

SPECIAL ASSESSMENT COMMISSION MEETING
November 24, 2025

Pursuant to due call and notice, the Special Assessment Commission met on Monday, November 24, 2025 at 5:30 PM at City Hall.

1. CALL TO ORDER

City Administrator Dustin Dassinger called the meeting to order at 5:30 PM

2. ROLL CALL

Present were: Suzi Sobolik, Trevor Ernst and Adam Brezinski

Also present: Joshua Skluzacek, Attorney Stephen Fetch, and Rita Binstock
Natalie Birchak, Scott Schneider, Jeremy Easum
Kris Keller, Dustin Dassinger

Absent: None

3. APPROVAL OF MINUTES

N/A

4. TERM LIMITS FOR COMMISSION MEMBERS:

City Administrator Dustin Dassinger thanks everyone for coming to the Special Assessment Commission Meeting.

City Engineer Joshua Skluzacek explains the criteria of being on the Special Assessment Commission.

City Administrator Dassinger states the special assessment commission terms are one year, two year, and three year. The one-year term board member will become the President for that year. After discussion the board members had decided to place Adam Brezinski as a one-year term and the President; Suzi Sobolik will complete the two-year term and Trevor Ernst will complete the three-year term. These terms are according to 40-23-01.

5. PUBLIC HEARING – 2026 ROAD MAINTENANCE

President Adam Brezinski opens the public hearing at 5:40 p.m.

City Engineer Josh Skluzacek presents the 2026 Road Maintenance Special Assessments and 2026 Utility and Street Improvement Project Special Assessments. He states having the special assessment district will benefit the properties in a manner to improve the areas and the city areas. He states special assessments do not outweigh the project costs. This will be a significant benefit to the area to this area. Engineer Skluzacek states the City will follow the ten-year treasure and take an average of the daily yield. The average is 4.1%. He updates the Commission on the benefits of this project which include full depth repairs of failed road sections in order to extend the pavement life.

Engineer Skluzacek states the bids for this project are anticipated to be in January, 2026. Engineer Skluzacek states the location of this project is on Enterprise Avenue, Alder, Box, Cherry, Dell, Elm, Franklin, 8th Avenue East, 7th and 8th Street East, Bighorn Drive, 9th Avenue East, along with an area of Kuchenski, Rivershore, etc. Engineer Skluzacek states the special could be figured by square foot. He states sidewalk and driveways in the public right away will be the responsibility of the property owner. Engineer Skluzacek states the streets in these areas are not in good shape. He states there are a number of blocks that need to be replacement of the watermain and service lines need to be replaced. He states the city does have a .5% loan and 75% loan forgiveness for lead service line replacements only. There has not been a requirement for anyone to pay of the lead line replacements to the homeowner. He states that in 2019 the curb, gutter and sidewalks were worked on and 2024 only the sidewalk was special to the property owners. The roadway is in very poor condition. He states that there is a handful of spots that sanitary sewer will be repaired and/or replaced.

Jeremy Easum states only one parcel stands out on this project and it is on the west end of Kuchenski drive. He states it has a retaining wall that is needed. He states in some areas there is no need for sidewalk improvements. The address for this property so 483 Kuchenski Drive.

Engineer Skluzacek states the property does have a retaining wall and in order to make the

OFFICIAL MINUTES PREPARED BY:

Rita Binstock, Assistant to City Administrator

APPROVED BY:

Josh Skluzacek, City Engineer

Adam Brezinski, President

Date: June 24, 2026