



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

Agenda Item: Assessment district project #6999.2 Storm Sewer-55th Avenue South, District #480.2 for newly annexed property in the future assessment district. The property is in Southern Estates Eleventh Resubdivision.

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

Staff Recommended Action: Include newly annexed property within the special assessment district #480.2 and authorize subsequent assessment for Storm Sewer for 55th Avenue South to newly annexed property.

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

August 19, 2019 – Council Action:

BACKGROUND: In 2014, the Storm Sewer for 55th Avenue South was completed and assessed to properties in district #480. This project also benefited a future special assessment district, which we are now proposing to assess as district #480.2. The newly annexed area is in Southern Estates Eleventh 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 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 \$5,810.69.
- 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. 480.2 (Project No. 6999.2)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 6999.2 benefiting

District No. 480.2

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Storm Sewer

2. Location:

Described as follows:

Along 55th Avenue South from Cherry Street to South Washington Street

3. Feasibility and cost:

In the opinion of the undersigned, the improvement is feasible and the probable cost thereof is estimated to be approximately \$5,810.69 including construction, engineering, financing, contingencies, and other incidental costs.

4. A map of the district is attached.

_____ Date

_____ Allen R. Grasser, PE – City Engineer

Future Area Assessments	Dollar Amount	Square Footage
Total Assessed	\$9,004.48	272,327
Less District #494.3 Share	\$5,810.69	175,735
Remaining Future Area Share	\$3,193.79	96,592

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Storm Sewer on 55th Ave S (S Washington St to Cherry St)

