

**SPECIAL ASSESSMENT COMMISSION**  
**Minutes**  
**August 15, 2019 - 10:00 a.m. – Finance Conference Room**

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

**Finance Staff:** Emily Fossen

**Engineering Staff:** Mark Walker

Meeting was called to order by Poykko.

**1) Approve minutes:**

No minutes were presented for approval.

**3. Approve Benefit for the following projects:**

**a) Project #4704.19, District #14, Permanent Flood Protection Project:**

Project location area consists of newly annexed properties to the city of Grand Forks in 2018. To serve the following platted lands to the City of Grand Forks: Lot 7, Lot 9 and Lot 10, Block 1, Danks Second Resubdivision; Lot 1, Block 1, Gornowicz Resubdivision; Lot 1, Block 1, Korynta Second Addition; Lot 1, Lot 2 and Lot 3, Block 1, Maier's Fifth Addition; Lot 3 and Lot 4, Block 1 and Lot 1, Block 3, Opportunity Park First Resubdivision; Lot 4, Block 1, Wells Concrete First Resubdivision. Also serving the following annexed, unplatted parts in Grand Forks Township: A 344' m/l x 140' m/l strip of land adjacent and West of South 42th Street and South of 40<sup>th</sup> Avenue South in the South East Quarter of the North East Quarter in Section 19; the Southern 130' of the 140' wide strip of land adjacent to South 34<sup>th</sup> Street in the South East Quarter in Section 20; part of the South East Quarter of the South East Quarter in Section 20; part of the North East Quarter of the South West Quarter in Section 27; the Northerly 336' m/l of East 140' parallel to Westerly row of Cottonwood Street and lying south of 61<sup>st</sup> Avenue South of the South West Quarter in Section 27; the Easterly 140' of Lot 9, Block 2, Crary's Third Resubdivision; a 140' x 416' m/l strip of land lying adjacent to & South of 60<sup>th</sup> Avenue South and adjacent to & East of the Jay Carlson tract of the South West Quarter in Section 27; commencing at the Southwest corner of Lot 17, Block 1, Crary's Ninth Addition, a strip of land going West 228.55' m/l, then North 1,000.76', then parallel to 57<sup>th</sup> Avenue South, 228.59' East, then South 1,000.76' to the point of beginning of the South West Quarter in Section 27; the East 140' of West 270' less South right of way of 60<sup>th</sup> Avenue South in the North West Quarter of the South West Quarter in Section 27; the Westerly 20.15' of North 190' of the North West Quarter of the North East Quarter in Section 34; the Northerly 190' of the North West Quarter of the North East Quarter in Section 34.

The benefits received for the new flood protection system include:

- a. The project benefits the district by preserving and protecting life, property, public health, public welfare, providing enhanced protection from flooding of the Red River of the North, backup into the English Coulee, flooding of the English Coulee, and protection from overland flooding of developed and undeveloped land which occurs generally from the south and west of the City of Grand Forks;
- b. The project enhanced storm water facilities including pumping capacity and gate closure structures;
- c. The project provides reduction in costs and effects of cleanup following flooding events;
- d. The protection provided by the project extends to existing development within the district and further enhances the potential development of presently undeveloped lots or parcels and land within the district.

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

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

- ***Full benefit based on square footage to all newly annexed property in the district;***

- *Aye: All. Motion Carried.*

**b) Project #4704.91, District #14, Permanent Flood Protection Project-Deferred:**

Project location area consists of newly annexed properties to the city of Grand Forks in 2018. To serve the following platted lands to the City of Grand Forks: Lots 1-24, Block 1; Lots 1-18, Block 2; Lots 1-35, Block 3; Lots 1-34, Block 4; all of Crary's Seventh Addition; Lots 1-20, Block 1 and Lots 1-12, Block 2, Crary's Eighth Resubdivision; Lots 1-17, Block 1 and Lots 1-18, Block 2, Crary's Ninth Addition; Lots 1-10, Block 1; Lots 1-13, Block 2; Lots 1-10, Block 3; Lots 1-15, Block 4; all of Southern Estates Eleventh Addition.

The benefits received for the new flood protection system include:

- a. The project benefits the district by preserving and protecting life, property, public health, public welfare, providing enhanced protection from flooding of the Red River of the North, backup into the English Coulee, flooding of the English Coulee, and protection from overland flooding of developed and undeveloped land which occurs generally from the south and west of the City of Grand Forks;
- b. The project enhanced storm water facilities including pumping capacity and gate closure structures;
- c. The project provides reduction in costs and effects of cleanup following flooding events;
- d. The protection provided by the project extends to existing development within the district and further enhances the potential development of presently undeveloped lots or parcels and land within the district.

