



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 #7055.3 Paving & Street Lights-Southern Estates Tenth Resubdivision, District #666.3 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 #666.3 and authorize subsequent assessment for Paving & Street Lights for Southern Estates Tenth 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 2015, the Paving & Street Lights for Southern Estates Tenth Resubdivision was completed and assessed to properties in district #666. This project also benefited a future special assessment district, which we are now proposing to assess as district #666.3. 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 paving & street lights 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 \$6,046.44.
- 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. 666.3 (Project No. 7055.3)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 7055.3 benefiting

District No. 666.3

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Paving and Street Lights

2. Location:

Described as follows:  
Southern Estates 10<sup>th</sup> 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 \$6,046.44 including construction, engineering, financing, contingencies, and other incidental costs.

4. A map of the district is attached.

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\_\_\_\_\_ Allen R. Grasser, PE – City Engineer

Future Area Assessments	Dollar Amount	Square Footage
Total Assessed	\$75,523.28	898,045
Less District #666.2 Share	\$10,267.00	191,284
Remaining Future Area Share	\$65,256.28	706,761

## TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Paving and Street Lights for Southern Estates 10th

Project Number 7055.3

District No. 666.3

- Paving
- Street Lighting
- Street Improvement
- Other \_\_\_\_\_

This timetable prepared by Finance  
Revised by \_\_\_\_\_

Date 7/30/19  
Date \_\_\_\_\_

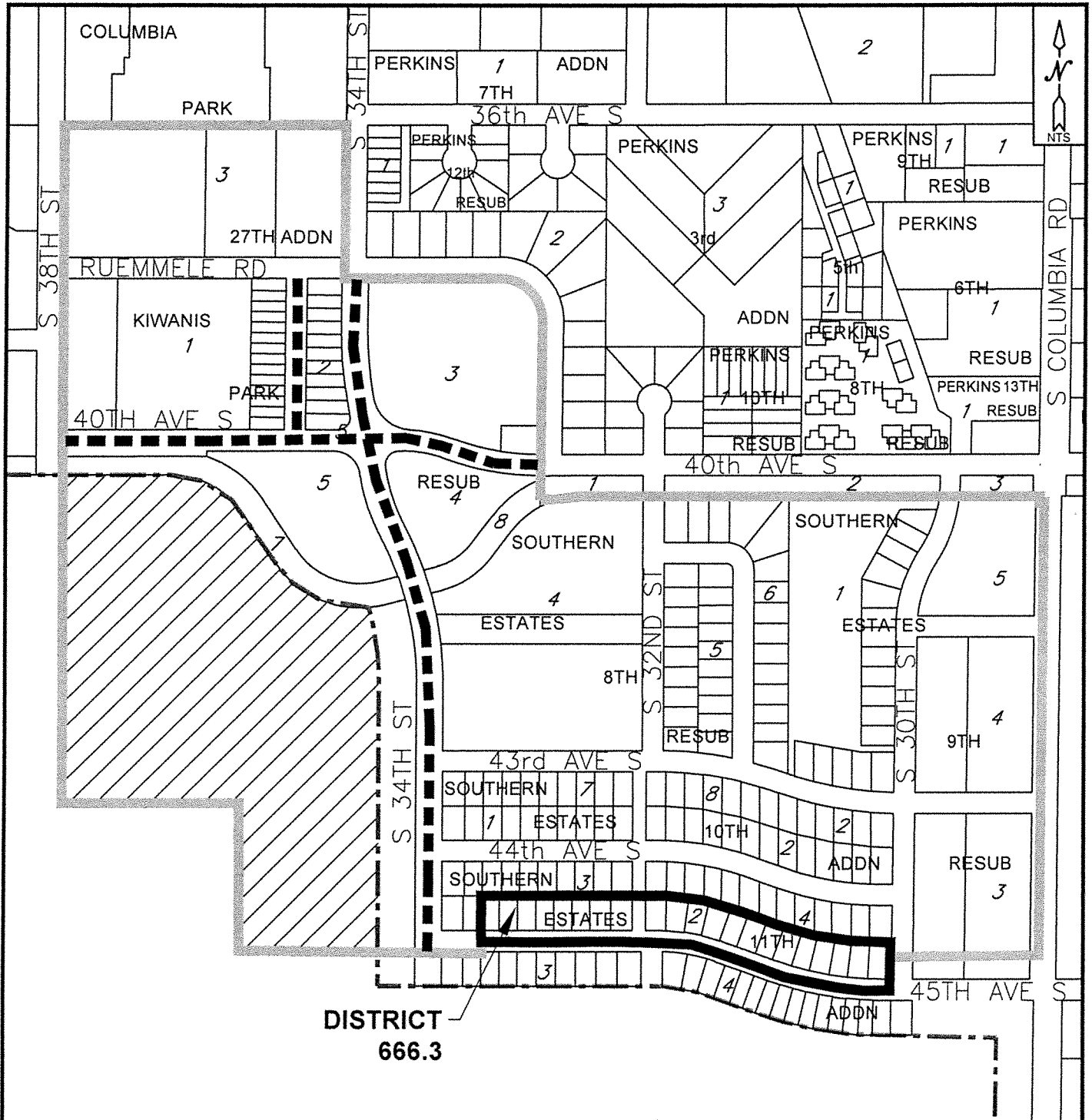
Action	Date of Action			Approved
	Other	Committee	Council	
Approval of Engineers Report including estimate. Resolution creating assessment district. Direct engineering to prepare plans & specifications, and advertise for construction bids.		8/12/2019	8/19/2019	
*Notices sent to property owners.	8/12/19			
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	8/12/19			
Approval of plans & specs/set bid date.				
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.




