



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

Agenda Item: Assessment district project #7046.2 Storm Sewer-Southern Estates Tenth Resubdivision, District #489.2 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 #489.2 and authorize subsequent assessment for Storm Sewer for Southern Estates Tenth Resubdivision to newly annexed property.

August 12, 2019 – Committee Recommended Action:

August 19, 2019 – Council Action:

BACKGROUND: In 2014, the Storm Sewer for Southern Estates Tenth Resubdivision was completed and assessed to properties in district #489. This project also benefited a future special assessment district, which we are now proposing to assess as district #489.2. 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 \$12,496.28.
- 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. 489.2 (Project No. 7046.2)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 7046.2 benefiting

District No. 489.2

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Storm Sewer

2. Location:

Described as follows:

Southern Estates 10th Resubdivision

3. Feasibility and cost:

In the opinion of the undersigned, the improvement is feasible and the probable cost thereof is estimated to be approximately \$12,496.28.

4. A map of the district is attached.

Date

Allen R. Grasser, PE – City Engineer

| Future Area Assessments | Dollar Amount | Square Footage |
|-----------------------------|---------------|----------------|
| Total Assessed | \$34,466.77 | 611,028 |
| Less District #489.2 Share | \$12,855.40 | 336,542 |
| Remaining Future Area Share | \$21,611.37 | 274,486 |

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name: Storm Sewer for Southern Estates 10th
 Project Number: 7046.2