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

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

- *Full benefit based on effective front footage to all newly annexed property in the district;*
- *Aye: All. Motion Carried.*

**c) Project #4236.4, District #353.4, Sanitary Sewer 24<sup>th</sup> Avenue South:**

Project location area consists of the area on 24<sup>th</sup> Ave South from South 36<sup>th</sup> Street to South 38<sup>th</sup> Street. To serve the following lands platted to the City of Grand Forks: Lots 1, 2, 3, 4 and 5, Block 1, Maier's Fifth Addition and also serving an annexed, unplatted part in Grand Forks Township located in the east 100 feet of the north 115 feet, more or less, less S 42<sup>nd</sup> St right-of-way in the North East Quarter of the South East Quarter in Section 18, Township 151 North, Range 50 West of the Fifth Principal Meridian.

The benefit for 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:*

- *Full benefit based on effective front footage to all newly annexed property in the district;*
- *Aye: All. Motion Carried.*

**d) Project #4959.3, District #400.3, Storm Sewer South 42<sup>nd</sup> Street:**

Project location area consists of the area on South 42<sup>nd</sup> St from 17<sup>th</sup> Avenue South to 29<sup>th</sup> Avenue South. To serve the following lands platted to the City of Grand Forks: Lots 1, 2, 3, 4 and 5, Block 1, Maier's Fifth Addition and also serving an annexed, unplatted part in Grand Forks Township located in the east 100 feet of the north 115 feet, more or less, less S 42<sup>nd</sup> St right-of-way in the North East Quarter of the South East Quarter in Section 18, Township 151 North, Range 50 West of the Fifth Principal Meridian.

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 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:***

- ***Full benefit based on square footage for all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**e) Project #5048.1, District #563.8, Paving South 42<sup>nd</sup> Street/17<sup>th</sup> Avenue South/11<sup>th</sup> Avenue South:**

Project location area consists of the area on South 42<sup>nd</sup> St (University Drive to 29<sup>th</sup> Ave S), 17<sup>th</sup> Avenue South (S 35<sup>th</sup> St to S 42<sup>nd</sup> St) and 11<sup>th</sup> Avenue South (S 40<sup>th</sup> St to S 42<sup>nd</sup> St). To serve the following lands platted to the City of Grand Forks: Lots 1, 2, 3, 4 and 5, Block 1, Maier's Fifth Addition and also serving an annexed, unplatted part in Grand Forks Township located in the east 100 feet of the north 115 feet, more or less, less S 42<sup>nd</sup> St right-of-way in the North East Quarter of the South East Quarter in Section 18, Township 151 North, Range 50 West of the Fifth Principal Meridian.

The benefits received from the project are for access, both for property and fire protection, dust suppression, pedestrian accommodations and provides some drainage control.

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

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

- ***Full benefit based on square footage to all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**f) Project #5672.4, District #606.4, Paving 55<sup>th</sup> Avenue South:**

Project location consists of the area of 55<sup>th</sup> Avenue South from Cherry Street to Belmont Road. To serve the following platted lands to the City of Grand Forks: Lots 1-20, Block 1 and Lots 1-12, Block 2, Crary's Eighth Resubdivision;

The benefits received from the project are for access, both for property and fire protection, dust suppression, pedestrian accommodations and provides some drainage control.

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

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

- ***Full benefit based on square footage to all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**g) Project #6151.1, District #457.1, Sanitary Sewer 1400 & 1500 Blocks of North 42<sup>nd</sup> Street, 4200-4400 Blocks of 16<sup>th</sup> Avenue North & 1500 Block of 16<sup>th</sup> Avenue North Circle:**

Project location area consists of the area on N 42<sup>nd</sup> St (1400 Block thru 1500 Block), 16<sup>th</sup> Ave N (4200 thru 4400 Block) and 16<sup>th</sup> Ave N Circle (1500 Block). To serve the following land platted to the City of Grand Forks: Lot 1, Block 1, Gornowicz Resubdivision.

The benefit for 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:***

- ***Full benefit based on effective front footage to all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**h) Project #6999.2, District #480.2, Storm Sewer 55<sup>th</sup> Avenue South:**

Project location consists of the area along 55<sup>th</sup> Avenue South from South Washington Street to Cherry Street. To serve the following platted lands to the City of Grand Forks: Lots 1-6, Block 1 and Lots 1-6, Block 2, Crary's Ninth Addition; Also serving the following annexed, unplatted part in Grand Forks Township: Commencing at the Southwest corner of Lot 17, Block 1, Crary's Ninth Addition, a strip of land going West 228.55' m/l, then North 1,000.76', then parallel to 57<sup>th</sup> Avenue South, 228.59' East, then South 1,000.76' to the point of beginning of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian.

