
City of Grand Forks
Staff Report
Finance Committee, August 11, 2014
City Council, August 18, 2014

Agenda Item: Assessment district project #4768.1 – Storm Lift Station #84 District #398.1 for newly annexed property in the future assessment district. The property is located in the north 140' of Lot 1, Block 5, Adams Dobmeier Second Subdivision.

Submitted by: Maureen Storstad, Director of Finance & Administration Services

Staff Recommended Action: Include newly annexed property within the special assessment district #398.1 and authorize subsequent assessment for Storm Lift Station #84 to newly annexed property.

Committee Recommended Action:

Motion by Weber and Mock to move approval and move to City Council. Motion carried.

Council Action:

BACKGROUND: In 1999 Storm Lift Station #84, project #4768, was assessed to properties in district #398. Also included in the district is a future assessment area. We are now proposing to assess newly annexed property within the north 140' of Lot 1, Block 5, Adams Dobmeier Second Subdivision.

ANALYSIS AND FINDINGS OF FACT:

- The Special Assessment Commissioners found that all properties within the district area and a future assessment area would benefit from Storm Lift Station #84 and, therefore, should all be assessed equally.
- Staff is assessing newly annexed property on a timely basis.
- The dollar amount of this assessment to the newly annexed properties is \$4099.59.
- Property on the listing have not been previously assessed for the project.

SUPPORT MATERIALS:

- Engineer's Report showing timeline and special assessment district map.
- Spreadsheet calculating benefit to new property.

APPROVED & ACCEPTED
by City Council

8/18/14

Maureen Storstad
Maureen Storstad
City Auditor

ENGINEER'S REPORT

District No. 398.1

(Project No. 4768.1)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 4768.1 benefiting

District No. 398.1

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Storm Sewer Lift Station

2. Location:

Described as follows:

North 55th Street & 6th Ave. North

3. Feasibility and cost:

In the opinion of the undersigned, the improvement is feasible and the probable assessed cost thereof is estimated to be approximately \$4,099.59, including construction, engineering, financing, contingencies, and other incidental costs.

4. A map of the district is attached.

Date

Allen R. Grasser, PE – City Engineer

Total1 Project Cost	\$678,600.00
Future Assessment Area	\$94,073.45
District 392.1 Share	\$4,099.59

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Storm Sewer Lift Station #84
 Project Number 4768.1

