



Special Assessment Commission

August 20, 2026

Waterworks West 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
- Ryan Skor, Director of Finance
- Linda Oster, Assistant City Engineer
- Heidi Belohlavek, Engineering Technician
- Eric Lund, Comptroller
- Katie Petrou, Senior Accountant
- Jadon Schulz, Accountant

OBJECTIVE

To hold a public hearing on objections, if any, to special assessment improvement districts. Determine the amount of benefit and assess, against each lot and parcel, its proportionate share of the cost of the work. Prior to this hearing, subject assessment lists were published once each week for two consecutive weeks.

AGENDA

- I. Call to Order & Introduction
Introduction of Special Assessment Commission Members and City Staff

II. Approval of Meeting Minutes

III. Public Comment

IV. Review Of And Hearings On Improvement Districts

A. **Street Improvement District No. 583**

Nature of Improvements: 2025 City-wide Street Lighting

*Unit #1: Crest Road – 160' west of Crest Place to Cul-De-Sac
High Creek Place – 190' west of High Creek Road to Cul-De-Sac
Assessment: Per lot Residential: \$2,155.47

*Unit #2: Crested Butte Road – 64th Avenue NW to 100' south of Limited Lane
Limited Lane – Crested Butte Road to 140' east
Heritage Ridge Road – Crested Butte Road to 100' north of Collective
Lane
Community Loop – 100' north of Collective Lane to Sonora Way
Sonora Way – 64th Avenue NW to 100' south of Collective Lane
Collective Lane – 140' east of Community Loop to Sonora Way
Assessment: Per lot Residential: \$2,590.85

*Unit #3: Mehrer Drive – 140' north of Holmes Drive to Fettig Drive
Orgaard Drive – Fettig Drive to 100' south of Fettig Drive
Koenig Drive – Holmes Drive to 100' south of Fettig Drive
Smette Bend – 100' east of Hermanson Drive to 155' south of Holmes
Drive
Holmes Drive – Mehrer Drive to 130' east of Mehrer Drive
Holmes Drive – Smette Bend to 150' west of Smette Bend
Fettig Drive – 52nd Street to 130' east of Koenig Drive
Assessment: Per Lot Residential: \$3,481.79

*Unit #4: S. 11th Street – E. Bismarck Expressway to 350' south of E. Bismarck
Expressway
Assessment: Per square foot Commercial: \$0.0525

*Unit #5: Kamrose Drive – 390' north of Rutland Drive to 110' west of Peachtree
Drive
Kamrose Drive – 65' east of Peachtree Drive to Boston Drive
Dortmund Drive – Kamrose Drive to 165' south of Lennox Drive
Baltimore Drive – Santa Fe Avenue to Lennox Drive
Boston Drive – 90' south of Santa Fe Avenue to 165' south of Lennox
Drive
Lennox Drive – Dortmund Drive to 160' east of Baltimore Drive
Lennox Drive – 580' west of Boston Drive to Boston Drive
Assessment: Per Lot Residential: \$1,993.39
Per square foot Commercial: \$.2832

*Unit #6: Country West Road – Clydesdale Drive to Ridge Place
Assessment: Per Lot Residential: \$2,913.86
Per square foot Commercial: \$.0923

Term: 10 Years

Total Assessed
and Financed: \$996,187.21

B. **Street Improvement District No. 586**

Nature of Improvements: Scrub Seal Project with 25% Subsidy

*Unit #1: High Creek Road – 180' north of Ranch Loop to Valley Drive
Ranch Loop – High Creek Road to Mustang Drive
Mustang Drive – High Creek Road to Valley Drive
Crest Circle – High Creek Road to Cul-de-sac
Crest Road – High Creek Road to 130' west
Round Top Road – High Creek Road to 120' east
High Creek Place – High Creek Road to 200' west

*Unit #2: Walter Way – Coleman Street to 150' south of Lone Peak Drive
Lone Peak Drive – Walter Way (N) to Walter Way (S):

