



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

**APPROVED & ACCEPTED**  
*by City Council*

08/19/19

*Maureen Storstad*  
Maureen Storstad  
City Auditor

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**Agenda Item:** Assessment district project #7648.1 – Stormwater Pond - N 36<sup>th</sup> St and 20<sup>th</sup> Ave N, District #535.1 for newly annexed property in the future assessment district. The properties are in Korynta First Addition and Korynta Second Addition.

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

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**Staff Recommended Action:** Include newly annexed property within the special assessment district #535.1 and authorize subsequent assessment for Stormwater Pond - N 36<sup>th</sup> St and 20<sup>th</sup> Ave N to newly annexed property.

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**August 12, 2019 – Committee Recommended Action:** Refer to City Council with the recommendation to approve.

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**August 19, 2019 – Council Action:** Approved unanimously on consent agenda.

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**BACKGROUND:** In 2018, the Stormwater pond project on N 36<sup>th</sup> St and 20<sup>th</sup> Ave N was completed and assessed to properties in district #535. This project also benefited a future special assessment district, which we are now proposing to assess as district #535.1. 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 stormwater pond 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 \$77,287.29.
- 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. 535.1 (Project No. 7648.1)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 7648.1 benefiting

District No. 535.1

1. Purpose and general nature:

Improvement of the municipal system serving the district by:  
Stormwater Pond

2. Location:

Described as follows:  
At N 36<sup>th</sup> Street and 20<sup>th</sup> Avenue N

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 \$77,287.29, including construction, engineering, financing, contingencies, and other incidental costs.

4. A map of the district is attached.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Allen R. Grasser, PE – City Engineer

Total Assessed to Annexed Land	\$269,226.19
Total Assessed to Un-annexed land	\$503,927.81
<b>Total</b>	<b>\$773,154.00</b>

Square Ft. in un-annexed Area		
	4,544,328	503,927.81
Less annexed	<u>-696,960</u>	<u>- \$77,287.29</u>
Remaining	3,847,368	\$426,640.52

## TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Stormwater Pond N 36<sup>th</sup> St. & 20<sup>th</sup> Ave. N  
 Project Number 7648.1

District No. 535.1

- Water
- Sewer
- Water & Sewer
- Sidewalk
- Other Storm Water Pond

This timetable prepared by Finance  
 Revised by \_\_\_\_\_

Date 8-12-19  
 Date \_\_\_\_\_

Action

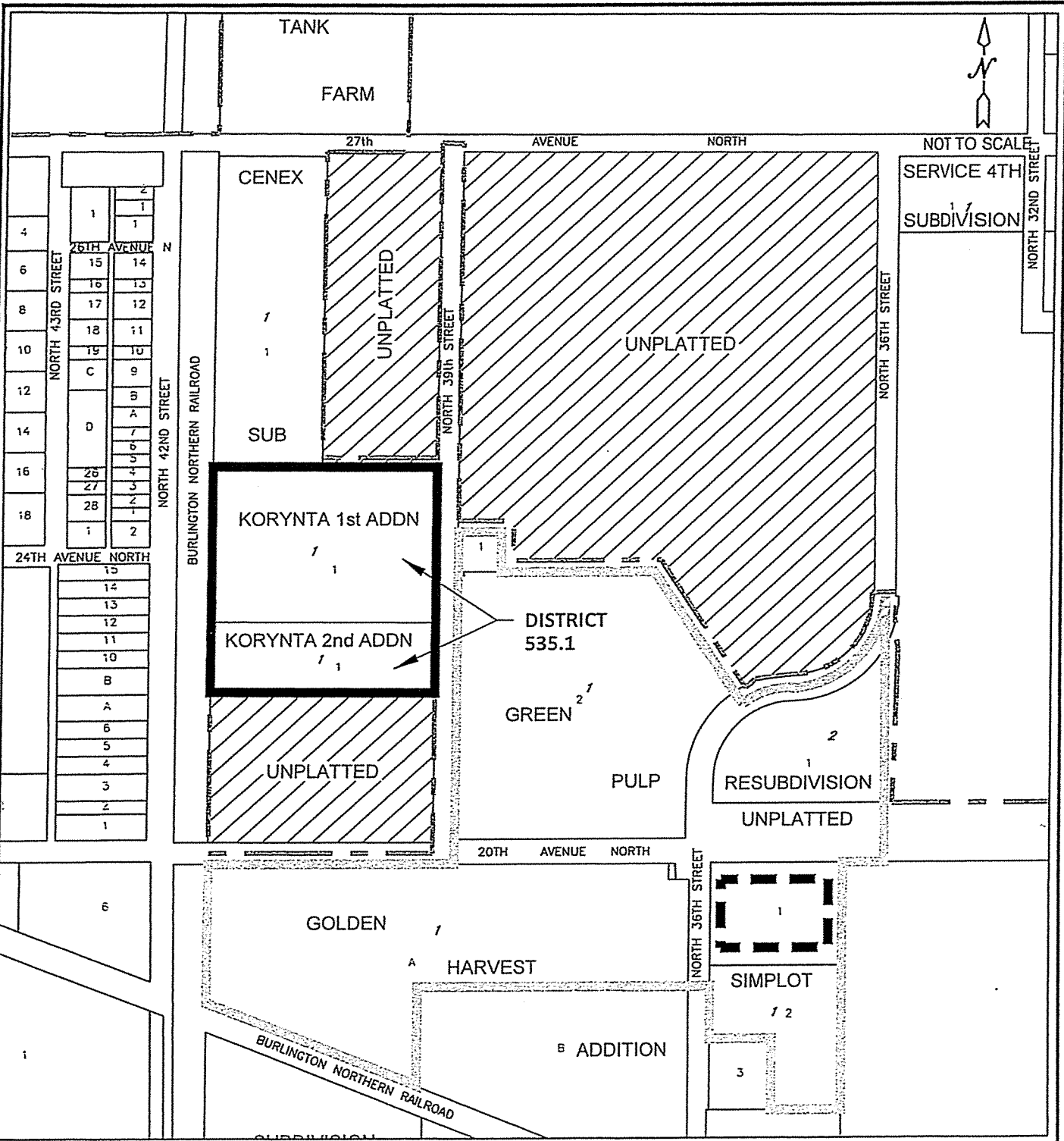
Date of Action

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.

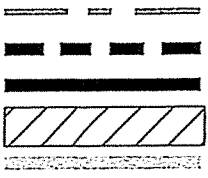
\*\*\*Responsibility of Finance & Administrative Service Office & Engineering Department.



**STORMWATER POND  
NORTH 36th STREET & 20th AVENUE NORTH**

PROJECT # 7648.1  
DISTRICT # 535.1

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



**STORMWATER POND - NORTH 36TH STREET & 20TH AVENUE NORTH**  
**PROJECT 7648.1 DISTRICT #535.1**

Property Number	Name	Legal Address	SQUARE FEET		0.110892	TOTAL ASSESSMENT
			BENEFIT AREA	PER SQUARE FOOT		
2126.001.00	RED RIVER BIOREFINERY, LLC	2355 N 39TH ST LOT 1, BLOCK 1	479,160.00		\$53,135.01	\$53,135.01
2128.001.00	ROCKS & BLOCKS LANDSCAPING & CONTRACTING, LLC	2201 N 39TH ST LOT 1, BLOCK 1	217,800.00		\$24,152.28	\$24,152.28
			696,960.00	TOTAL		\$77,287.29