

OFFICIAL PROCEEDINGS
Special Assessment Board
September 18, 2018 9:00AM
City Hall – Williston, North Dakota

1. Roll Call of Board Members

PRESENT: John Voll, Jory Meyer and Craig McIvor

OTHERS PRESENT: John Kautzman, Bob Hanson, Kathy Kimley and Dave Wicke

2. Special Assessment Districts:

A) District 15-3 – Amended Water, Sewer & Street Improvements

City Engineer Bob Hanson presented the following;

This was created to construct the water, sewer and street systems supporting the new High School and the development area between the new High School and 26th Street. These development areas consist of Block 1 and Block 4 of the National Guard Subdivision. The original district was east of 44th Ave. The area to the west of 44th Ave was not included in the original district, as we did this on purpose, at the time we were working with the Hagen Family and their development group on the low income housing and wanted to limit the assessment costs. That project has gone dormant and the Hagen Family has approached us with the idea of taking the assessments from Lot 1, Block 1 of the National Guard Subdivision and spread it out across Lot 4. We have done this on a square foot basis. If you refer to the second page of the handout the area in yellow, assessments were \$1.3 million and if we pro-rate the assessment the \$1.3 million across Lot 1, Block 1 and Block 4, you wind up with Lot 1's assessment being reduced to \$348,000 and Block 4 with an assessment of approximately \$1 million. These numbers appear to be large; however, these are large pieces of ground and for an average house lot, it works out to be about \$6,000 per lot. Total parcel assessment for project is \$1,008,563.99

Motion by Meyer, Seconded by Voll, to make a motion to extend a recommendation the City approve

UNANIMOUS BY VOICE VOTE

B) District 17-2 – Water, Sewer & Street Improvement District

Bob indicated he noted in his memo incorrectly, this District is actually 17-2.

This District was created to reconstruct the water and sewer systems and the streets along 1st & 2nd Avenues East between 6th & 11th Street and associated streets (behind First Lutheran Church). As per current City policy the City paid for the costs of replacing the water and sewer systems and 2/3 of the street reconstruction costs. The remaining 1/3 of the street reconstruction costs are assessed to the benefitted properties on a front foot basis. The cost was a bit less than the preliminary estimate. Individual property owners who requested that their sidewalks be replaced as part of the project were assessed individually for the cost of the work they requested. We have had one property owner, First Lutheran Church, question their assessment and it has to do with the sidewalk replacement, which I am looking into and if there is an adjustment that needs to be made it will be done. Other than that one, we have not received any additional complaints or protests.

It was asked if there is a common equation, as far as all the different factors. Bob indicated the assessment is based on a front foot basis, which is defined by the 50 foot side, which is the front side. Corner lots would be charged the front foot, plus half of the side yard. Total parcel assessment for project is \$888,247.16.

**Motion by Meyer, Seconded by Voll, to move to approve
UNANIMOUS BY VOICE VOTE**

C) District 18-2 – Street Improvement District

This District was created for the mill & overlay of 4th Avenue West between 14th & 19th Street, associated side streets and 22nd Street between 2nd & 4th Avenues West. As per City policy the City paid for 50% of the project's costs with remaining 50% being assessed to the befitted properties on a front foot basis. Total parcel assessment for project is \$175,136.40.

**Motion by Meyer, Seconded by Voll, to make a motion to move to approve
UNANIMOUS BY VOICE VOTE**

3. Adjourned Meeting at 9:15am

**Motion by Meyer, Seconded by Voll, to make a motion to close the meeting
UNANIMOUS BY VOICE VOTE**

Howard Klug, President
Board of City Commissioners

John Kautzman, City Auditor