



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

Agenda Item: Assessment district project #7653.1 – Watermain - N 39th Street and 27th Ave N, District #332.1 for newly annexed property in the future assessment district. The property is in Korynta First Addition.

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

Staff Recommended Action: Include newly annexed property within the special assessment district #332.1 and authorize subsequent assessment for Watermain - N 39th St and 27th Ave N to newly annexed property.

August 12, 2019 – Committee Recommended Action:

August 19, 2019 – Council Action:

BACKGROUND: In 2018, the watermain project on N 39th St and 27th Ave N was completed and assessed to properties in district #332. This project also benefited a future special assessment district, which we are now proposing to assess as district #332.1. The newly annexed area is Korynta First 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 \$36,962.11.
- 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. 332.1 (Project No. 7653.1)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 7653.1 benefiting

District No. 332.1

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Watermain

2. Location:

Described as follows:

Watermain N 39th St (2200 to 2600 block) & 27th Ave N (3900 to 4000 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 \$36,962.11 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 Amount Assessed to Annexed Land		\$ 65,157.92
Total Amount Assessed to Un-annexed Land		<u>\$240,274.08</u>
Total		\$305,432.00
Lineal Feet in Un-annexed Area:		
	3,775.44	\$240,274.08
Less Proj #7935.1	<u>- 580.80</u>	<u>-\$36,962.11</u>
Remaining	3,194.64	\$203,311.97

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Watermain N 39th St & 27th Ave N
 Project Number 7653.1

District No. 332.1

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

This timetable prepared by Finance
 Revised by _____

Date 8/12/19
 Date _____

Action

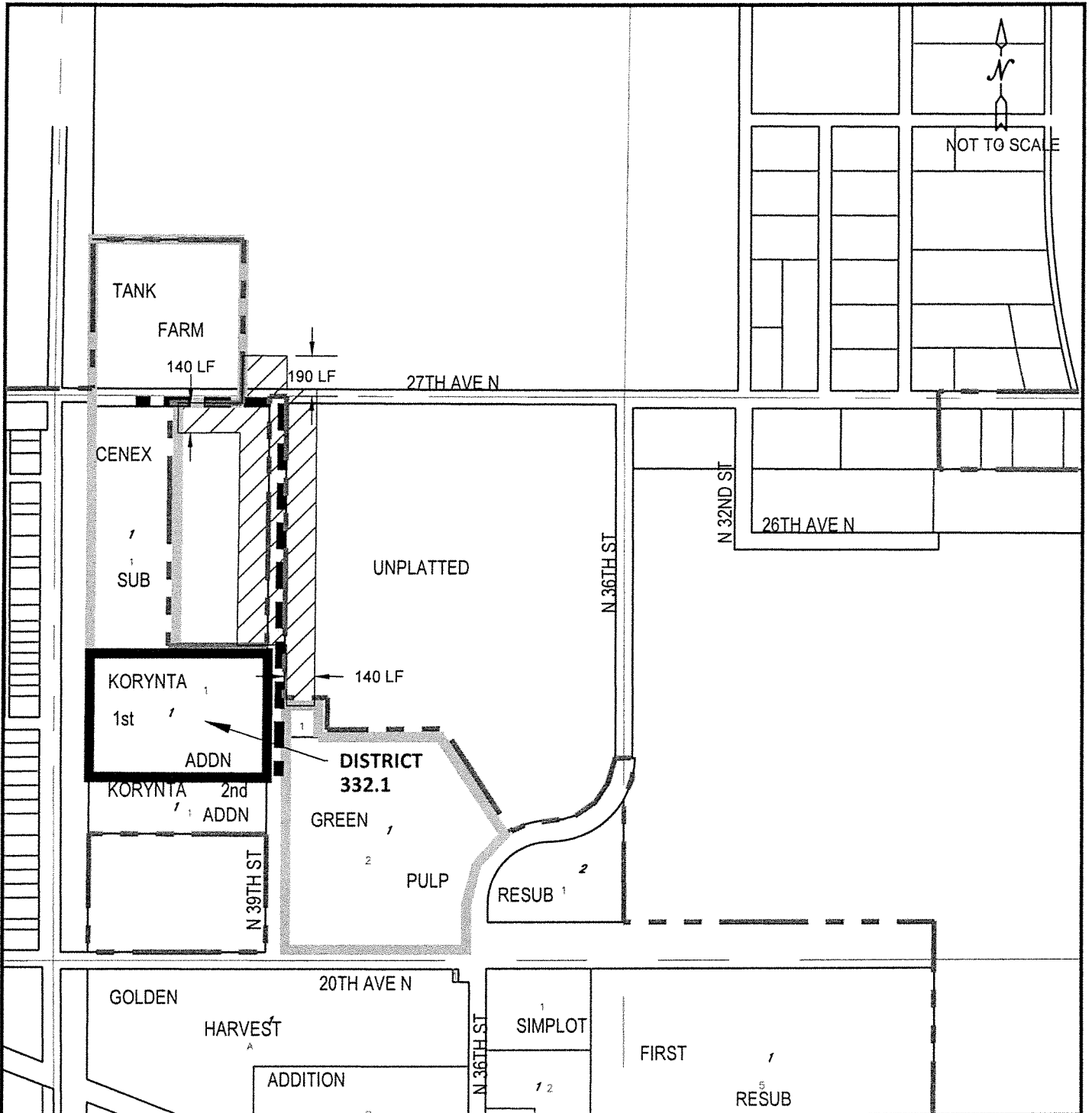
Date of Action

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.

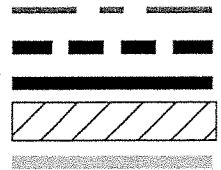
***Responsibility of Finance & Administrative Service Office & Engineering Department.



WATERMAIN N 39TH ST & 27TH AVE N

PROJECT # 7653.1
 DISTRICT # 332.1

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



WATERMAIN - N 39TH STREET & 27TH AVENUE NORTH
PROJECT 7653.1 DISTRICT #332.1

Property Number	Name	Legal Address	LINEAL FEET IN BENEFIT AREA	PER LINEAL FOOT	TOTAL ASSESSMENT
2126.001.00	RED RIVER BIOREFINERY, LLC	2355 N 39TH ST LOT 1, BLOCK 1 KORYNTA FIRST ADDITION	580.80	\$36,962.11	\$36,962.11
			580.80	TOTAL	\$36,962.11