

**CITY OF OAKES, DICKEY COUNTY, NORTH DAKOTA**

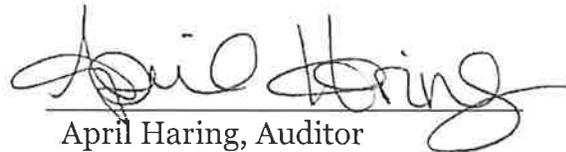
**NOTICE OF CONFIRMATION  
OF SPECIAL ASSESSMENT LIST FOR  
STREET IMPROVEMENT DISTRICT 2015-1**

**NOTICE OF HEARING**

Notice is hereby given that the Assessment List setting forth the amounts assessed against each lot or tract of land benefited by the improvement for Street Improvement District 2015-1 were confirmed by the Special Assessment Commission on July 20, 2015, and is on file with the City Auditor and open to inspection by the public.

Notice is further given that the governing body of the City of Oakes, North Dakota, will meet at the Oakes Armory, Oakes, North Dakota, at 6:00 pm, on August 10, 2015, to act upon the foregoing Assessment List. Prior to the meeting, any aggrieved person may appeal from the action of the Special Assessment Commission by filing with the undersigned City Auditor a written notice of appeal stating therein the grounds upon which such appeal is based.

**CITY OF OAKES, NORTH DAKOTA**

A handwritten signature in cursive script, appearing to read "April Haring", written over a horizontal line.

April Haring, Auditor  
City of Oakes, ND

**SPECIAL ASSESSMENT COMMISSION  
CITY OF OAKES, DICKEY COUNTY, NORTH DAKOTA**

**CERTIFICATION OF SPECIAL ASSESSMENT LIST  
FOR STREET IMPROVEMENT DISTRICT 2015-1**

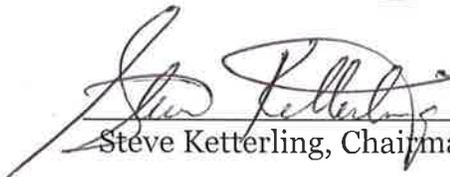
The undersigned, constituting a majority of the Special Assessment commission of the City of Oakes, North Dakota (the "City"), Dickey County, North Dakota, do hereby certify that attached hereto as Attachment 1 is a complete list of particular lots and tracts of land which in opinion of the Commission are especially benefited by the construction of improvements for Street Improvement District 2015-1; and the same is a true and correct assessment of the property therein described according to the best judgment of the majority of the members of such Commission; and that the several items of expense included in such assessments are as follows to wit:

The costs to be assessed for the District are as follows:

TOTAL CONSTRUCTION	\$1,481,733.75
ENGINEERING	\$247,300.00
ADMINISTRATION	\$58,500.00
LEGAL	\$9,000.00
PUBLISHING	\$2,000.00
CONSTRUCTION INTEREST	\$57,000.00
CONTINGENCY	\$138,466.25
BOND DISCOUNT	\$20,000.00
<b>TOTAL PROJECT COST</b>	<b>\$2,014,000.00</b>
<b>TOTAL ASSESSED AMOUNT</b>	<b>\$2,014,000.00</b>

Dated this 20<sup>th</sup> day of July, 2015.

  
Doug Sitzler, Chairman

  
Steve Ketterling, Chairman

  
Gary Schnell, Chairman

**MINUTES OF THE SPECIAL ASSESSMENT COMMISSION  
HEARING ON PROTESTS AND  
CONFIRMATION OF ASSESSMENTS**

**CITY OF OAKES, DICKEY COUNTY, NORTH DAKOTA  
JULY 20, 2015**

**STREET IMPROVEMENT DISTRICT 2015-1**

The Special Assessment Commission of the City of Oakes, North Dakota (the "City") acting in its capacity convened its meeting at 4 pm at City Hall, Oakes, ND.

The following members were present: Steve Ketterling, Doug Sitzler, and Gary Schnell. Visitors present: City Auditor April Haring, Gary Visto, and Robert Schaefer.

The City Auditor reported that the publication of the Notice of Hearing on the Assessment List was completed by publication in the Oakes Times, the official newspaper for the City of Oakes, on July 2, 2015, and July 9, 2015, and the first publication was more than 15 days prior to this July 20, 2015, hearing date.

Assessments and methodology were reviewed on determining values and payments. Then the meeting was open for consideration of protests filed prior to the meeting and the protests made by the property owners present. No written protests were received.

Errors were found after publication regarding incorrect measurements and classifications of properties. (listed in Exhibit A)

Robert Schaefer questioned the amount assessed to his property, Parcel Number 10669000. His recorded survey indicates only 31 feet of frontage, not the 50 feet stated on the calculations.

