



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

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**Agenda Item:** Assessment district project #7030.3 Stormwater Pond-Southern Estates Eighth Resubdivision, District #494.3 for newly annexed property in the future assessment district. The property is in Southern Estates Eleventh Resubdivision.

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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 #494.3 and authorize subsequent assessment for Stormwater Pond for Southern Estates Eighth Resubdivision to newly annexed property.

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**August 12, 2019 – Committee Recommended Action:**

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**August 19, 2019 – Council Action:**

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**BACKGROUND:** In 2014, the Stormwater Pond for Southern Estates Eighth Resubdivision was completed and assessed to properties in district #494. This project also benefited a future special assessment district, which we are now proposing to assess as district #494.3. 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 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 \$44,648.62.
- 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. 494.3 (Project No. 7030.3)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 7030.3 benefiting

District No. 494.3

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Stormwater Pond

2. Location:

Described as follows:

Southern Estates 8<sup>th</sup> Resubdivision

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 \$44,648.62, 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	\$389,384.99	2,097,927
Less District #494.3 Share	\$51,291.94	564,541
Remaining Future Area Share	\$338,093.05	1,533,386

**ENGINEER'S REPORT**

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Future Area Assessments	Dollar Amount	Square Footage
Total Assessed	\$389,384.99	2,097,927
Less District #494.3 Share	\$44,648.62	564,541
Remaining Future Area Share	\$344,736.37	1,533,386

## TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Stormwater Pond for Southern Estates 8<sup>th</sup> Resubdivision

Project Number 7030.3

District No. 494.3

Water

Sewer

Water & Sewer

Sidewalk

Other \_\_\_\_\_

This timetable prepared by Finance

Revised by \_\_\_\_\_

Date 7/30/19

Date \_\_\_\_\_

Action

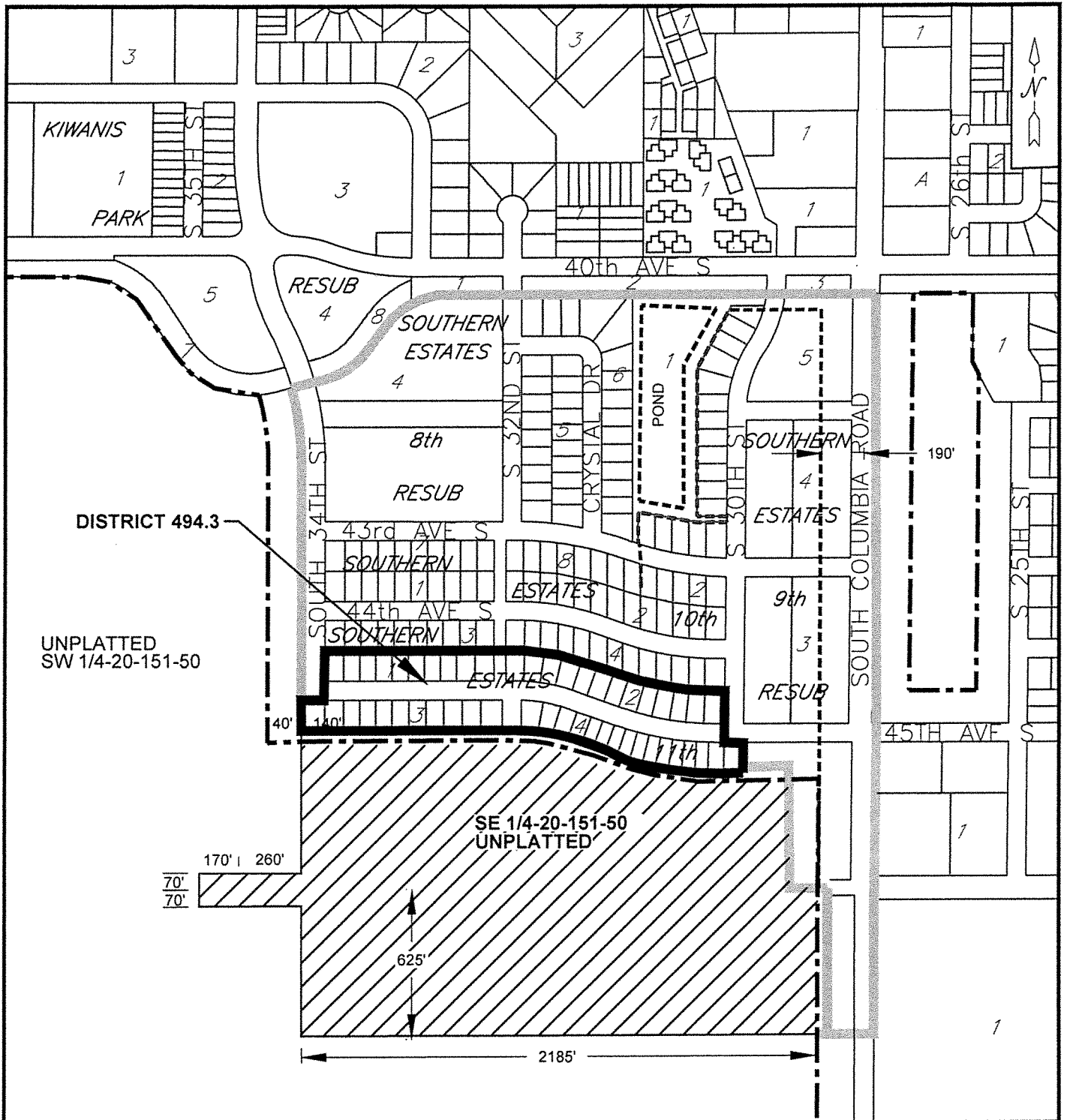
Date of Action

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.	8/12/19			
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	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.