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:***

- ***Full benefit based on square footage to all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**i) Project #7000.2, District #660.2, Paving & Street Lights 55<sup>th</sup> Avenue South:**

Project location consists of the area along 55<sup>th</sup> Avenue South from South Washington Street to Cherry Street. To serve the following platted lands to the City of Grand Forks: Lots 1-6, Block 1 and Lots 1-6, Block 2, Crary's Ninth Addition; Also serving the following annexed, unplatted part in Grand Forks Township: Commencing at the Southwest corner of Lot 17, Block 1, Crary's Ninth Addition, a strip of land going West 228.55' m/l, then North 1,000.76', then parallel to 57<sup>th</sup> Avenue South, 228.59' East, then South 1,000.76' to the point of beginning of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian.

The benefits received from the project are for access, both for property and fire protection, dust suppression, pedestrian accommodations and provides some drainage control and to provide lighting for pedestrian safety.

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

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

- ***Full benefit based on effective front footage to all newly annexed property in the district;***

- *Aye: All. Motion Carried.*

**j) Project #7030.3, District #494.3, Stormwater Pond for Southern Estates Eighth Resubdivision:**

Project location consists of the area of Southern Estates 8<sup>th</sup> Resubdivision. To serve the following platted lands to the City of Grand Forks: Lots 1-10, Block 1; Lots 1-13, Block 2; Lots 1-10, Block 3; Lots 1-15, Block 4; all of Southern Estates Eleventh Addition.

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 holding 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:*

- *Full benefit based on square footage to all newly annexed property in the district;*
- *Aye: All. Motion Carried.*

**k) Project #7046.2, District #489.2, Storm Sewer for Southern Estates Tenth Resubdivision:**

Project location consists the area of Southern Estates 10<sup>th</sup> Resubdivision. To serve the following platted lands to the City of Grand Forks: Lots 3-10, Block 1; Lots 1-5, Block 2; all of Southern Estates Eleventh Addition.

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:*

- *Full benefit based on square footage to all newly annexed property in the district;*
- *Aye: All. Motion Carried.*

**l) Project #7055.3, District #666.3, Paving & Street Lights for Southern Estates Tenth Resubdivision:**

Project location consists of the area of Southern Estates 10<sup>th</sup> Resubdivision. To serve the following platted lands to the City of Grand Forks: Lots 3-10, Block 1; Lots 1-13, Block 2; all of Southern Estates Eleventh Addition.

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 holding 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:*

- *Full benefit based on effective front footage to all newly annexed property in the district;*
- *Aye: All. Motion Carried.*

**m) Project #7231.1, District #507.1, Stormwater Pond for Crary's Second Addition & LeClerc's Addition:**

Project location consists of the area of LeClerc's Addition & Crary's Second Addition. To serve the following platted lands to the City of Grand Forks: Lots 5-24, Block 1; Lots 1-18, Block 2; Lots 1-35, Block 3; Lots 1-34, Block 4; all of Crary's Seventh Addition; Lots 1-20, Block 1 and Lots 1-12, Block 2, Crary's Eighth Resubdivision; Also serving the following annexed, unplatted parts in Grand Forks Township: The Northerly 336' m/l of East 140' parallel to Westerly row of Cottonwood Street and lying south of 61<sup>st</sup> Avenue South of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian. The Easterly 140' of Lot 9, Block 2, Crary's Third 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 holding 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:***

- ***Full benefit based on square footage to all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**n) Project #7245.1, District #508.1, Storm Sewer for Crary's Second Addition:**

Project location consists of the area of Crary's Second Addition. To serve the following platted lands to the City of Grand Forks: Lots 5-22, Block 1; Lots 2-18, Block 2; Lot 1 and Lot 4 and Lots 6-35, Block 3; Lots 1-34, Block 4; all of Crary's Seventh Addition; Lots 1-20, Block 1 and Lots 1-12, Block 2, Crary's Eighth Resubdivision; Lots 1-17, Block 1 and Lots 1-18, Block 2, Crary's Ninth Addition; Also serving the following annexed, unplatted parts in Grand Forks Township: The Northerly 336' m/l of East 140' parallel to Westerly row of Cottonwood Street and lying south of 61<sup>st</sup> Avenue South of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian. The Easterly 140' of Lot 9, Block 2, Crary's Third Resubdivision; A 140' x 416' m/l strip of land lying adjacent to & South of 60<sup>th</sup> Avenue South and adjacent to & East of the Jay Carlson tract of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian. Commencing at the Southwest corner of Lot 17, Block 1, Crary's Ninth Addition, a strip of land going West 228.55' m/l, then North 1,000.76', then parallel to 57<sup>th</sup> Avenue South, 228.59' East, then South 1,000.76' to the point of beginning of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian. The East 140' of West 270' less South right of way of 60<sup>th</sup> Avenue South in the North West Quarter of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian.

