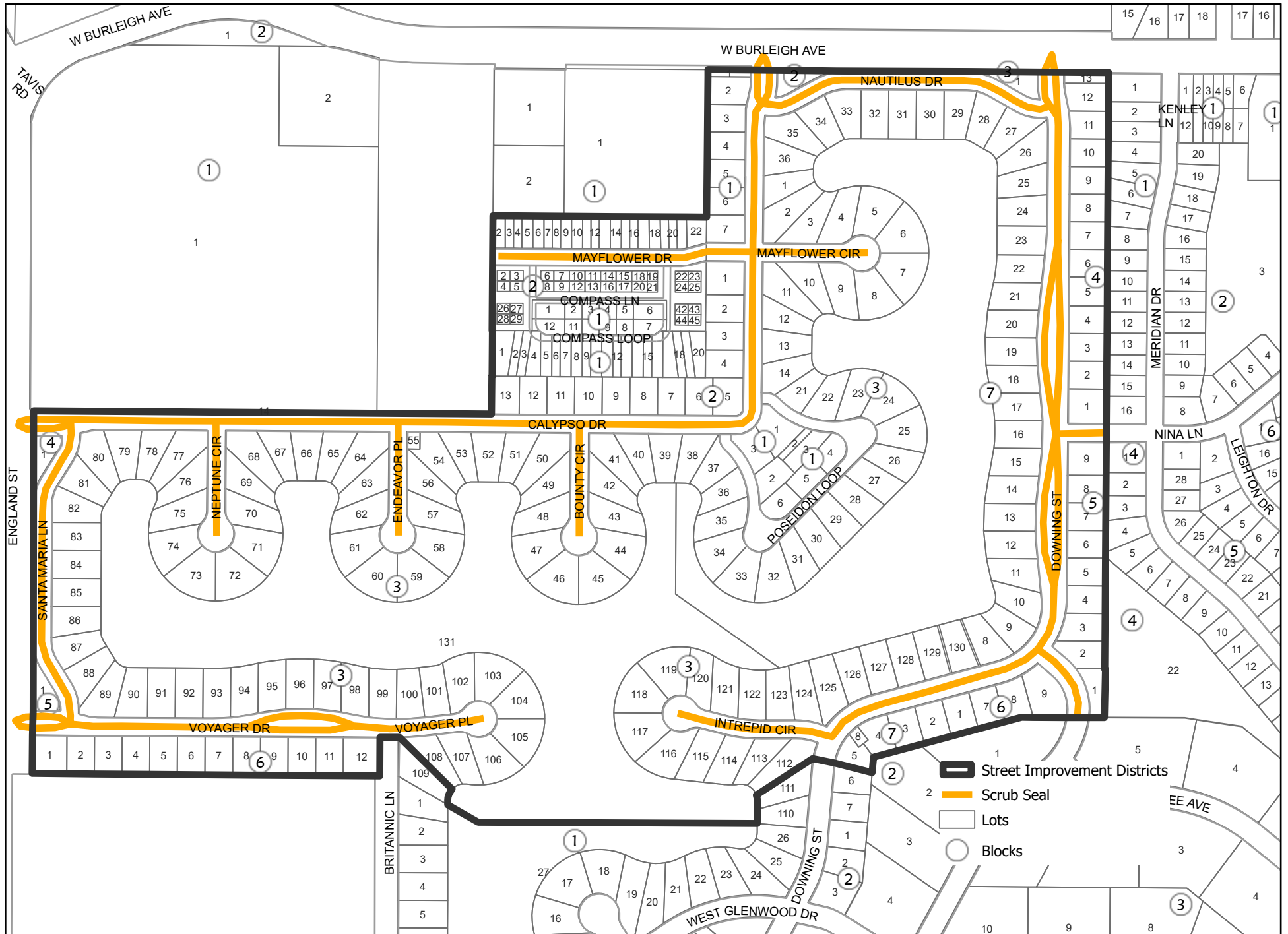
SI 578 - Unit 3



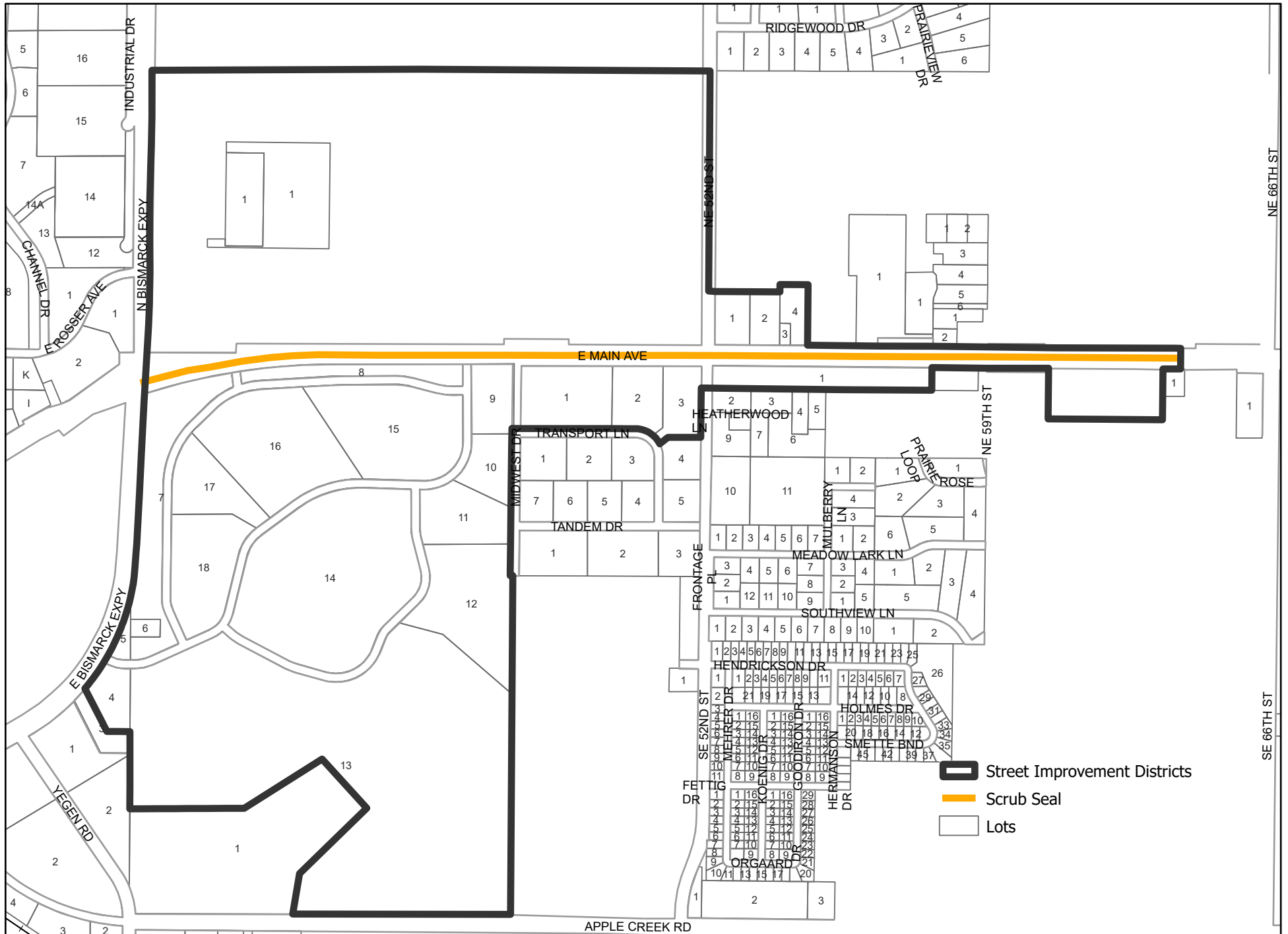
SI 578 - Unit 4

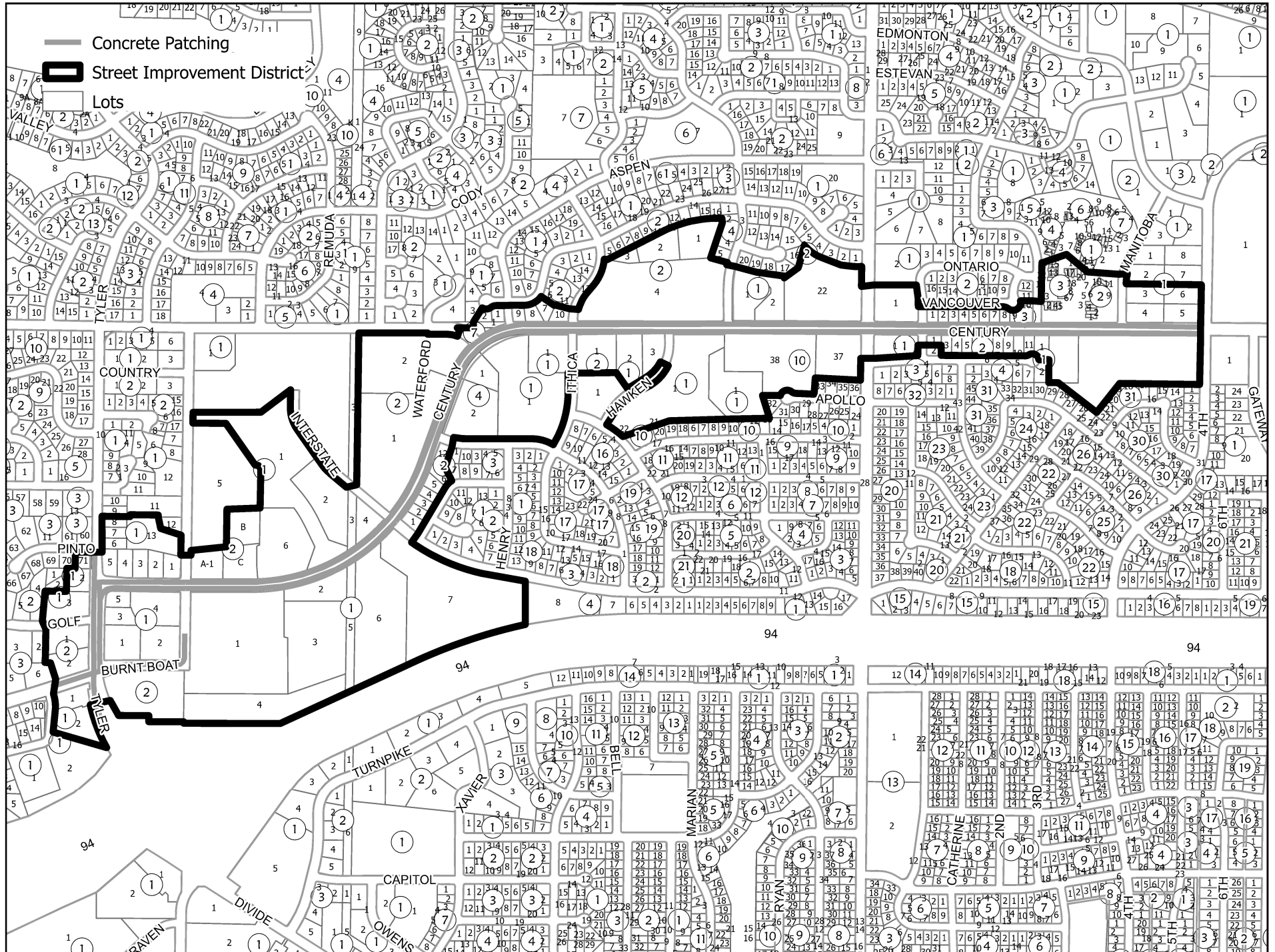


SI 578 - Unit 5



SI 578 - Unit 6

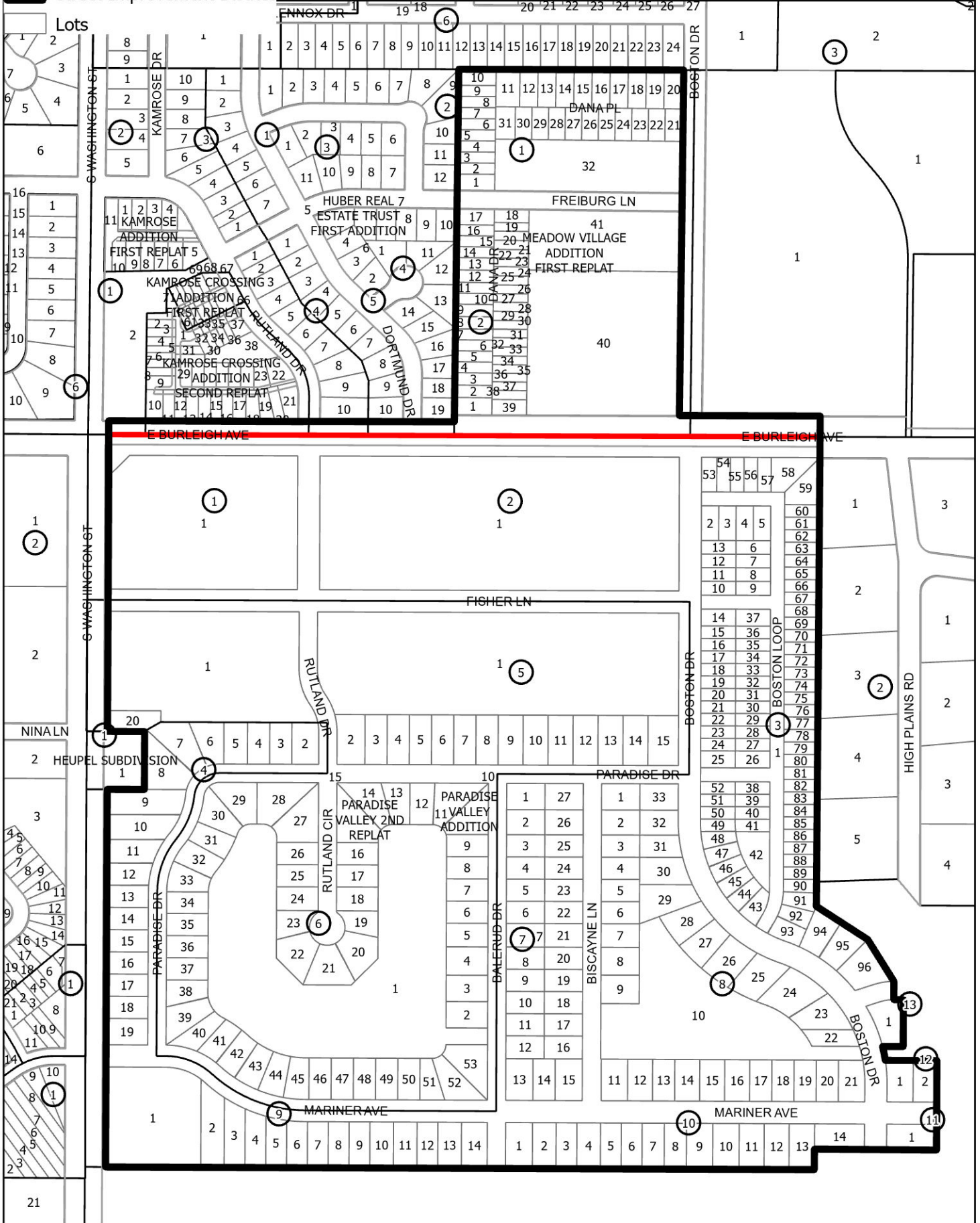




SI 580 - Unit 1

— Reconstruct

Street Improvement District



SPECIAL ASSESSMENT COMMISSION MEETING

September 12, 2024

09/12/2024

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

CITY STAFF PRESENT Gabe Schell, 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 Lundby motioned to approve the August 21st, 2024, minutes. Commissioner Dolan 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. 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

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- ***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

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

SPECIAL ASSESSMENT COMMISSION MEETING

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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