## SOUTHERN ESTATES 8th RESUBDIVISION POND

### LEGEND

PROJECT # 7030.3  
 DISTRICT # 494.3

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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> PREVIOUS ASSESSMENT DISTRICT</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: black; border: 1px solid black; margin-right: 5px;"></span> 494.3 ASSESSMENT DISTRICT</li> <li><span style="display: inline-block; width: 20px; border-bottom: 1px dashed black; margin-right: 5px;"></span> CITY LIMITS</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed black; margin-right: 5px;"></span> PROJECT LIMITS</li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> REMAINING FUTURE ASSESSMENT DISTRICT</li> </ul> |
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# STORM WATER POND PROJ #7030.3

DISTRICT #494.3

Property Number	Name	Legal Address	Addition	Use Code	100% Sq Ft in Database	Add'l sq ft for street	STORM POLICY	Per Sq Ft Cost \$0.181712	Less Amount Previously Assessed	Special Assessment
2974.001.00	USELDINGER PROPERTIES, LLLP	3368 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,400.0	3,200.0	6,800.0	\$1,235.64	\$988.11	\$247.53
2974.002.00	USELDINGER PROPERTIES, LLLP	3350 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,840.0	2,720.0	5,780.0	\$1,050.30	\$827.87	\$222.43
2974.003.00	USELDINGER PROPERTIES, LLLP	3332 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,905.0	2,720.0	5,812.5	\$1,056.20	\$854.59	\$201.61
2974.004.00	USELDINGER PROPERTIES, LLLP	3314 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,905.0	2,720.0	5,812.5	\$1,056.20	\$0.00	\$1,056.20
2974.005.00	USELDINGER PROPERTIES, LLLP	3296 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,905.0	2,720.0	5,812.5	\$1,056.20	\$0.00	\$1,056.20
2974.006.00	USELDINGER PROPERTIES, LLLP	3278 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,905.0	2,720.0	5,812.5	\$1,056.20	\$0.00	\$1,056.20
2974.007.00	USELDINGER PROPERTIES, LLLP	3260 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,905.0	2,720.0	5,812.5	\$1,056.20	\$0.00	\$1,056.20
2974.008.00	USELDINGER PROPERTIES, LLLP	3242 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,840.0	2,720.0	5,780.0	\$1,050.30	\$0.00	\$1,050.30
2974.009.00	USELDINGER PROPERTIES, LLLP	3224 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,270.0	3,160.0	6,715.0	\$1,220.20	\$0.00	\$1,220.20
2974.010.00	USELDINGER PROPERTIES, LLLP	3206 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,400.0	3,200.0	6,800.0	\$1,235.64	\$0.00	\$1,235.64
2974.011.00	USELDINGER PROPERTIES, LLLP	3174 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,187.0	3,120.0	6,653.5	\$1,209.02	\$0.00	\$1,209.02
2974.012.00	USELDINGER PROPERTIES, LLLP	3160 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,869.0	2,760.0	6,314.5	\$1,147.42	\$0.00	\$1,147.42
2974.013.00	USELDINGER PROPERTIES, LLLP	3146 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,155.0	2,640.0	5,897.5	\$1,071.65	\$0.00	\$1,071.65
2974.014.00	USELDINGER PROPERTIES, LLLP	3132 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,018.0	2,880.0	6,449.0	\$1,171.86	\$0.00	\$1,171.86
2974.015.00	USELDINGER PROPERTIES, LLLP	3118 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,839.0	2,720.0	5,779.5	\$1,050.20	\$0.00	\$1,050.20
2974.016.00	USELDINGER PROPERTIES, LLLP	3104 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,728.0	3,000.0	6,364.0	\$1,156.42	\$0.00	\$1,156.42
2974.017.00	USELDINGER PROPERTIES, LLLP	3090 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,867.0	2,720.0	5,793.5	\$1,052.75	\$0.00	\$1,052.75
2974.018.00	USELDINGER PROPERTIES, LLLP	3076 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,756.0	3,040.0	6,398.0	\$1,162.59	\$0.00	\$1,162.59
2974.019.00	USELDINGER PROPERTIES, LLLP	3062 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,832.0	2,800.0	5,816.0	\$1,056.84	\$0.00	\$1,056.84
2974.020.00	USELDINGER PROPERTIES, LLLP	3048 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,913.0	3,080.0	6,496.5	\$1,180.49	\$0.00	\$1,180.49
2974.021.00	USELDINGER PROPERTIES, LLLP	3034 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,044.0	2,800.0	5,922.0	\$1,076.10	\$0.00	\$1,076.10