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 holding 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:***

- ***Full benefit based on square footage to all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**o) Project #7435.1, District #691.1, Paving Rehab of North 42<sup>nd</sup> Street:**

Project location area consists of the area on N 42<sup>nd</sup> St from Gateway Drive to 27<sup>th</sup> Ave N. To serve the following land platted to the City of Grand Forks: Lot 1, Block 1, Gornowicz Resubdivision, Lot 1, Block 1, Korynta First Addition and Lot 1, Block 1, Korynta Second Addition.

The benefits received from the project are for access, both for property and fire protection, dust suppression, pedestrian accommodations and provides some drainage control.

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

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

- ***Full benefit based on square footage to all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**p) Project #7588.1, District #530.1, Sanitary Sewer N. 36<sup>th</sup> St/N. 39<sup>th</sup> St & 20<sup>th</sup> Ave N. :**

Project location area consists of the area on N 39<sup>th</sup> St (2000 to 2600 Blocks), on N 36<sup>th</sup> St (2000 to 2200 Blocks) and on 20<sup>th</sup> Ave N (3600 to 3800 Blocks). To serve the following land platted to the City of Grand Forks: Lot 1, Block 1, Korynta First Addition and Lot 1, Block 1, Korynta Second Addition.

The benefit for 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:***

- ***Full benefit based on effective front footage to all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**q) Project #7648.1, District #535.1, Stormwater Pond for North 36<sup>th</sup> Street & 20<sup>th</sup> Avenue North:**

Project location area consists of the area at N 36<sup>th</sup> Street and 20<sup>th</sup> Ave N. To serve the following land platted to the City of Grand Forks: Lot 1, Block 1, Korynta First Addition and Lot 1, Block 1, Korynta Second Addition.

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 holding 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:***

- ***Full benefit based on square footage to all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**r) Project #7650.1, District #536.1, Storm Sewer for North 36<sup>th</sup> Street & 20<sup>th</sup> Avenue North:**

Project location area consists of the area at N 36<sup>th</sup> Street and 20<sup>th</sup> Ave N. To serve the following land platted to the City of Grand Forks: Lot 1, Block 1, Korynta First Addition and Lot 1, Block 1, Korynta Second Addition.

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:*

- *Full benefit based on square footage to all newly annexed property in the district;*
- *Aye: All. Motion Carried.*

**s) Project #7653.1, District #332.1, Watermain for North 36<sup>th</sup> Street & 20<sup>th</sup> Avenue North:**

Project location area consists of the area at N 36<sup>th</sup> Street and 20<sup>th</sup> Ave N. To serve the following land platted to the City of Grand Forks: Lot 1, Block 1, Korynta First Addition and Lot 1, Block 1, Korynta Second Addition.

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:*

- *Full benefit based on effective front footage to all newly annexed property in the district;*
- *Aye: All. Motion Carried.*

**t) Project #7766.1, District #540.1, Storm Sewer for Crary's 6<sup>th</sup> Resubdivision:**

Project location consists of the area of Crary's Sixth Resubdivision. To serve the following platted lands to the City of Grand Forks: Lots 5-19, Block 1; Lots 28-35, Block 3; all of Crary's Ninth Addition; Also serving the following annexed, unplatted parts in Grand Forks Township: The Northerly 336' m/l of East 140' parallel to Westerly row of Cottonwood Street and lying south of 61<sup>st</sup> Avenue South of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian; The Easterly 140' of Lot 9, Block 2, Crary's Third 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:*

- *Full benefit based on square footage to all newly annexed property in the district;*
- *Aye: All. Motion Carried.*

**u) Project #7767.1, District #711.1, Paving for Crary's 6<sup>th</sup> Resubdivision:**

Project location consists of the area of Crary's Sixth Resubdivision. Serving the following annexed, unplatted parts in Grand Forks Township: Commencing at the Southwest corner of Lot 17, Block 1, Crary's Ninth Addition, a strip of land going West 228.55' m/l, then North 1,000.76', then parallel to 57<sup>th</sup>

Avenue South, 228.59' East, then South 1,000.76' to the point of beginning of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian.

The benefits received from the project are for access, both for property and fire protection, dust suppression, pedestrian accommodations and provides some drainage control.