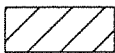

#If bids are more than 25% higher than engineers estimate, Finance & Administrative Services Office will notify property owners and protest period will be extended 2 weeks.



DISTRICT  
666.3

**PAVING & STREET LIGHTS FOR**  
**S 34TH ST (RUEMMELE RD TO 45TH AVE S)**  
**S 35TH ST (RUEMMELE RD TO 40TH AVE S) AND**  
**40TH AVE S (RUEMMELE RD TO S 38TH ST)**

LEGEND

- |                  |  |  |
|------------------|--|--|
| PROJECT # 7055.3 |  PREVIOUS ASSESSMENT DISTRICT |  PROJECT LIMITS                       |
| DISTRICT # 666.3 |  ASSESSMENT DISTRICT BOUNDRY  |  REMAINING FUTURE ASSESSMENT DISTRICT |
|                  |  CITY LIMITS                  |  |

# PAVING & STREET LIGHTS - PROJ #70555.3

DISTRICT #666.3

Property Number	Name	Legal Address	Addition	Use Code	Sq Ft in Database	EXTRA SQ FT - AREA FROM STREET	TOTAL SQ FT	Per Sq Ft Cost \$0.053674	Less Amount Previously Assessed	Special Assessment
2974.003.00	USELDINGER PROPERTIES, LLLP	3314 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,905.0	-	8,905	\$477.97	\$0.00	\$477.97
2974.004.00	USELDINGER PROPERTIES, LLLP	3314 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,905.0	-	8,905	\$477.97	\$212.27	\$265.70
2974.005.00	USELDINGER PROPERTIES, LLLP	3296 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,905.0	-	8,905	\$477.97	\$212.27	\$265.70
2974.006.00	USELDINGER PROPERTIES, LLLP	3278 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,905.0	-	8,905	\$477.97	\$212.27	\$265.70
2974.007.00	USELDINGER PROPERTIES, LLLP	3260 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,905.0	-	8,905	\$477.97	\$212.27	\$265.70
2974.008.00	USELDINGER PROPERTIES, LLLP	3242 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,840.0	-	8,840	\$474.48	\$212.27	\$262.21
2974.009.00	USELDINGER PROPERTIES, LLLP	3224 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,270.0	-	10,270	\$551.23	\$212.27	\$338.96
2974.010.00	USELDINGER PROPERTIES, LLLP	3206 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,400.0	-	10,400	\$558.21	\$212.27	\$345.94
2974.011.00	USELDINGER PROPERTIES, LLLP	3174 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,187.0	-	10,187	\$546.78	\$212.27	\$334.51
2974.012.00	USELDINGER PROPERTIES, LLLP	3160 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,869.0	-	9,869	\$529.71	\$212.27	\$317.44
2974.013.00	USELDINGER PROPERTIES, LLLP	3146 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,155.0	-	9,155	\$491.39	\$212.27	\$279.12
2974.014.00	USELDINGER PROPERTIES, LLLP	3132 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,018.0	-	10,018	\$537.71	\$212.27	\$325.44
2974.015.00	USELDINGER PROPERTIES, LLLP	3118 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,839.0	-	8,839	\$474.42	\$212.27	\$262.15
2974.016.00	USELDINGER PROPERTIES, LLLP	3104 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,728.0	-	9,728	\$522.14	\$212.27	\$309.87
2974.017.00	USELDINGER PROPERTIES, LLLP	3090 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,867.0	-	8,867	\$475.93	\$212.27	\$263.66
2974.018.00	USELDINGER PROPERTIES, LLLP	3076 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,756.0	-	9,756	\$523.64	\$212.27	\$311.37
2974.019.00	USELDINGER PROPERTIES, LLLP	3062 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	8,832.0	-	8,832	\$474.05	\$212.27	\$261.78
2974.020.00	USELDINGER PROPERTIES, LLLP	3048 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,913.0	-	9,913	\$532.07	\$212.27	\$319.80
2974.021.00	USELDINGER PROPERTIES, LLLP	3034 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	9,044.0	-	9,044	\$485.43	\$212.14	\$273.29
2974.022.00	USELDINGER PROPERTIES, LLLP	3020 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	10,049.0	-	10,049	\$539.37	\$24.00	\$515.37
2974.023.00	USELDINGER PROPERTIES, LLLP	3006 45TH AVENUE S	SOUTHERN ESTATES 11TH ADDN	R	11,897.0	-	11,897	\$638.56	\$375.83	\$262.73
					191,284	\$	191,284	\$10,267.00	\$4,220.56	\$6,046.44

(per commissioners zero assessment to city owned stormwater ponds.)

FUTURE AREA ASSESSMENTS	DOLLAR AMOUNT	SQUARE FOOTAGE
TOTAL ASSESSED	\$75,523.28	898,045
LESS DISTRICT #666.2 SHARE	\$10,267.00	191,284
REMAINING FUTURE SHARE	\$65,256.28	706,761