Gary Visto addressed the Commission of calculations for gravel roads, he disagreed with amount of 75% assigned. He questioned the total assessment of his parcels in Block 2 Vistos. The total assessment of Parcel Numbers 10752000 and 10755000 were greater than the entire block in Parcel Number 10751000.

Action was taken thereon by unanimous vote of all Commission members present as set forth in Exhibit A attached hereto and made apart hereof.

The Chairman called for confirmation of the Assessment List for the Districts, as the same appears as Exhibit B attached hereto, as corrected from the adjustments noted in Exhibit A (if any).

Commissioner Ketterling introduced and Commissioner Schnell second the following resolution and moved its adoption:

WHEREAS, special assessments for Street Improvement District 2015-1 have been assessed against the benefited properties within the City; and

WHEREAS, the statutory notice has been published and provided to the property owners as required by law, providing an opportunity for all property owners to appear on July 20, 2015, at 4pm for the purpose of objecting to assessments to the lots or tracts of lands to be assessed; and

WHEREAS, unanimous action has been taken in correcting the Assessment List as authorized by Section 40-23-11, North Dakota Century Code, as amended, (see Exhibit A attached);

NOW, THEREFORE, BE IT RESOLVED by the Special Assessment Commission that the Assessment List, as corrected and attached hereto as Exhibit B, be hereby in all things confirmed, subject to the right of appeal by aggrieved parties and further action hereon by the City at its meeting scheduled for August 10, 2015, at 6:00 pm, to be held at Oakes Armory, Oakes, North Dakota.

BE IT FURTHER RESOLVED that the Assessment List, attached hereto as Exhibit B, be filed in the office of the City Auditor and such List to remain open for inspection by the public pending hearing on the assessment by the governing body of the City.

Dated this 20<sup>th</sup> day of July, 2015.

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Doug Sitzler, Chairman  
City of Oakes, ND

**SPECIAL ASSESSMENT COMMISSION  
EXHIBIT A**

**CITY OF OAKES, DICKEY COUNTY, NORTH DAKOTA  
JULY 20, 2015**

**STREET IMPROVEMENT DISTRICT 2015-1**

Adjustments were approved by the Commission on the existing Assessment List as follows:

- (i) Correct total assessment for parcels 10665000, 10666000, 10666001, and 10667000. Property owner has additional assessment for curb and gutter but front footage has discrepancies between calculations.
- (ii) Correct front footage and assessments for parcels 10590001, 10590002, and 10590003. Total amount of front footage was distributed incorrectly among properties.
- (iii) Removed assessment for parcel 10725000, property has no public access.
- (iv) Correct front footage of parcel 10669000 to 31 feet as shown on recorded survey.
- (v) Remove assessment for parcel 10752000, property is vacant lot to other parcel.

Motion made by Ketterling, seconded by Schnell, and the Commission voted as follows:  
Sitzler voted Yes.  
Ketterling voted Yes.  
Schnell voted Yes.

**EXCERPTS FROM MINUTES OF MEETING  
SPECIAL ASSESSMENT COMMISSION  
CITY OF OAKES, DICKEY COUNTY, NORTH DAKOTA  
HELD JULY 20, 2015**

A meeting of the Special Assessment Commission of the City of Oakes, Dickey County, North Dakota, was held at Oakes City Hall in the City of Oakes on July 20, 2015 at 4:00 PM.

Commissioners present were: Steve Ketterling, Doug Sitzler, and Gary Schnell.

Commissioner Ketterling introduced and moved adoption of the following:

**RESOLUTION CERTIFYING SPECIAL ASSESSMENT LIST BY SPECIAL  
ASSESSMENT COMMISSION FOR  
STREET IMPROVEMENT DISTRICT 2015-1**

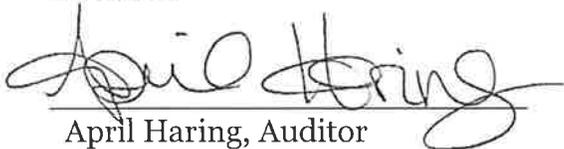
**BE IT RESOLVED** by the Special Assessment Commission of the City of Oakes, North Dakota that the Oakes Special Assessment Commission does hereby certify the special assessment list attached hereto and made a part of this resolution for Street Improvement District 2015-1.

The commission considered empty lots, franchise business lots, railroad, government, mobile home, residential, commercial vacated buildings and other parcels within the city limits of Oakes, North Dakota in determining assessments.

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Doug Sitzler, Chairman  
Special Assessment Commission

ATTEST:



April Haring, Auditor  
City of Oakes, ND

The motion for adoption of the foregoing Resolution was duly seconded by Commissioner Schnell. On roll call vote, the Special Assessment Commission voted as follows:

Commissioner Doug Sitzler voted Yes.

Commissioner Steve Ketterling voted Yes.

Commissioner Gary Schnell voted Yes.

Said Resolution was declared duly passed and signed by the Chairman and attested by the City Auditor.