



City of Grand Forks
Staff Report
Committee of the Whole – August 12, 2019
City Council – August 19, 2019

Agenda Item: Assessment district project #7588.1 – Sanitary Sewer-N 39th St/N 36th St and 20th Ave N, District #530.1 for newly annexed property in the future assessment district. The properties are in Korynta First Addition and Korynta Second Addition.

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

Staff Recommended Action: Include newly annexed property within the special assessment district #530.1 and authorize subsequent assessment for Sanitary Sewer on N 39th St, N 36th St and 20th Ave N to newly annexed property.

August 12, 2019 – Committee Recommended Action:

August 19, 2019 – Council Action:

BACKGROUND: In 2018, the Sanitary Sewer project for N 39th St, N 36th St and 20th Ave N was completed and assessed to properties in district #530. This project also benefited a future special assessment district, which we are now proposing to assess as district #530.1. The newly annexed areas are in Korynta First Addition and Korynta Second Addition.

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 the sanitary sewer project and, therefore, should all be assessed.
- Staff is assessing newly annexed property on a timely basis.
- The dollar amount of this assessment to the newly annexed property is \$102,524.93.
- Property on the listing will be fully assessed for this project.

SUPPORT MATERIALS:

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

ENGINEER'S REPORT

District No. 530.1 (Project No. 7588.1)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 7588.1 benefiting

District No. 530.1

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Sanitary Sewer

2. Location:

Described as follows:

On North 39th St (2000 to 2600 Blks), On North 36th St (2000 to 2200 Blks), On 20th Ave. North (3600 to 3800 Blks), and On 24th Avenue North extended (3900 to 4100 Blks)

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 \$102,524.93, including construction, engineering, financing, contingencies, and other incidental costs.

4. A map of the district is attached.

Date

Allen R. Grasser, PE – City Engineer

Assessed Cost to Annexed Land	\$414,088.40
Assessed Cost to Un-annexed land	\$452,662.60
<u>Total Project</u>	<u>\$866,751.00</u>

Lineal Ft. in un-annexed Area	Cost
3,730.04	\$452,662.60
Less annexed <u>-844.80</u>	- <u>\$102,524.93</u>
Remaining 2,885.24	<u>\$350,137.67</u>

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Sanitary Sewer on North 39th St, North 36th St & 20th Ave. North
 Project Number 7588.1 District No. 530.1

