



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

APPROVED & ACCEPTED
by City Council

08/19/19

Maureen Storstad
Maureen Storstad
City Auditor

Agenda Item: Assessment district project #4236.40, District #353.4: Sanitary Sewer – 24th Ave S for newly annexed property in the future assessment district. This property is in Maier’s Fifth Addition.

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

Staff Recommended Action: Include newly annexed property within the special assessment district #353.4 and authorize subsequent assessment for Sanitary Sewer – 24th Ave S to newly annexed property.

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

August 19, 2019 – Council Action: Approved unanimously on consent agenda.

BACKGROUND: In 2001 the sanitary sewer project #4236.0 was completed and assessed to properties in district #353. This project also benefited a future special assessment district, which we are now proposing to assess as district #353.4. The newly annexed area is in Maier’s Fifth Addition.

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 sanitary sewer project and, therefore, should all be assessed equally.
- Staff is assessing newly annexed properties on a timely basis.
- The dollar amount of this assessment to the newly annexed properties is \$1,660.54.
- 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. 353.4 (Project No. 4236.4)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 4236.4 benefiting

District No. 353.4

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Sanitary Sewer Installation

2. Location:

Described as follows:

24th Ave. South (S. 36th to 38th St.)

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 \$1,660.54, 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 Project Cost =	$\$147,616 \times 1.27 =$	\$187,472.00
District 353.0 share =		\$138,292.00
District 353.1 share =	$2,312,616 \text{ SF} \times \$0.0065/\text{SF} =$	\$15,032.00
District 353.2 share =		\$2,381.93
District 353.3 share =		\$2,817.02
District 353.4 share =		\$1,660.54
Remaining Future Assessment Share		\$27,288.51

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Sanitary Sewer on 24th Ave. South (S. 36th to 38th St.)

Project Number 4236.4

District No. 353.4

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

This timetable prepared by Finance
 Revised by _____

Date 8/12/19
 Date _____

Action

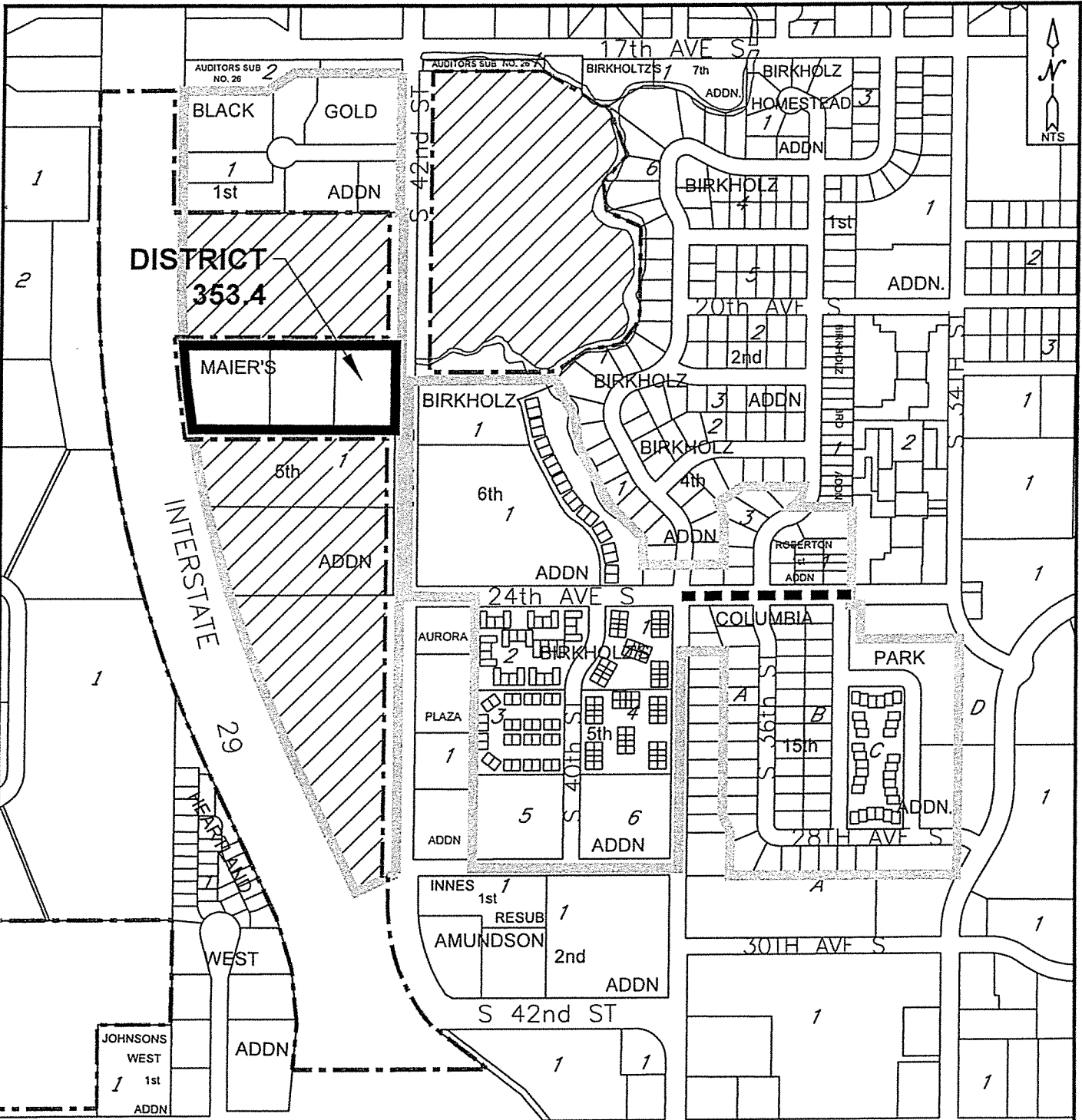
Date of Action

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

*Responsibility of Finance & Administrative Services Office

**Responsibility of Engineering Department.

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



SANITARY SEWER 24TH AVE S

LEGEND

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

PROJECT # 4236.4

DISTRICT # 353.4

SANITARY SEWER - 24TH AVES

PROJECT 4236.4

Property Number	Name	Legal Address	Sq Ft in Database	\$0.006477 PER SQ FT ASSESSMENT	Amount to be Assessed less 58% Depreciation
2341.001.00	EMPIRE DEVELOPMENT, LLP	2001 EMPIRE CT LOT 1, BLOCK 1 MAIER'S FIFTH ADDITION	158,564	\$1,027.02	\$595.67
2341.002.00	EMPIRE TOWNHOMES II, LLC	2020 BENTLEY DR LOT 2, BLOCK 1 MAIER'S FIFTH ADDITION	126,000	\$816.10	\$473.34
2341.003.00	EMPIRE TOWNHOMES I, LLC	2022 FLEETWOOD DR LOT 3, BLOCK 1 MAIER'S FIFTH ADDITION	120,368	\$779.62	\$452.18
2341.004.00	EMPIRE DEVELOPMENT, LLP	UNPLATTED STRIP MAIER'S FIRST ADDITION	13,960	\$90.42	\$52.44
2341.005.00	EMPIRE DEVELOPMENT, LLP	UNPLATTED STRIP MAIER'S FIFTH ADDITION	15,864	\$102.75	\$59.60
3117.181.05	EMPIRE DEVELOPMENT, LLP	UNPLATTED PARTS GRAND FORKS TWP	7,270	\$47.09	\$27.31
\$1,660.54					