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

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

- ***Full benefit based on effective front footage to all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**v) Project #7768.1, District #541.1, Stormwater Pond for Crary's 6<sup>th</sup> Resubdivision:**

Project location consists of the area of Crary's Sixth Resubdivision. To serve the following platted lands to the City of Grand Forks: Lots 5-22, Block 1; Lots 2-18, Block 2; Lots 1-35, Block 3; Lots 1-34, Block 4; all of Crary's Seventh Addition; Lots 1-20, Block 1 and Lots 1-12, Block 2, Crary's Eighth Resubdivision; Lots 1-17, Block 1 and Lots 1-18, Block 2, Crary's Ninth Addition; Also serving the following annexed, unplatted parts in Grand Forks Township: The Northerly 336' m/l of East 140' parallel to Westerly row of Cottonwood Street and lying south of 61<sup>st</sup> Avenue South of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian. The Easterly 140' of Lot 9, Block 2, Crary's Third Resubdivision; A 140' x 416' m/l strip of land lying adjacent to & South of 60<sup>th</sup> Avenue South and adjacent to & East of the Jay Carlson tract of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian. Commencing at the Southwest corner of Lot 17, Block 1, Crary's Ninth Addition, a strip of land going West 228.55' m/l, then North 1,000.76', then parallel to 57<sup>th</sup> Avenue South, 228.59' East, then South 1,000.76' to the point of beginning of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian. The East 140' of West 270' less South right of way of 60<sup>th</sup> Avenue South in the North West Quarter of the South West Quarter in Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian.

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 holding 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:***

- ***Full benefit based on square footage to all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**u) Project #7811.1, District #216.1, Street Lights for South 47<sup>th</sup> Street & South 48<sup>th</sup> Street:**

Project location area consists of the area on South 48<sup>th</sup> Street and South 47<sup>th</sup> Street (Demers Ave to 11<sup>th</sup> Ave S). To serve the following land platted to the City of Grand Forks: Lot 4, Block 1, Wells Concrete First Resubdivision.

The benefits received from the project are to provide lighting for pedestrian safety.

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

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

- ***Full benefit based on effective front footage to all newly annexed property in the district;***
- ***Aye: All. Motion Carried.***

**3. Other.**

Mark Walker, Assistant City Engineer, brought back Project 7436.0 Sanitary Sewer on N 62<sup>nd</sup> St and Gateway Drive for discussion on how benefit was assigned. Mark stated that when benefit was assigned for this project, Lot 2, Block 4 of Sunny Nodak Farms Addition, was given a benefit for the lineal sanitary sewer line based on the length of lot but it should have been assigned benefit based on the frontage of the lot. Ryan Graf moved to change the benefit to be based on the frontage of the lot instead of on the length of the lot. Greg Boppre seconded the motion. The motion carried.

Mark Walker, Assistant City Engineer, brought in Project 8096 Sunbeam Swale Regrading/Cleanup for discussion. Mark stated that some of the property owners in the swale area complained to the city about the problem they have with getting their neighbors to clean the swales that provide drainage of storm water to their area. Mark presented color coded maps of the district which showed an area outlined in blue being the actual properties having the swales in their back yards and the green lines marking the side yard easements to gain access to the swales. Mark gave a history of how drainage is done through swales in this area, and how the neighbors, in the past, always kept the swales free of debris, but now that isn't happening anymore so the city is getting involved and are in the process of developing a special assessment project to clean up the swales. Discussion was held on what clean-up work needed to be done in the swales, on whether properties within the district map all be assessed evenly for the work or would costs be attributed to the property that had the obstruction material, which material needed to be removed from the swales that was restricting drainage, and whether costs would be assessed on a per square foot basis. Discussion was held. No motions were made at this time, as this was an information only meeting. Mark was looking for direction from the Commissioners on how to draw the district line for this project and how to assign benefit for this project.

Project #7906 Pond Expansion – Opportunity Park First Resubdivision. This project was first brought to the Special Assessment Commission on 12/10/18 and is now being brought back to the Special Assessment Commissioners for discussion about whether or not developed property should have the same benefit as non-developed property. Discussion was held and all were in consensus of the fact that the developed properties had already paid for the existing storm water holding pond, and now, they should be given a break on their share of the cost to redevelop the pond to serve the newly annexed area. Greg Boppre made a motion to keep the assigned benefit the same as what was previously assigned to the district, except to make a change to assign 25% of the benefit to developed property and 75% to non-developed property. Ryan Graf seconded the motion. The motion carried.

**Meeting adjourned 9:45 a.m.**

Respectfully submitted,

Amy Lund  
Accounting Specialist, Sr.