

**AGENDA**  
**SPECIAL ASSESSMENT COMMISSION PUBLIC HEARING**  
**Tuesday, September 13, 2022 @ 5:30 p.m.**  
**“Bosh Froehlich Meeting Room”**  
**Mandan City Hall**

**A. Roll call:**

1. Special Assessment Commission - Members Sherwin Wanner, Mike Kennedy and Chairman Keith Winks
2. City Officials – Engineering Director Justin Froseth, Project Engineer Deanna Mussatti

**B. Public Hearing on the following districts:**

**1. Street Improvement District #219 (1806 North Reconstruction)**

Street improvements from exit 153 to Mandan Avenue, Old Red Trail, and 1806 North to 27<sup>th</sup> Avenue. Resurfacing and painting the lines on the ramps at exit 153, which was all paid for by the State. Spot improvements of concrete panels on Mandan Avenue between the exit ramps and the refinery entrance and realigned the turn to increase traffic flow. Reconstruction of Old Red Trail. Improved base, installed concrete pavement, and widened the road to allow turn lanes and street lights installed. Roundabout installed at Collins and Old Red Trail intersection. 1806 North from the roundabout was milled and overlaid, widened and adjusted the slope of the shoulder to the ditch. The road widening allowed the installation of turn lanes at 27<sup>th</sup> Street for northbound and southbound traffic. This project was overseen by the ND DOT with the City of Mandan being responsible for 10% of the construction costs.

*Motion to approve*

**2. Street Improvement District #220 (Lakewood)**

A portion of McKenzie Drive was milled and overlaid. Reconstruction of 21<sup>st</sup> Street SE between 40<sup>th</sup> Avenue SE and Shoal Loop SE; Borden Harbor Drive between South Bay Drive SE and Harbor Trail SE; Bayside Drive, North Shore Loop and a part of 46<sup>th</sup> Avenue SE between McKenzie Drive and 31<sup>st</sup> Street SE. All streets received chip seal. The District goes from 40<sup>th</sup> Avenue SE to the Missouri River and Memorial Highway to Lakewood Drive SE and Captain Marsh Drive from Marina Road SE to the intersection of Captain Leach Drive. City of Mandan is paying a 20% portion for the reconstruct areas from the City Sales Tax Fund.

*Motion to approve*

**3. Street Improvement District #221 (Cypress Grove Phase II)**

Street construction including installation of curb and gutter, asphalt streets, lighting, chip seal and storm sewer. The project was on Amari Loop NW. The assessments are equally assigned to the properties along Amari Loop NW.

*Motion to approve*

**4. Water and Sewer District #63 (North Central Trunk Sewer)**

Construction of a lift station and force main line along 1806 North between Old Red Trail and 38<sup>th</sup> St. This District brings sewer service further north to new developments. Residents currently connected to city sewer lines were not included in this District. The City of Mandan is contributing \$250,000 towards the project through the utility fund because there is some shared benefit for the existing sewer system due to this project.

*Motion to approve*

**C. Adjourn.**

1806 North Reconstruction SID 219

The calculation was changed a bit which changed some properties. Some properties were adjusted for size, split, or taken out for undevelopable land. Some lots were adjusted for credit from previous project.

655583400 Tesoro property adjusted for credit

655263050 Tesoro property adjusted for credit

New parcel

656137740

656137660

Old parcel

656137730

656137710

Lakewood SID 220:

A few parcels have a couple hundred dollars difference because of changes in acres making them a little bigger or a little smaller.

656110385 went from \$3,616 to \$15,866; wasn't listed as commercial in original assessment spreadsheet so was calculated lower.

655513600 went from \$803.62 to \$36,049; wasn't listed as commercial in original assessment spreadsheet so was calculated lower.

Some parcels were combined or split. Some were taken out because they were harbor lots.

New parcels

656135485

656135475

656116925

656135495

Deleted parcels

655094100

656116025

655094150

653772350

Cypress Grove SID 221 we didn't adjust.

North Trunk Sewer WS 63

Parcels were adjusted for being split, combined, or sold. Some properties were added. Residential lots went down with adjusted amount attributed to them. Heck Addition Lots were renumbered.

Properties were taken out of the assessment because they aren't developed.

656139275 is not being assessed; developer will make a playground or sold to Mandan Parks for a playground.

656139310 is not being assessed; storm water site

656139315 is not being assessed; new pump house and will be sold to city

655586540 wasn't listed on published list from 8/19.

655586400 went from \$265,766 to \$255,096; adjusted for area. Only partial property benefits from project.