2974.022.00	USELDINGER PROPERTIES, LLLP	3020 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,049.0	3,080.0	6,564.5	\$1,192.85	\$1,083.47	\$109.38
2974.023.00	USELDINGER PROPERTIES, LLLP	3006 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	11,897.0	3,480.0	7,688.5	\$1,397.09	\$1,264.05	\$133.04
2974.024.00	USELDINGER PROPERTIES, LLLP	3367 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,400.0	3,200.0	6,800.0	\$1,235.64	\$0.00	\$1,235.64
2974.025.00	USELDINGER PROPERTIES, LLLP	3349 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,840.0	2,720.0	5,780.0	\$1,050.30	\$0.00	\$1,050.30
2974.026.00	USELDINGER PROPERTIES, LLLP	3333 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,840.0	2,720.0	5,780.0	\$1,050.30	\$0.00	\$1,050.30
2974.027.00	USELDINGER PROPERTIES, LLLP	3319 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,840.0	2,720.0	5,780.0	\$1,050.30	\$722.31	\$327.99
2974.028.00	USELDINGER PROPERTIES, LLLP	3291 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,360.0	2,880.0	6,120.0	\$1,112.08	\$0.00	\$1,112.08
2974.029.00	USELDINGER PROPERTIES, LLLP	3273 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,425.0	2,880.0	6,152.5	\$1,117.98	\$0.00	\$1,117.98
2974.030.00	USELDINGER PROPERTIES, LLLP	3255 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,890.0	3,040.0	6,460.0	\$1,173.86	\$0.00	\$1,173.86
2974.031.00	USELDINGER PROPERTIES, LLLP	3237 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,140.0	3,120.0	6,630.0	\$1,204.75	\$0.00	\$1,204.75
2974.032.00	USELDINGER PROPERTIES, LLLP	3219 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,400.0	3,200.0	6,800.0	\$1,235.64	\$0.00	\$1,235.64
2974.033.00	USELDINGER PROPERTIES, LLLP	3201 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	11,700.0	3,600.0	7,650.0	\$1,390.10	\$0.00	\$1,390.10
2974.034.00	USELDINGER PROPERTIES, LLLP	3159 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,981.0	3,800.0	7,390.5	\$1,342.94	\$0.00	\$1,342.94
2974.035.00	USELDINGER PROPERTIES, LLLP	3145 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,132.0	3,080.0	6,106.0	\$1,109.53	\$0.00	\$1,109.53
2974.036.00	USELDINGER PROPERTIES, LLLP	3127 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,105.0	2,920.0	6,012.5	\$1,092.54	\$0.00	\$1,092.54
2974.037.00	USELDINGER PROPERTIES, LLLP	3113 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,196.0	2,520.0	5,358.0	\$973.61	\$0.00	\$973.61
2974.038.00	USELDINGER PROPERTIES, LLLP	3101 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	6,760.0	2,080.0	4,420.0	\$803.17	\$0.00	\$803.17
2974.039.00	USELDINGER PROPERTIES, LLLP	3089 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	6,760.0	2,080.0	4,420.0	\$803.17	\$0.00	\$803.17
2974.040.00	USELDINGER PROPERTIES, LLLP	3077 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	6,882.0	2,040.0	4,461.0	\$810.62	\$0.00	\$810.62
2974.041.00	USELDINGER PROPERTIES, LLLP	3069 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	6,907.0	2,040.0	4,473.5	\$812.89	\$0.00	\$812.89
2974.042.00	USELDINGER PROPERTIES, LLLP	3063 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	6,895.0	2,040.0	4,467.5	\$811.80	\$0.00	\$811.80
2974.043.00	USELDINGER PROPERTIES, LLLP	3051 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	6,891.0	2,040.0	4,465.5	\$811.43	\$0.00	\$811.43
2974.044.00	USELDINGER PROPERTIES, LLLP	3047 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	6,888.0	2,040.0	4,464.0	\$811.16	\$0.00	\$811.16
2974.045.00	USELDINGER PROPERTIES, LLLP	3035 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	6,884.0	2,040.0	4,462.0	\$810.80	\$0.00	\$810.80
2974.046.00	USELDINGER PROPERTIES, LLLP	3027 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	7,069.0	2,040.0	4,554.5	\$827.61	\$0.00	\$827.61
2974.047.00	USELDINGER PROPERTIES, LLLP	3019 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	6,982.0	2,040.0	4,516.0	\$820.61	\$0.00	\$820.61
2974.048.00	USELDINGER PROPERTIES, LLLP	3005 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,705.0	2,640.0	5,672.5	\$1,030.76	\$902.92	\$127.84
					432,301.0	132,240.0	282,270.5	\$51,291.94	\$6,643.32	\$44,648.62

FUTURE AREA ASSESSMENTS	DOLLAR AMOUNT	SQUARE FOOTAGE
TOTAL ASSESSED	\$389,384.99	2,097,927
LESS DISTRICT #494.3 SHARE	\$51,291.94	564,541
REMAINING FUTURE SHARE	\$338,093.05	1,533,386