



Special Assessment Commission

September 10, 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

- II. Approval of Meeting Minutes
- III. Public Comment
- IV. Review Of And Hearings On Improvement Districts

A. **Sewer Improvement District No. 582**

Nature of Improvements: Construct Local Storm Sewer

*Unit #1: All of Paradise Valley addition.

Assessment: Per square foot Residential: \$.7659
Per square foot Commercial: \$1.5321

Term: 15 Years

Total Assessed
and Financed: \$4,710,385.35

B. **Street Improvement District No. 581**

Nature of Improvements: Construct New Pavement

*Unit #1: Fisher Lane - South Washington Street to Boston Drive
Paradise Drive - Rutland Drive to 240' west of Rutland Drive
Rutland Drive - East Burleigh Avenue to Paradise Drive
Rutland Circle - Paradise Drive to cul de sac
Balerud Drive - Fisher Lane to 405' south of Fisher Lane
Boston Drive - East Burleigh Avenue to 405' south of Fisher
Lane

Assessment: Per lot Residential: \$6,778.50
Per square foot Commercial: \$1.4202

Term: 15 years

Total Assessed
and Financed: \$1,711,112.30

C. **Street Improvement District No. 585**

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

*Unit #1: Lasalle Drive – 170' east of Autumblaze Way to 150' east of Fountainblue Drive
Mellowsun Drive – 260' north of Lasalle Drive to Medora Avenue
Fountainblue Drive – Lasalle Drive to Medora Avenue

*Unit #2: Lasalle Drive – 160' west of Hudson Street to Weyburn Drive
Hudson Street – Lasalle Drive to Weyburn Drive
Weyburn Drive – 130' south of Lasalle Drive to Normandy Street
Windsor Street – 120' south of Lasalle Drive to 550' south of Lasalle Drive

*Unit #3: Skyline Boulevard – State Street to 19th Street

19th Street – Skyline Boulevard to 320' north of 43rd Avenue

*Unit #4: Kavaney Drive – Turnpike Avenue to Capitol Avenue
Northridge Drive – Turnpike Avenue to Capitol Avenue
Dakota Drive – Turnpike Avenue to Capitol Avenue

*Unit #5: 10th Street – Boulevard Avenue to Avenue C
11th Street – Boulevard Avenue to Avenue C
12th Street – Boulevard Avenue to Avenue C
13th Street – Boulevard Avenue to Avenue C
14th Street – Boulevard Avenue to Avenue C
15th Street – Boulevard Avenue to Avenue C
Avenue F – 9th Street to 16th Street
Avenue E – 9th Street to 16th Street
Avenue D – 9th Street to 16th Street
Avenue C – 9th Street to 16th Street
Alley Between 9th Street and 10th Street – Boulevard Avenue to Ave F
Alley Between 9th Street and 10th Street – Avenue E to Avenue D
Alley Between 10th Street and 11th Street – Avenue E to Avenue D
Alley Between 11th Street and 12th Street – Boulevard Avenue to Ave D

*Unit #6: Alley between 9th Street and 10th Street – Avenue F to Avenue E
Alley between 10th Street and 11th Street – Boulevard Avenue to Avenue E
Alley between 13th Street and 14th Street – Boulevard Avenue to Avenue F

*Unit #7: 24th Street – Main Avenue to Front Avenue
Railroad Avenue – 24th Street to 26th Street

*Unit #8: Wachter Avenue – Washington Street to University Drive
Laredo Drive – Billings Drive to Houston Drive
Macon Drive – Laredo Drive to Houston Drive
Houston Drive – Billings Drive to Macon Drive

*Unit #9: Rutland Drive – Washington Street to 50' south of Freiburg Lane
Dortmund Drive – 200' north of Brandenburg Loop to 110' south of Freiburg Lane
Brandenburg Loop – Dortmund Drive to Freiburg Lane
Freiburg Lane – Dortmund Drive to 140' east of Brandenburg Loop

Assessment: Per lot Residential: \$3,055.35
Per square foot Commercial: \$.3241
Per lot Residential Alley Unit 5.5: \$918.97
Per lot Residential Alley Unit 6: \$2,951.54
Per square foot Commercial Alley Unit 6: \$0.8384

Term: 7 years

Total Assessed
and Financed: \$3,957,167.11

D. **Street Improvement District No. 587**

Nature of Improvements: Resurface with 25% subsidy applied

*Unit #1: Yegen Road – Hagen Drive to University Drive
Lincoln Road – Yegen Road to 600' east

Assessment: Per square foot Commercial: \$0.0195

Term: 7 years

Total Assessed
and Financed: \$603,938.47

E. **Street Improvement District No. 588**

Nature of Improvements: Concrete Pavement Repair - Resurface with 25% subsidy applied

*Unit #1: 3rd Street – Main Avenue to Bismarck Expressway

Assessment: Per square foot Commercial: \$.2348

Term: 10 Years

Total Assessed
and Financed: \$850,695.98

F. **Street Improvement District No. 589**

Nature of Improvements: Construct New Pavement

*Unit #1: Idaho Drive – Calgary Avenue to 230' west of North 19th Street
Oregon Drive – 235' west of North 19th Street to cul-de-sac

Assessment: Per square foot Commercial: \$1.1628

Term: 15 years

Total Assessed
and Financed: \$635,048.61

G. **Street Improvement District No. 599**

Nature of Improvements: Construct New Pavement

*Unit #1: 15th Street – 43rd Avenue to 375 LF north of 43rd Avenue

Assessment: Per square foot Commercial: \$1.0291

Term: 15 years

Total Assessed
and Financed: \$186,599.56

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. Next Meeting

VIII. Other Business

IX. Adjourn