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

Cody Strothman from the public appeared to the public hearing.

Cody Strothman came to address her concern on SI574 Unit 5. The concern is that the surrounding County properties are not contributing to funding the new streetlights in the area but are benefitting to it. Commissioner Lundby explained the purpose of this meeting is to ensure the special assessment policy is being followed and that the city commission would be where a change to policy could be made. City Engineer Gabe Schell mentioned the possibility in the future of working with the County to create assessment districts so that County areas that benefit from City work would also contribute funds to the project, but it is not something that currently exists. Gabe Schell also brought up the monthly meetings that occur between City and County and that Cody would benefit from bringing up these concerns there so that further discussion can be made.

SPECIAL ASSESSMENT COMMISSION MEETING
September 12, 2024

09/12/2024

The city received a letter from the public with concerns on SI574 Unit 1. The property owner was not satisfied with the brightness of the light into his house and where the control box ended up in his yard blocking his sprinkler from getting to certain areas of his yard and making it harder to mow the area. Gabe Schell has been in contact with this citizen and is working on fixing the issues that were addressed.

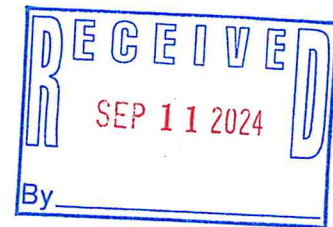
APPROVAL OF ASSESSMENT LIST

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

ADJOURNMENT

Charman Sisk asked if there were any further questions from commissioners, with no further questions the meeting was adjourned by Chairman Sisk at 3:35 p.m.

**Special Assessment Commissioners
Bismarck, ND**



To whom it may concern

Dear Sirs

I am unable to attend your meeting on the 13th but would like to comment on the project SI 574.

I have never asked for the street lights and don't want them. The control box was placed on my property disrupting two water lines that have not been fixed as of this date. The lights are so bright that I have to have light blocking shades so that we can sleep at night. Because of my physical handicap I have to mow with a rider and the control box is place were it is impossible to mow around. To cut the weeds a round the lights and control box it needs to be trimmed with a trimmer and again not something I can manage.

If your engineer would have bothered to get off his dead * he would have noticed that 5 feet away there is an undeveloped lot with no water lines and the control box would have served the purpose just fine.**

First I would like the lights removed close to the house. Second, as far as the assessment goes you can lower my tax bill several hundred a month to compensate me for my time, property and frustration.

**David Drovda
6117 Heritage Ridge Rd**