District No. 489.2

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

This timetable prepared by Amy Lund
 Revised by _____

Date 7/30/2019
 Date _____

Action

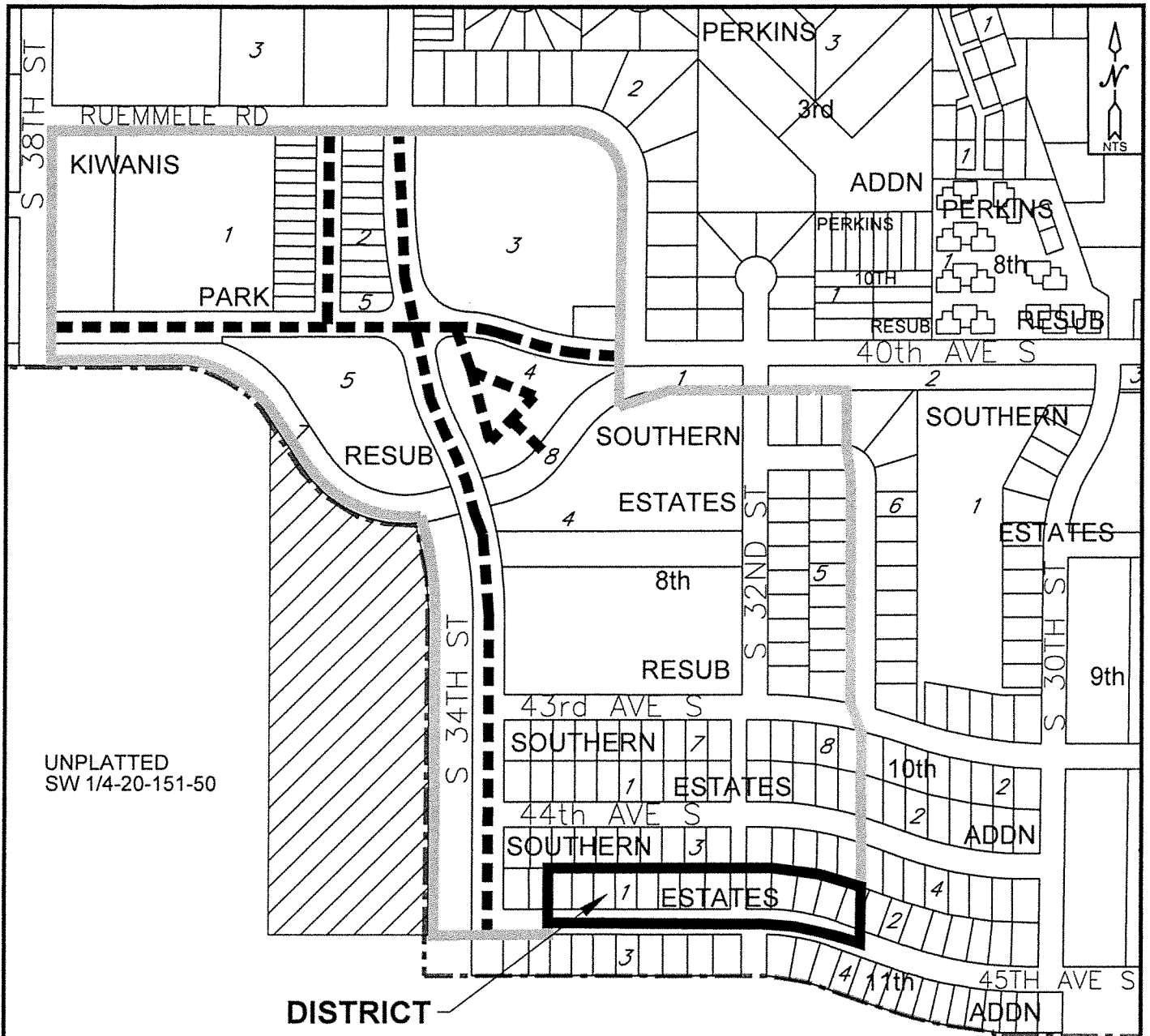
Date of Action

| 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. | | 8/12/2019 | 8/19/2019 | |
| *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.





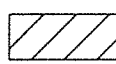


UNPLATTED
SW 1/4-20-151-50

DISTRICT
489.2

STORM SEWER FOR KIWANIS PARK RESUBDIVISION AND SOUTH 34TH STREET (S.E.D. TO 45TH AVE S)