*Unit #3: Frost Lane – Roosevelt Drive to Hitchcock Drive
Doubleday Drive – 110' east of Northrop Drive to Hitchcock Drive
Butterfield Drive – Doubleday Drive to Hitchcock Drive
Northrop Drive – Doubleday Drive to 525 feet south of Hitchcock Drive
Meigs Drive – Northrop Drive to 170' east
Hitchcock Drive – Roosevelt Drive to 210' east of Tyndale Drive
Tyndale Drive – Hitchcock Drive to 180' north
Tyndale Circle – Hitchcock Drive to Cul-de-sac

*Unit #4: Tower Avenue – Washington Street to Mandan Street
Avenue F – Washington Street to Mandan Street
Avenue E – 1st Street to 3rd Street
Avenue D – Washington Street to 3rd Street
Avenue B – Washington Street to 3rd Street
Avenue A – Washington Street to 3rd Street
Mandan Street – Avenue E to Rosser Avenue
1st Street – Boulevard Avenue to Rosser Avenue
2nd Street – Boulevard Avenue to Rosser Avenue

Assessment: Per lot Residential Units 1-4: \$820.56
Per square foot Commercial Units 1-4: \$.1870

Term: 3 Years

Total Assessed
and Financed: \$540,071.06

C. **Street Improvement District No. 590**

Nature of Improvements: Construct New Pavement

*Unit #1: Hamilton Street – Century Avenue to 150' South of Century Avenue

Assessment: Per lot Residential: \$68,394.38 (1 lot)
Per square foot Commercial: \$2.1788

Term: 15 years

Total Assessed
and Financed: \$205,183.14

D. **Water Improvement District No. 334**

Nature of Improvements: Watermain Extensions

*Unit #1: Hamilton Street – Century Avenue to 165' South of Century Avenue

Assessment: Per square foot Commercial: \$0.3680

Term: 15 years

Total Assessed
and Financed: \$104,031.36

E. **Street Improvement District No. 591**

Nature of Improvements: Construct New Pavement

*Unit #1: Vermont Avenue – Burlington Drive to 370' East

Assessment: Per lot Residential: \$14,344.04 (1 lot)
Per square foot Commercial: \$1.9186

Term: 15 years

Total Assessed
and Financed: \$294,604.49

F. **Sanitary Sewer Improvement District No. 585**

Nature of Improvements: Sanitary Sewermain Extensions

*Unit #1: Vermont Avenue – Burlington Drive to 380' East

Assessment: Lots 4-5, \$5,269.58 - Cost of 1/3 a manhole and cost of pipe adjacent to lot
Lot 12, \$26,551.37 - 1/2 the project cost less Lots 4-5 cost
Lots 1-2, \$26,551.37 - 1/2 the project cost less Lots 4-5 cost, equally divided among the 16 parcels occupying that lot.

Term: 15 years

Total Assessed
and Financed: \$58,372.32

G. **Sewer Improvement District No. 586**

Nature of Improvements: Construct Local Storm Sewer

*Unit #1: Vermont Avenue – Burlington Drive to 350' East

Assessment: Per square foot Commercial: \$.3141

Term: 15 years

Total Assessed
and Financed: \$427,624.80

H. **Water Improvement District No. 335**

Nature of Improvements: Watermain Extensions

*Unit #1: Vermont Avenue – Burlington Drive to 400' East

Assessment: Lot 12, \$64,170.12 - 1/2 the project cost
Lots 1-2, \$64,170.12 - 1/2 the project cost, equally divided among the 16 parcels occupying that lot.

Term: 15 years

Total Assessed
and Financed: \$128,340.24

I. **Continuous Districts**

Nature of Improvements: Park 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.

*Park Improvement District No. 200 (70 parcels) \$114,433.74

Term: 15 years

Assessment Basis

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

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

V. Determine Benefit of Improvement Districts

VI. Confirmation Of Assessment Lists

VII. Upcoming Proposed Policy Changes

- a. Half Cent Sales Tax Eligible Roadways - Water Main and Sanitary Sewer Assessments
- b. Adjustment of factors for small parcels

VIII. Next Meeting

IX. Other Business

X. Adjourn