

SPECIAL ASSESSMENT COMMISSION
Minutes
March 21, 2019 - 9:00 a.m. – Finance Conference Room

Commission Members Present: Brian Poykko, Ryan Graf, Greg Boppre

Finance Staff: Emily Fossen, Amy Lund, Maureen Storstad

Engineering Staff: Shane Duchscher, Jonathan Olson

Meeting was called to order by Poykko.

1) **Approve minutes:** No minutes were presented for approval.

2. Approve Benefit for the following project:

a) Project #7903.0, District #552, Sanitary Sewer-Opportunity Park First Resubdivision:

Project location area consists of the area on S 44th St from 36th Ave S to 40th Ave S and the south line of Lot 1, Block 1, all in Opportunity Park First Resubdivision and on 40th Ave S from 140' east of S 48th St to S 44th St. To serve the following lands platted to the City of Grand Forks: Lots 1, A, B and 3, Block 1 and Lot 2, Block 2, Opportunity Park First Resubdivision. Also serving an unannexed area of Lot 5, Block 1 and Lot 3, Block 2, Opportunity Park First Resubdivision to the City of Grand Forks, North Dakota and an unannexed, unplatted 140' X 1,122.28' strip of land in the north half of the Southeast quarter of Section 19, Township 151 North, Range 50 West of the Fifth Principal Meridian, Grand Forks County, North Dakota, bordering the east lot line of Lot 1, Block 3, Opportunity Park First Resubdivision and running parallel to and south of 40th Ave S.

The benefit received from the project is to provide a safe and sanitary disposal of human waste and other materials to be transported for treatment to the wastewater facility.

The map of the project was presented by the Finance and Engineering Departments.

Motion by Graf, second by Poykko, to assign benefit as follows:

- ***Frontage benefit based on 440 ft of frontage to South 44th Street and 442.12 feet of frontage to the project along the south lot line to Lot 1, Block 1, Opportunity Park First Resubdivision;***
- ***Frontage benefit of 375 ft to Lot A, Block 1, Opportunity Park First Resubdivision;***
- ***Frontage benefit of 225 ft to Lot B, Block 1, Opportunity Park First Resubdivision;***
- ***Frontage benefit of 520 ft to Lot 3, Block 1, Opportunity Park First Resubdivision;***
- ***Frontage benefit based on 558 ft of frontage to South 44th Street to Lot 2, Block 2, Opportunity Park First Resubdivision;***
- ***Frontage benefit to the future assessment area of Lot 3, Block 1, Opportunity Park First Resubdivision based on the 537.48 ft fronting the project on the east lot line and the 1,272.28 ft fronting the project on the south lot line;***
- ***Frontage benefit to the future assessment area of Lot 5, Block 1, Opportunity Park First Resubdivision based on the 442.01 ft fronting the project on the north lot line and the 630.47 ft fronting the project on the west lot line;***
- ***Frontage benefit to the future assessment area south of 40th Avenue South for the 1,312.28 feet fronting the projects along 40th Avenue South;***
- ***Aye: All. Motion Carried.***

b) Project #7904.0, District #553, Watermain-Opportunity Park First Resubdivision:

Project location area consists of the area on 36th Ave S between Columbia Park 22nd and Opportunity Park First Resubdivision, an area on S 44th St between Lot 1, Block 1 and Lot 2, Block 2, and an area on 42nd Ave S running past Lot 3 and 4, Block 1, all in Opportunity Park First Resubdivision. To serve the following lands platted to the City of Grand Forks: Lots B & C, H and G, Block 1, Columbia Park 22nd and Lot 3, Columbia Park 23rd Addition. Lots 1, B, 3 and 4, Block 1 and Lot 2, Block 2, Opportunity Park First Resubdivision. An unannexed 93' X 140' area in the north west corner of Lot 5, Block 1, Opportunity Park First Resubdivision to the City of Grand Forks, North Dakota.

The benefit received from the project is to provide water for consumption and supply of water for fire protection.

The map of the project was presented by the Finance and Engineering Departments.

Motion by Graf, second by Poykko, to assign benefit as follows:

- *Frontage benefit based on 321 feet of frontage to 36th Avenue South to Lot B and Lot C, Block 1, Columbia Park 22nd Addition;*
- *Frontage benefit based on 808 feet of frontage to 36th Avenue South to Lot H, Block 1, Columbia Park 22nd Addition;*
- *Frontage benefit based on 114 feet of frontage to 36th Avenue South to Lot G, Block 1, Columbia Park 22nd Addition;*
- *Frontage benefit based on 440 feet of frontage to South 44th Street and 444 feet of frontage to the project along the north lot line along 36th Avenue South to Lot 1, Block 1, Opportunity Park First Resubdivision;*
- *Frontage benefit of 225 feet to Lot B, Block 1, Opportunity Park First Resubdivision;*
- *Frontage benefit of 520 feet to Lot 3, Block 1, Opportunity Park First Resubdivision;*
- *Frontage benefit based on 560 feet of frontage to South 44th Street and 140 feet of frontage to the project along 36th Avenue South to Lot 2, Block 2, Opportunity Park First Resubdivision;*
- *Frontage benefit to the future assessment area of Lot 5, Block 1, Opportunity Park First Resubdivision based on the 93 feet fronting the project on the west lot line to serve an area of 93' X 140';*
- *Aye: All. Motion Carried.*

b) Project #7905.0, District #553, Storm Sewer-Opportunity Park First Resubdivision:

Project location area consists of the area between Lot 1 and Lot 5, Block 1 in Opportunity Park First Resubdivision. To serve the following lands platted to the City of Grand Forks: Lots 1, A, B and 3, Block 1, Opportunity Park First Resubdivision. Also serving an unannexed area of Lot 5, Block 1, Opportunity Park First Resubdivision to the City of Grand Forks, North Dakota and an unannexed, unplatted 140' X 582' strip of land in the North Half of the Southeast Quarter of Section 19, Township 151 North, Range 50 West of the Fifth Principal Meridian, Grand Forks County, North Dakota, bordering the south lot line of Lot 1, Block 1, Opportunity Park First Resubdivision.

The benefits received from the project are to allow drainage to public and private property to include streets, allows increased impervious surface areas caused by development, safely conveys storm water from the benefiting area and provides sanitary method of moving storm water.

The map of the project was presented by the Finance and Engineering Departments.

Motion by Graf, second by Poykko, to assign benefit as follows:

- *Zero benefit to Lot A and Lot B, Block 1, Opportunity Park First Resubdivision;*
- *Benefit based on 58,212 square feet of drainage along the south lot line to Lot 1, Block 1, Opportunity Park First Resubdivision;*
- *Benefit based on 301,600 square feet of drainage to Lot 3, Block 1, Opportunity Park First Resubdivision;*
- *Benefit to the future assessment area of Lot 5, Block 1, Opportunity Park First Resubdivision based on 81,481.4 square feet of drainage along the north lot line;*
- *Aye: All. Motion Carried.*

3. Other.

Meeting adjourned 9:30 a.m.

Respectfully submitted,

Amy Lund
Accounting Specialist, Sr.