Project Number 6999.2

District No. 480.2

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

This timetable prepared by Finance

Revised by _____

Date 8/7/2019

Date _____

Action

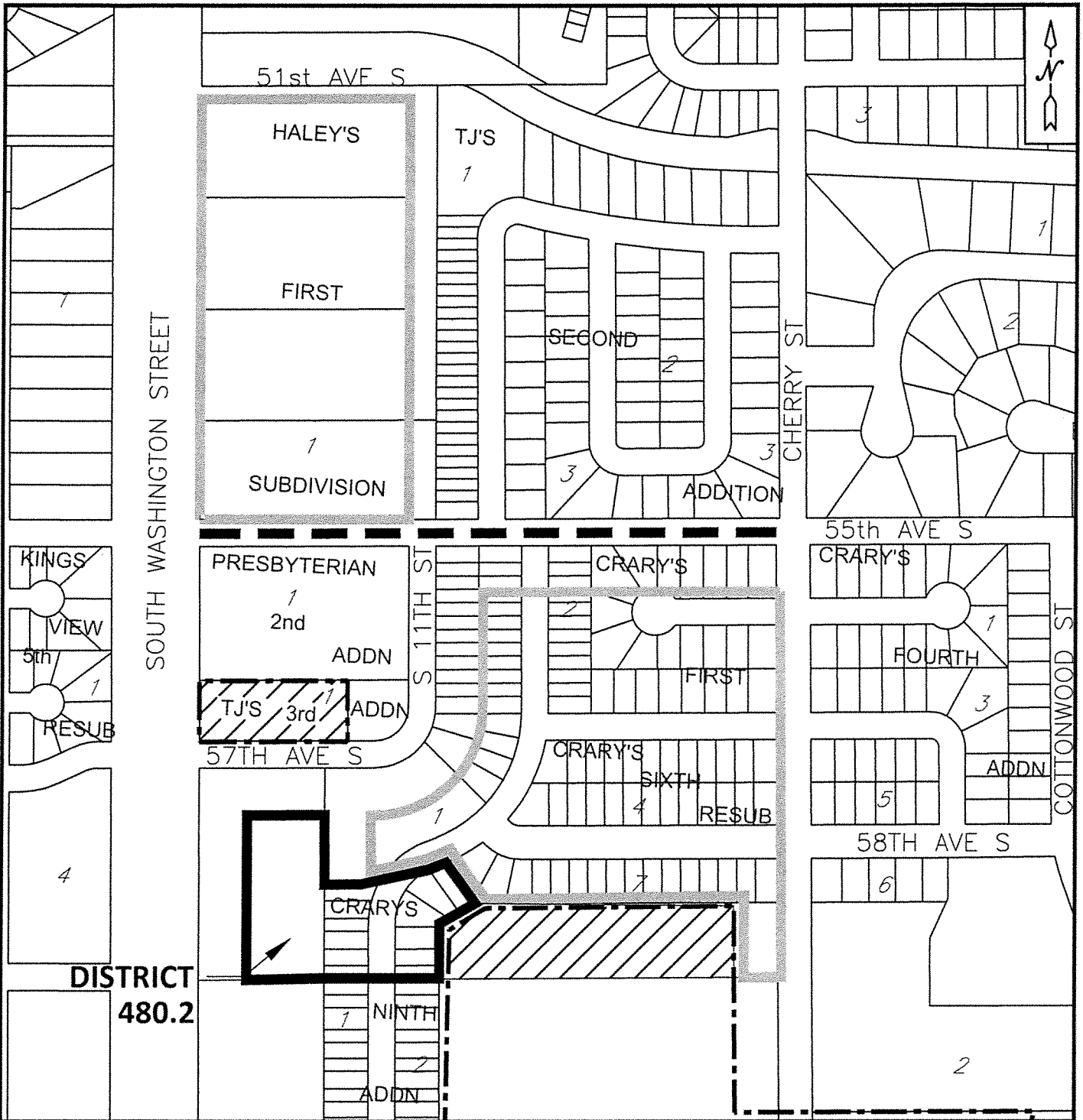
Date of Action

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.		N/A	N/A	
**Advertisement for bids prepared.	N/A			
*Advertisement for bids published.	N/A			
Discuss Project. (Optional)		N/A		
***Bids received, opened & tabulated.	N/A			
Recommend award of contract.		N/A		
Award Contract.			N/A	

*Responsibility of Finance & Administrative Services Office

**Responsibility of Engineering Department.

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



STORM SEWER ON 55TH AVENUE SOUTH (S WASHINGTON ST TO CHERRY ST)

LEGEND

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

PROJECT # 6999.2

DISTRICT # 480.2

PROJECT #6999.2, DISTRICT #480.2

STORM SEWER: 55TH AVENUE SOUTH (S WASHINGTON TO CHERRY ST)

Property Number	Name	Legal Address	Addition	Use Code	Square Ft in Database	Per Sq Ft \$0.033065	Previous Proj #6999 Special Assessments	Special Assessments
1382.001.00	CRARY DEVELOPMENT, INC	5872 LOU ANN ST	CRARY'S NINTH ADDITION	R	7,103.0	\$234.86	\$0.00	\$234.86
1382.002.00	CRARY DEVELOPMENT, INC	5878 LOU ANN ST	CRARY'S NINTH ADDITION	R	7,098.0	\$234.70	\$0.00	\$234.70
1382.003.00	CRARY DEVELOPMENT, INC	5880 LOU ANN ST	CRARY'S NINTH ADDITION	R	4,943.0	\$163.44	\$0.00	\$163.44
1382.004.00	CRARY DEVELOPMENT, INC	5884 LOU ANN ST	CRARY'S NINTH ADDITION	R	6,890.0	\$227.82	\$0.00	\$227.82
1382.005.00	CRARY DEVELOPMENT, INC	5890 LOU ANN ST	CRARY'S NINTH ADDITION	R	6,240.0	\$206.33	\$0.00	\$206.33
1382.006.00	CRARY DEVELOPMENT, INC	5898 LOU ANN ST	CRARY'S NINTH ADDITION	R	4,940.0	\$163.34	\$0.00	\$163.34
1382.018.00	CRARY DEVELOPMENT, INC	5851 LOU ANN ST	CRARY'S NINTH ADDITION	R	8,091.0	\$267.53	\$0.00	\$267.53
1382.019.00	CRARY DEVELOPMENT, INC	5865 LOU ANN ST	CRARY'S NINTH ADDITION	R	9,860.0	\$326.02	\$0.00	\$326.02
1382.020.00	CRARY DEVELOPMENT, INC	5873 LOU ANN ST	CRARY'S NINTH ADDITION	R	10,418.0	\$344.47	\$0.00	\$344.47
1382.021.00	CRARY DEVELOPMENT, INC	5887 LOU ANN ST	CRARY'S NINTH ADDITION	R	8,580.0	\$283.70	\$0.00	\$283.70
1382.022.00	CRARY DEVELOPMENT, INC	5891 LOU ANN ST	CRARY'S NINTH ADDITION	R	6,240.0	\$206.33	\$0.00	\$206.33
1382.023.00	CRARY DEVELOPMENT, INC	5899 LOU ANN ST	CRARY'S NINTH ADDITION	R	4,940.0	\$163.34	\$0.00	\$163.34
3117.273.15	CRARY PROPERTIES, LLC	UNPLATTED- NO ADDRESS	UNPLATTED PARTS- GF	A	90,392.0	\$2,988.81	\$0.00	\$2,988.81
					175,735.00	\$5,810.69	\$0.00	\$5,810.69

TOTAL \$5,810.69

FUTURE AREA ASSESSMENTS	DOLLAR AMOUNT	SQUARE FOOTAGE
TOTAL ASSESSED	\$9,004.48	272,327
LESS DISTRICT #480.2 SHARE	\$5,810.69	175,735
REMAINING FUTURE SHARE	\$3,193.79	96,592