



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

Agenda Item: Assessment district project #7650.1 – Storm Sewer - N 36th and N 39th Streets and 20th Ave N, District #536.1 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 #536.1 and authorize subsequent assessment for Storm Sewer - N 36th St, N 39th St and 20th Ave N to newly annexed property.

August 12, 2019 – Committee Recommended Action:

August 19, 2019 – Council Action:

BACKGROUND: In 2018, the Storm Sewer project on N 36th St, N 39th St and 20th Ave N was completed and assessed to properties in district #536. This project also benefited a future special assessment district, which we are now proposing to assess as district #536.1. 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 storm 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 \$82,630.18.
- 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 REPORTDistrict No. 536.1 (Project No. 7650.1)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 7650.1 benefiting

District No. 536.11. Purpose and general nature:

Improvement of the municipal system serving the district by:

Storm Sewer

2. Location:

Described as follows:

Storm Sewer N 36th St (2000 to 2100 block), N 39th St (2000 to 2600 block) & 20th Ave N (3600 to 3800 block)

3. Feasibility and cost:

In the opinion of the undersigned, the improvement is feasible and the probable cost thereof is estimated to be approximately \$82,630.18 including construction, engineering, financing, contingencies, and other incidental costs.

4. A map of the district is attached.

Date

Allen R. Grasser, PE – City Engineer

| | |
|--|---------------------|
| Amount Assessed to Annexed Property | \$225,878.73 |
| Amount Assessed to Un-annexed Property | \$336,768.27 |
| <u>Total</u> | <u>\$562,647.00</u> |

| | | |
|-------------------------------|---------------------|---------------------|
| Square Ft. in un-annexed Area | | |
| | 2,840,547.60 | \$336,768.27 |
| Less 7650.1 | <u>-696,960</u> | <u>-\$82,630.18</u> |
| <u>Remaining</u> | <u>2,143,587.60</u> | <u>\$254,138.09</u> |

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Storm Sewer N 36th, N 39th St & 20th Ave N
 Project Number 7650.1

District No. 536.1

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

This timetable prepared by Finance

Date 8/12/19

Action

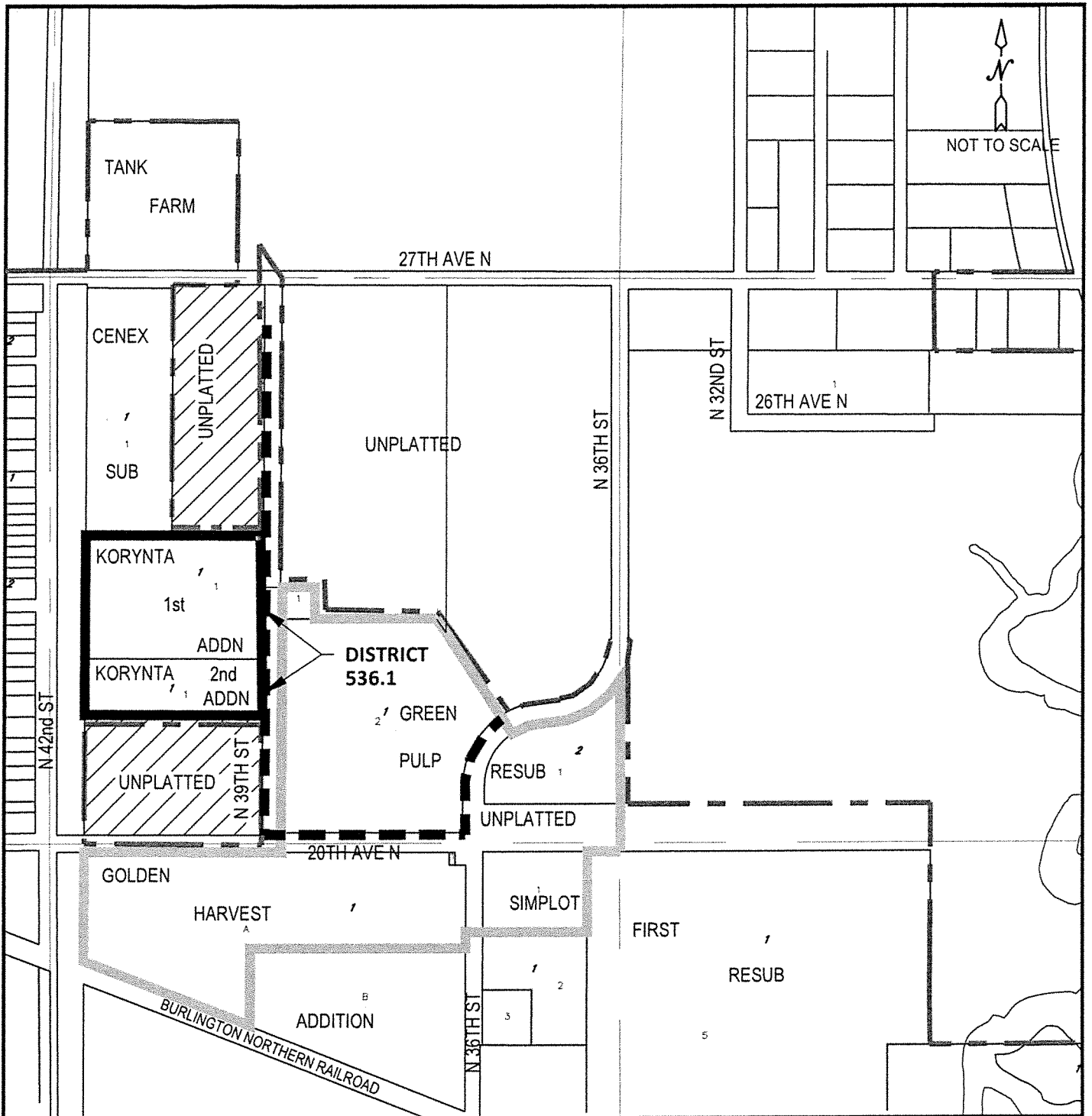
Date of Action

| 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.

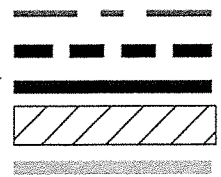
***Responsibility of Finance & Administrative Service Office & Engineering Department.



STORM SEWER N 36TH ST, N 39TH ST & 20TH AVE N

PROJECT # 7650.1
DISTRICT # 536.1

CITY LIMITS
PROJECT LIMITS
ASSESSMENT DISTRICT BOUNDARY
FUTURE ASSESSMENT AREA
PREVIOUS ASSESSMENT DISTRICT



STORM SEWER - N 36TH & N 39TH STREETS & 20TH AVENUE NORTH
PROJECT 7650.1 DISTRICT #536.1

| Property Number | Name | Legal Address | SQUARE FEET | | TOTAL ASSESSMENT |
|-----------------|---|--|-------------------|-----------------|--------------------|
| | | | IN BENEFIT AREA | PER SQUARE FOOT | |
| 2126.001.00 | RED RIVER BIOREFINERY, LLC | 2355 N 39TH ST LOT 1, BLOCK 1 | 479,160.00 | \$56,808.25 | \$56,808.25 |
| 2128.001.00 | ROCKS & BLOCKS LANDSCAPING & CONTRACTING, LLC | 2201 N 39TH ST LOT 1, BLOCK 1 KORYNTA SECOND ADDITON | 217,800.00 | \$25,821.93 | \$25,821.93 |
| | | | 696,960.00 | TOTAL | \$82,630.18 |