

**CITY OF PARK RIVER, NORTH DAKOTA, SPECIAL ASSESSMENT
COMMISSION MEETING, THURSDAY, JULY 27, 2017 AT 12:00 P.M.**

Published Subject to the Governing Body's Review and Revision

The Special Assessment Commission met at the Park River City Council Chambers on Thursday July 27, 2017 at 12:00 P.M.

Chairperson Dr. Mark Helgeson called the meeting to order at 12:00 PM to decide special assessments for properties in the Street Improvement District 2017-1 defined area. The following were present; Commission Members Judy Troftgruben and Eugene Bossert, Financial Analyst Ryan Graf of AE2S Nexus, City Coordinator/Auditor Nancy Thompson and Assessor/Deputy Auditor Ann Berg.

Graf reported the current cost of the project is at \$767,910 and presented assessment costs and benefits by property frontage, per parcel and area based. Graf explained that commercial properties generate more traffic than residential properties and generally are assessed at a higher rate and the figures for the commercial examples were derived using a three multiplier.

Thompson explained the method the Commission decided to use would be used for all future street improvement special assessments. The frontage method favors parcels not located on corner lots as they have property bordering only one street whereas corner lots border two streets; the parcel based method assesses parcels only and with most property owners having one parcel is the most equal assessment; the area based method is based on the square foot area of each property owner and benefits the smaller properties leaving larger properties to carry a majority of the assessment costs.

Graf noted the figures in the examples for residential per parcel assessment are \$5,567.55 with the commercial per parcel assessment figure at \$16,702.64. A listing of parcels with assessment costs will be given to Thompson and Berg for the notice publication as required by NDCC.

Berg reminded the Commission when the North Star Addition street assessments were done they were per parcel and each parcel was assessed the same rate rather than by frontage or total area. Berg also noted the figures presented for this project do not include interest or loan admin fees which will increase the total cost over the 20 year life of the loan. The \$5,567.55 residential parcel cost would split out to be approximately \$278.00 per year without interest or admin fees.

After the information was presented Bossert thought assessing by parcels was the fairest method of spreading the assessment costs to the property owners with all residential parcels at the same rate of \$5,567.55 per parcel and all the commercial parcels at the three multiplier rate of \$16,702.64 per parcel.

Chairperson Helgeson asked for a recommendation from the Commission Members. Bossert moved and Troftgruben seconded to recommend assessing all residential parcels at \$5,567.55 each and all commercial parcels using a three multiplier at \$16,702.64 each for the Street Improvement District 2017-1 project. Upon vote all voted aye and the Chairperson declared the motion passed.

Being no further business, Bossert moved to adjourn at 12:35 PM.

Chairperson, Dr. Mark Helgeson

Respectfully Submitted By

Ann Berg, Assessor/Deputy Auditor