



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

Agenda Item: Assessment district project #7811.1 Street Lights for S 48th St and S 47th St, District #216.1 for newly annexed property in the future assessment district. The property is in Wells Concrete First Resubdivision.

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

Staff Recommended Action: Include newly annexed property within the special assessment district #216.1 and authorize subsequent assessment for Street Lights for S 48th St and S 47th St to newly annexed property.

August 12, 2019 – Committee Recommended Action:

August 19, 2019 – Council Action:

BACKGROUND: In 2018, the street light project for S 48th St and S 47th Street was completed and assessed to properties in district #216. This project also benefited a future special assessment district, which we are now proposing to assess as district #216.1. The newly annexed area is in Wells Concrete First Resubdivision.

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 street lighting 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 \$2,079.07.
- 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. 216.1

Project No. 7811.1

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 7811.1 benefiting

District No. 216.1

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Street Lighting

2. Location:

Described as follows:

S 48th St and S 47th St (Demers Ave to 11th Ave S)

3. Feasibility and cost:

In the opinion of the undersigned, the improvement is feasible and the probable cost thereof is estimated to be approximately \$2,079.07 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 Cost	\$109,009
Total Cost to Future Assessment Area	\$2,079
District 216.1 Share	\$2,079

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Street Lights for S 48th St and S 47th St (Demers Ave to 11th Ave S)
 Project Number 7811.1 District No. 216.1

- Paving
- Street Lighting
- Street Improvement
- Other _____

This timetable prepared by FINANCE
 Revised by _____

Date 8/12/19
 Date _____

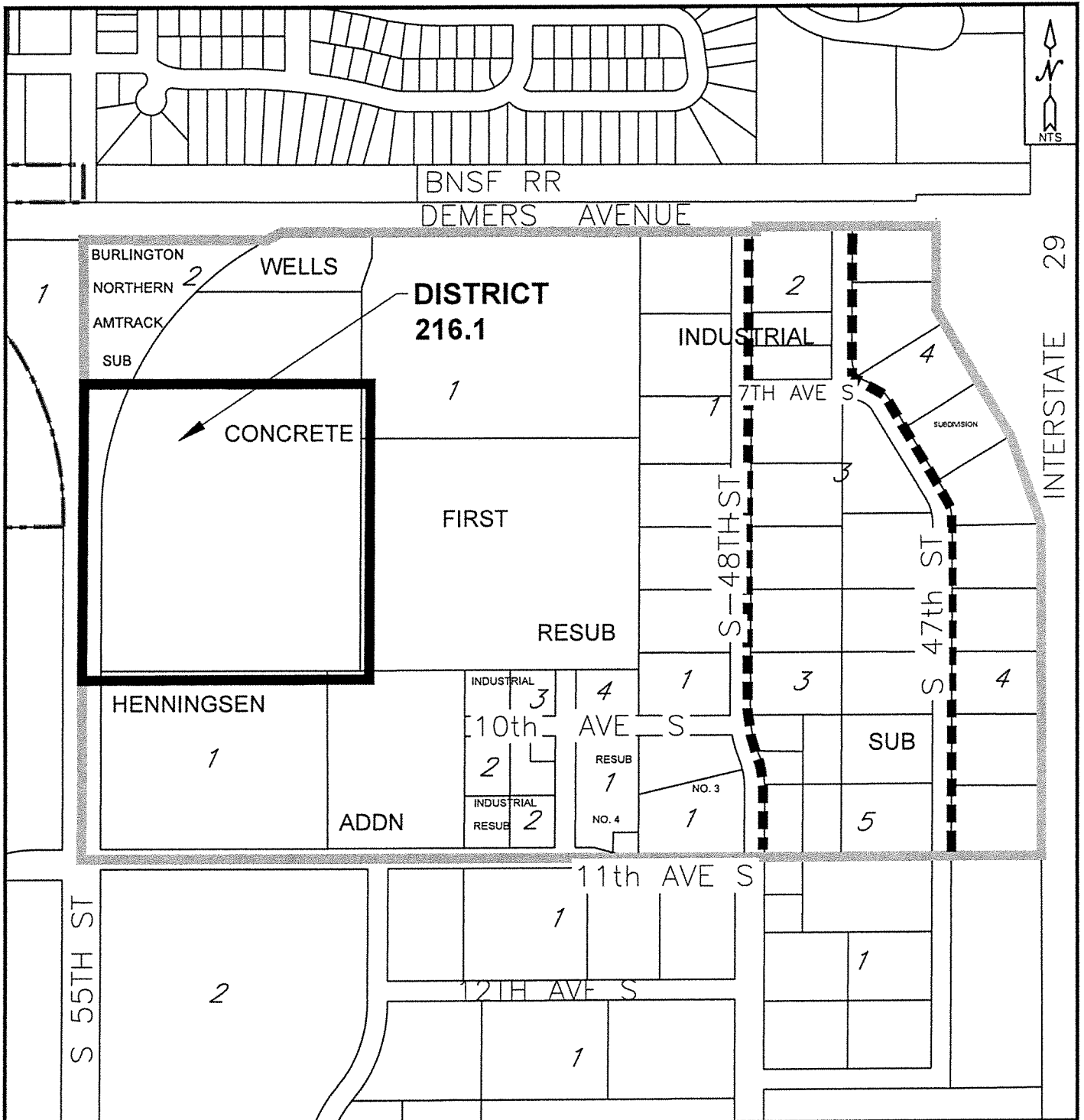
Action	Date of Action			Approved
	Other	Committee	Council	
Approval of Engineers Report including estimate. Resolution creating assessment district. Direct engineering to prepare plans & specifications, and advertise for construction bids.		8/12/19	8/19/19	We Are Here
*Notices sent to property owners.	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.				
Resolution of Necessity published.				
**Advertisement for bids prepared.				
*Advertisement for bids published.				
Discuss Project. (Optional)				
***Bids received, opened & tabulated.				
#Recommend award of contract.				
Expiration of protest period.				
***Certificate as to sufficiency.				
Resolution as to protest and awarding contract.				

*Responsibility of Finance & Administrative Services Office

**Responsibility of Engineering Department.

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

#If bids are more than 25% higher than engineers estimate, Finance & Administrative Services Office will notify property owners and protest period will be extended 2 weeks.



STREET LIGHTS FOR S 48TH ST AND S 47TH ST (DEMERS AVE TO 11TH AVE S)

LEGEND

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

PROJECT # 7811.1

DISTRICT #216.1

STREET LIGHTS - S 48TH STREET AND S 47TH STREET

PROJECT 7811.1

Property Number	Name	Legal Address	NEW SQUARE FEET ANNEXED	PER SQ FT AMOUNT	ASSESSMENT
3323.004.00	WELLS CONCRETE PRODUCTS CO	5070 DEMERS AVE LOT 4, BLOCK 1 WELLS CONCRETE FIRST RESUBDIVISION	1,113,829	0.001867	\$2,079.07
TOTAL					\$2,079.07