

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

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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.

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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.