



Special Assessment Commission

AGENDA September 10, 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, Comptroller
- Katie Petrou, Senior 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 and Introduction
Introduction of Special Assessment Commission Members and City Staff
2. Consider approval of October 14, 2024, and August 21, 2025 meeting minutes.

5. Public Comment

4. Review Of And Hearings On Improvement Districts

A. STREET IMPROVEMENT DISTRICT NO. 573

Nature of Improvements: Construct New Pavement

***Unit #1: Daybreak 2nd Addition

Assessment: Per square foot Commercial: \$0.9302

Term: 15 years

Total Assessed

and Financed: \$2,062,140.34

B. STREET IMPROVEMENT DISTRICT NO. 577

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

***Unit #1: Medora Avenue – Autumn Blaze Way to Mellowsun Drive

Medora Avenue – Amberglow Drive to Washington Street

Driftwood Lane – Medora Avenue to 330' north

***Unit #2: Coleman Court – Coleman Street to Cul-De-Sac

Coleman Street – Brome Avenue to Calgary Avenue

Brome Avenue – Coleman Street to 130' west of Brome Loop

Walter Way – Brome Avenue to 135' north

***Unit #3: 14th Street – Calgary Avenue to Harvest Lane

Harvest Lane – 150' east of State Street to 14th Street

19th Street – 760' north of Koch Drive to 100' north of Century

Avenue

Idaho Drive – 19th Street to 285' west

Oregon Drive – 19th Street to 240' west

***Unit #4: Boulevard Avenue – Washington Street to 4th Street

***Unit #5: Divide Avenue – 5th Street to 11th Street

***Unit #6: Broadway Avenue – 7th Street to 17th Street

12th Street – Broadway Avenue to Main Avenue

17th Street – Broadway Avenue to Main Avenue

***Unit #7: River Road – 1180' north of Fraine Barracks Road to Memorial Highway

Fraine Barracks Road – River Road to 150' north of Main Avenue.

Memorial Highway – 200' south of Main Avenue to Hannafin Street

Griffin Street – Memorial Highway to Sweet Avenue

Hannafin Street – Memorial Highway to 265' south

Assessment: Per lot Residential: \$4,115.36

Per square foot Commercial: \$0.3497

Term: 7 years

Total Assessed

and Financed: \$3,270,051.53

C. STREET IMPROVEMENT DISTRICT NO. 582

Nature of Improvements: Construct New Pavement and Storm Sewer

***Unit #1: Noble Drive - 52nd Street NE to 600 feet east of Silver Boulevard

Halverson Avenue - 160 feet west of Silver Boulevard to 600' east of Keeble Drive

Hample Drive - Noble Drive to 85 feet south of Noble Drive

Silver Boulevard - 100 feet north of Welder Avenue to 740 feet north of Noble Drive

Keeble Drive - 100 feet north of Welder Avenue to Halverson Avenue.

Assessment: Per lot Residential: \$23,538.10

Per square foot Commercial: \$1.4833

Term: 15 years

Total Assessed

and Financed: \$2,476,491.54

D. STREET IMPROVEMENT DISTRICT NO. 584

Nature of Improvements: Construct New Pavement and Storm Sewer

***Unit #1: Kites Lane – 170' south of Prairie Hawk Drive to 125' south of Cogburn Road

Cogburn Road – Tyler Parkway to Kites Lane

Marsh Hawk Drive – Kites Lane to 145' south of Prairie Hawk Drive

Assessment: Per lot Residential: \$28,081.42

Term: 15 years

Total Assessed

and Financed: \$1,951,658.69

5. Determine benefit to all districts from 8/21/25 and 9/10/25 meetings
6. Confirmation Of Assessment Lists
7. Next Meeting
8. Other Business
9. Adjourn