District No. 398.1

- Water
- Sewer
- Water & Sewer
- Sidewalk
- Other Storm Lift Station

This timetable prepared by Emily Fossen
 Revised by _____

Date 8/1/14
 Date _____

Action

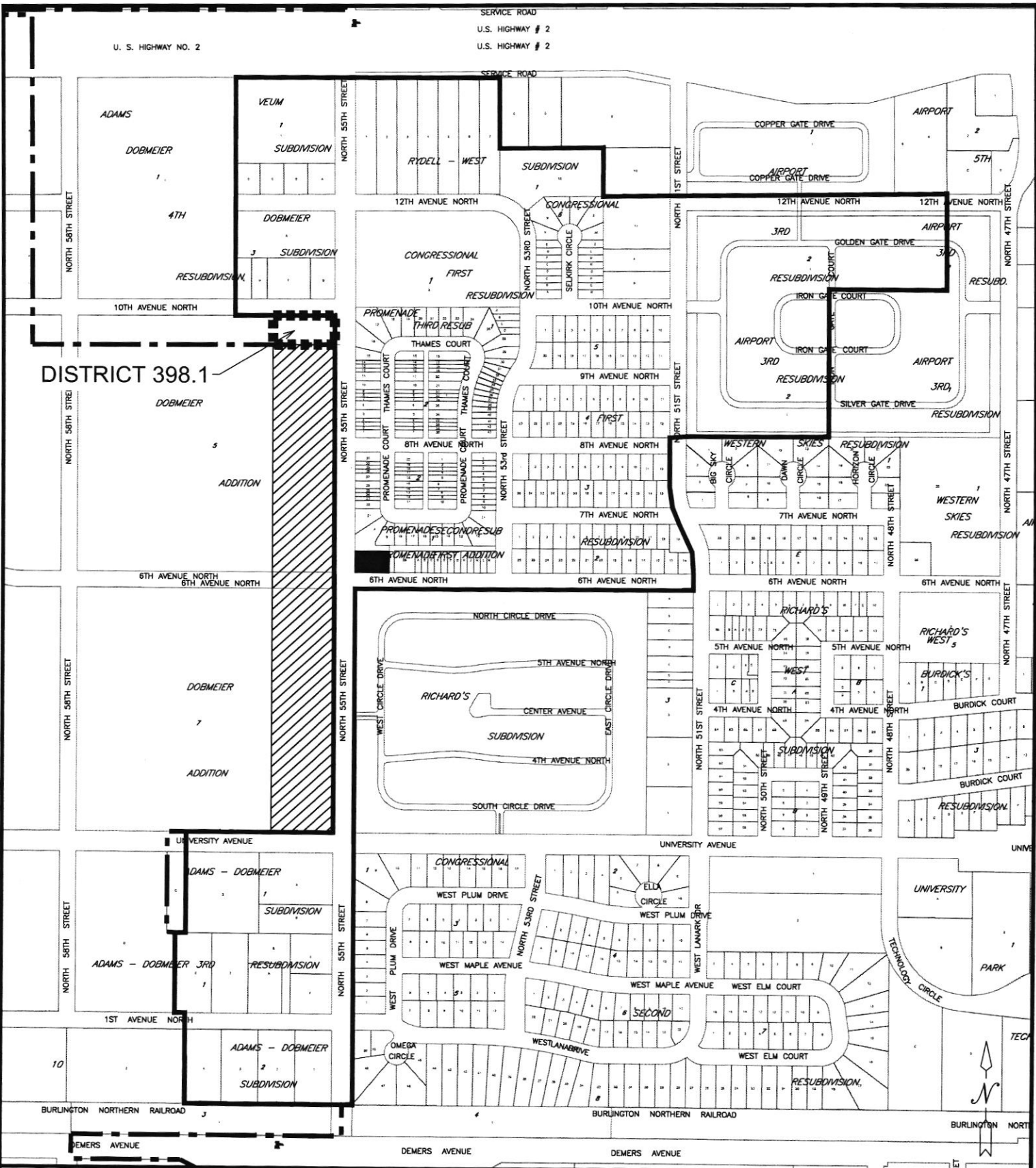
Date of Action

Action	Date of Action			Approved
	Other	Committee	Council	
Approval of Engineers Report including estimate. Resolution creating assessment district. Direct engineering to prepare plans & specifications, and advertise for construction bids.		8/11/14	8/18/14	
*Notices sent to property owners.	Week of 8/18/14			
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 8/18/14			
Approval of plans & specs/set bid date.				
**Advertisement for bids prepared.				
*Advertisement for bids published.				
Discuss Project. (Optional)				
***Bids received, opened & tabulated.				
Recommend award of contract.				
Award Contract.				

*Responsibility of Finance & Administrative Services Office

**Responsibility of Engineering Department.

***Responsibility of Finance & Administrative Service Office & Engineering Department.



STORM LIFT STATION #84

CITY PROJECT # 4768.1

DISTRICT # 398.1

- CITY LIMITS
- DISTRICT 398.1
- ASSESSMENT DISTRICT BOUNDARIES
- PROJECT LIMITS
- FUTURE ASSESSMENT DISTRICT

STORM LIFT STATION #84
PROJECT 4768.1 DISTRICT # 398.1

Property Number	Name	Legal Address	SQUARE FEET	0.125140 SQ FT	TOTAL ASSESSMENT	LESS PREVIOUS ASSESSMENT	DEPRECIATED TO 78% ASSESSMENT
1123.007.01	EUGENE W. ADAMS	ADAMS DOBMEIER 2ND SUBDIV	42,000.00	\$5,255.88	<u>\$5,255.88</u>	\$0	<u>\$4,099.59</u> \$4,099.59