LEGEND

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

PROJECT # 7046.2

DISTRICT # 489.2

STORM SEWER PROJ #7046.2

DISTRICT #489.2

| Property Number | Name | Legal Address | Addition | Use Code | Sq Ft in Database | EXTRA SQ FT - AREA FROM STREET | TOTAL SQ FT | BENEFIT % PER POLICY | Per Sq Ft Cost \$0.076397 | Less Amount Previously Assessed | Special Assessment |
|-----------------|-----------------------------|--------------------|----------------------------|----------|-------------------|--------------------------------|-------------|----------------------|---------------------------|---------------------------------|--------------------|
| 2974.003.00 | USELDINGER PROPERTIES, LLLP | 3332 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 8,905.0 | 2,720.0 | 11,625 | 50% | \$444.06 | \$359.12 | \$84.94 |
| 2974.004.00 | USELDINGER PROPERTIES, LLLP | 3314 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 8,905.0 | 2,720.0 | 11,625 | 50% | \$444.06 | \$0.00 | \$444.06 |
| 2974.005.00 | USELDINGER PROPERTIES, LLLP | 3296 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 8,905.0 | 2,720.0 | 11,625 | 50% | \$444.06 | \$0.00 | \$444.06 |
| 2974.006.00 | USELDINGER PROPERTIES, LLLP | 3278 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 8,905.0 | 2,720.0 | 11,625 | 50% | \$444.06 | \$0.00 | \$444.06 |
| 2974.007.00 | USELDINGER PROPERTIES, LLLP | 3260 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 8,905.0 | 2,720.0 | 11,625 | 50% | \$444.06 | \$0.00 | \$444.06 |
| 2974.008.00 | USELDINGER PROPERTIES, LLLP | 3242 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 8,840.0 | 2,720.0 | 11,560 | 50% | \$441.57 | \$0.00 | \$441.57 |
| 2974.009.00 | USELDINGER PROPERTIES, LLLP | 3224 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 10,270.0 | 3,160.0 | 13,430 | 50% | \$513.01 | \$0.00 | \$513.01 |
| 2974.010.00 | USELDINGER PROPERTIES, LLLP | 3206 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 10,400.0 | 3,200.0 | 13,600 | 50% | \$519.50 | \$0.00 | \$519.50 |
| 2974.011.00 | USELDINGER PROPERTIES, LLLP | 3174 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 10,187.0 | 3,120.0 | 13,307 | 50% | \$508.31 | \$0.00 | \$508.31 |
| 2974.012.00 | USELDINGER PROPERTIES, LLLP | 3160 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 9,869.0 | 2,760.0 | 12,629 | 50% | \$482.41 | \$0.00 | \$482.41 |
| 2974.013.00 | USELDINGER PROPERTIES, LLLP | 3146 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 9,155.0 | 2,640.0 | 11,795 | 50% | \$450.55 | \$0.00 | \$450.55 |
| 2974.014.00 | USELDINGER PROPERTIES, LLLP | 3132 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 10,018.0 | 2,880.0 | 12,898 | 50% | \$492.68 | \$0.00 | \$492.68 |
| 2974.015.00 | USELDINGER PROPERTIES, LLLP | 3118 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 8,839.0 | 2,720.0 | 11,559 | 50% | \$441.54 | \$0.00 | \$441.54 |
| 2974.024.00 | USELDINGER PROPERTIES, LLLP | 3367 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 10,400.0 | 3,200.0 | 13,600 | 50% | \$519.50 | \$0.00 | \$519.50 |
| 2974.025.00 | USELDINGER PROPERTIES, LLLP | 3349 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 8,840.0 | 2,720.0 | 11,560 | 50% | \$441.57 | \$0.00 | \$441.57 |
| 2974.026.00 | USELDINGER PROPERTIES, LLLP | 3333 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 8,840.0 | 2,720.0 | 11,560 | 50% | \$441.57 | \$0.00 | \$441.57 |
| 2974.027.00 | USELDINGER PROPERTIES, LLLP | 3319 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 8,840.0 | 2,720.0 | 11,560 | 50% | \$441.57 | \$0.00 | \$441.57 |
| 2974.028.00 | USELDINGER PROPERTIES, LLLP | 3291 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 9,360.0 | 2,880.0 | 12,240 | 50% | \$467.55 | \$0.00 | \$467.55 |
| 2974.029.00 | USELDINGER PROPERTIES, LLLP | 3237 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 9,425.0 | 2,880.0 | 12,305 | 50% | \$470.03 | \$0.00 | \$470.03 |
| 2974.030.00 | USELDINGER PROPERTIES, LLLP | 3255 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 9,880.0 | 3,040.0 | 12,920 | 50% | \$493.52 | \$0.00 | \$493.52 |
| 2974.031.00 | USELDINGER PROPERTIES, LLLP | 3237 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 10,140.0 | 3,120.0 | 13,260 | 50% | \$506.51 | \$0.00 | \$506.51 |
| 2974.032.00 | USELDINGER PROPERTIES, LLLP | 3219 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 10,400.0 | 3,200.0 | 13,600 | 50% | \$519.50 | \$0.00 | \$519.50 |
| 2974.033.00 | USELDINGER PROPERTIES, LLLP | 3201 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 11,700.0 | 3,600.0 | 15,300 | 50% | \$584.44 | \$0.00 | \$584.44 |
| 2974.034.00 | USELDINGER PROPERTIES, LLLP | 3159 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 10,981.0 | 3,800.0 | 14,781 | 50% | \$564.61 | \$0.00 | \$564.61 |
| 2974.035.00 | USELDINGER PROPERTIES, LLLP | 3145 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 9,132.0 | 3,080.0 | 12,212 | 50% | \$466.48 | \$0.00 | \$466.48 |
| 2974.036.00 | USELDINGER PROPERTIES, LLLP | 3127 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 9,105.0 | 2,920.0 | 12,025 | 50% | \$459.34 | \$0.00 | \$459.34 |
| 2974.037.00 | USELDINGER PROPERTIES, LLLP | 3113 45TH AVENUE S | SOUTHERN ESTATES 11TH ADDN | R | 8,196.0 | 2,520.0 | 10,716 | 50% | \$409.34 | \$0.00 | \$409.34 |
| | | | | | 257,342 | 79,200 | 336,542 | | \$12,855.40 | \$359.12 | \$12,496.28 |

| FUTURE AREA ASSESSMENTS | DOLLAR AMOUNT | SQUARE FOOTAGE |
|----------------------------|---------------|----------------|
| TOTAL ASSESSED | \$34,466.77 | 611,028 |
| LESS DISTRICT #489.2 SHARE | \$12,855.40 | 336,542 |
| REMAINING FUTURE SHARE | \$21,611.37 | 274,486 |