- Water
- Sewer
- Water & Sewer
- Sidewalk
- Other _____

This timetable prepared by Finance
 Revised by _____

Date 8/12/19
 Date _____

Action

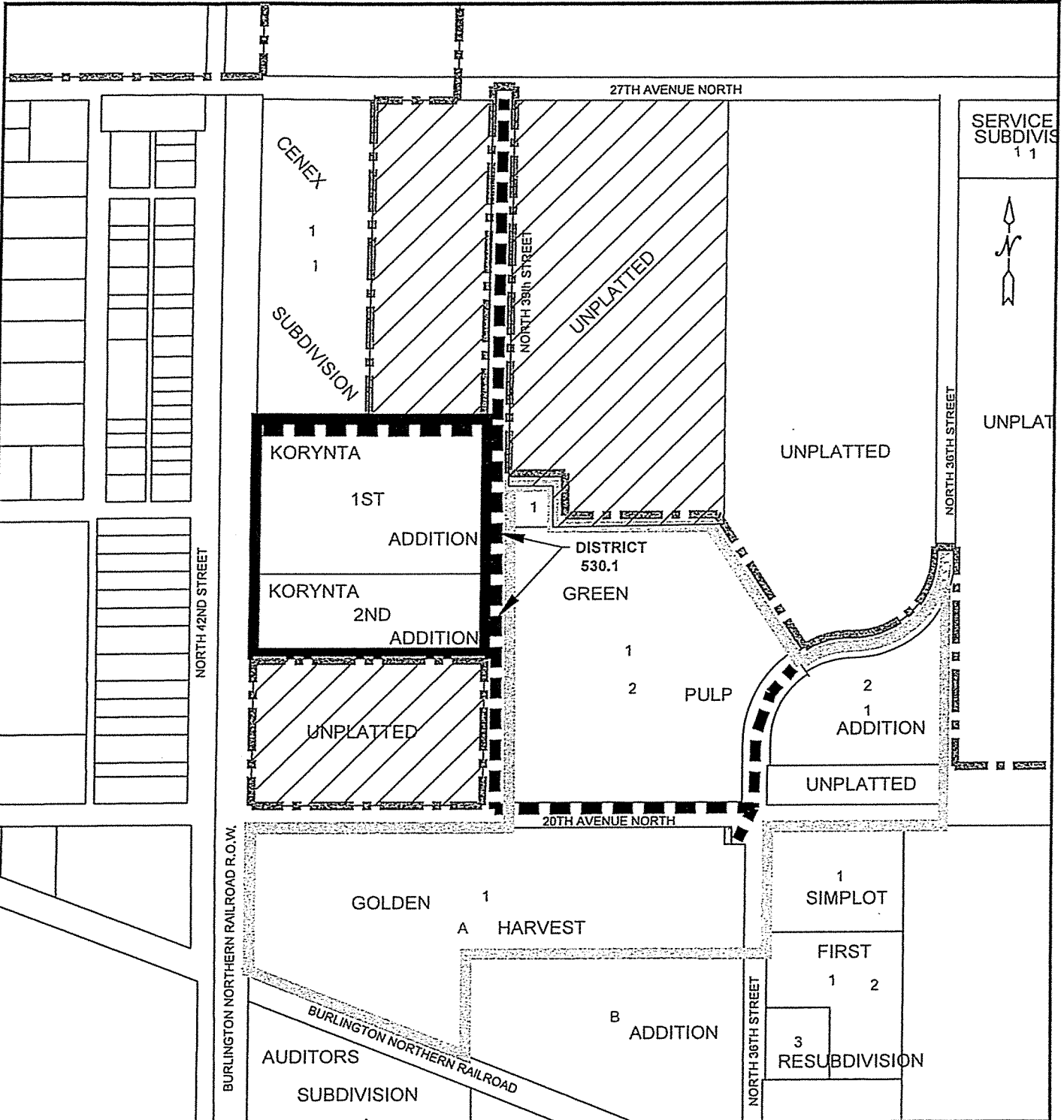
Date of Action

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.		8/12/19	8/19/19	
*Notices sent to property owners.	Week of 8/12/19			
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 8/12/19			
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.

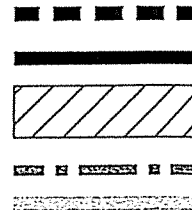


*SANITARY SEWER ON N. 39TH ST., N. 36TH ST.,
AND 20TH AVE. N.*

PROJECT # 7588.1

DISTRICT # 530.1

*PROJECT LIMITS
ASSESSMENT DISTRICT BOUNDARY
FUTURE SPECIAL ASSESSMENT
CITY LIMITS
PREVIOUS ASSESSMENT DISTRICT*



SANITARY SEWER-N 39TH ST/N 36TH ST AND 20TH AVE N
PROJECT 7588.1 DISTRICT #530.1

Property Number	Name	Legal Address	LINEAL FEET		TOTAL ASSESSMENT
			BENEFIT AREA	PER LINEAL FOOT	
2126.001.00	RED RIVER BIOREFINERY, LLC	2355 N 39TH ST LOT 1, BLOCK 1	580.80	\$70,485.89	\$70,485.89
2128.001.00	ROCKS & BLOCKS LANDSCAPING & CONTRACTING, LLC	2201 N 39TH ST LOT 1, BLOCK 1 KORYNTA SECOND ADDITON	<u>264.00</u>	\$32,039.04	<u>\$32,039.04</u>
			844.80	TOTAL	\$102,524.93