



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 #4959.3 Storm Sewer on S 42nd St 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 #400.3 and authorize subsequent assessment for Storm Sewer – S 42nd St to newly annexed property.

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

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

BACKGROUND: In 2004 the storm sewer project #4959.0 was completed and assessed to properties in district #400. This project also benefited a future special assessment district, which we are now proposing to assess as district #400.3. 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 storm 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 \$49,360.77.
- 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. 400.3

Project No. 4959.3

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 4959.3 benefiting

District No. 400.3

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Storm Sewer Installation

2. Location:

Described as follows:

South 42nd St. (17th Ave. South to 29th Ave. South)

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 \$49,360.77, 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 =	\$518,607.00
Future Assessment Share	\$422,991.60
District 400.1 share	\$23,178.51
District 400.2 Share	\$45,924.22
District 400.3 Share	\$49,360.77
Remaining Future Assessment Share	\$304,528.10

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Storm Sewer on S. 42nd Street (17th Ave South to 29th Ave South)

Project Number 4959.3

District No. 400.3

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

This timetable prepared by Finance

Date 8/12/19

Revised by _____

Date _____

Action

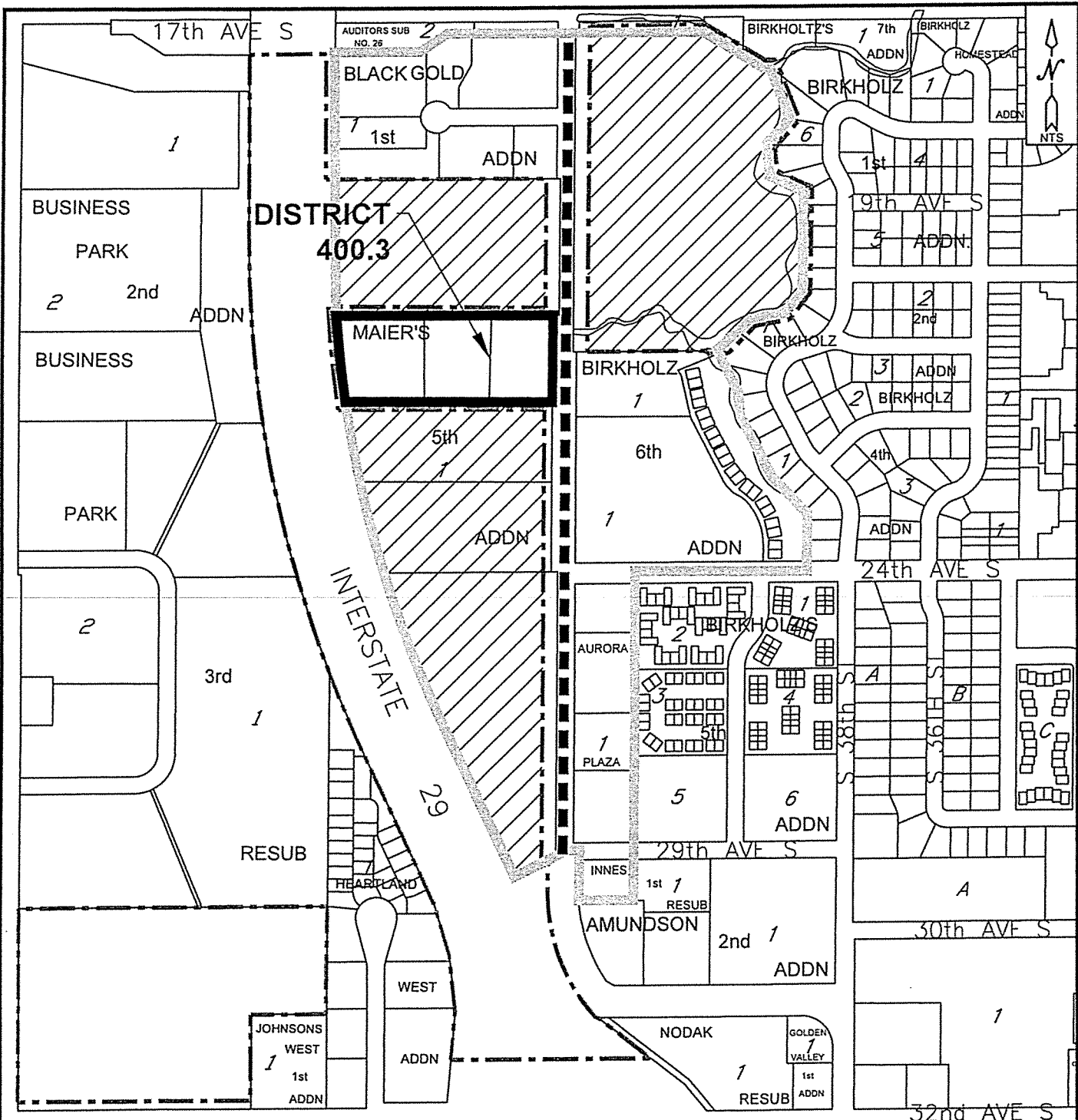
Date of Action

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	8/19/12	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

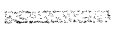



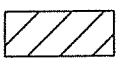
**Responsibility of Engineering Department

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



STORM SEWER S 42ND ST

LEGEND

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

PROJECT # 4959.3

DISTRICT # 400.3

CALC PROJECT 4959.3 STORM SEWER ON S 42ND ST

District # 400.3

Property Number	SQUARE FEET FROM DATABASE	ASSESSMENT PER SQ FT	LESS PRIOR ASSESSMENT	AMOUNT TO BE ASSESSED
2341.001.00	36,352.00	\$6,925.42	\$0.00	\$6,925.42
2341.002.00	126,000.00	\$24,004.26	\$0.00	\$24,004.26
2341.003.00	120,368.00	\$22,931.31	\$4,500.22	\$18,431.09
2341.004.00	13,960.00	\$2,659.52	\$2,659.52	\$0.00
2341.005.00	15,864.00	\$3,022.25	\$3,022.25	\$0.00
3117.181.05	7,270.00	\$1,385.01	\$1,385.01	\$0.00
TOTAL				\$49,360.77

TOTAL PROJECT COST	\$518,607.00
FUTURE ASSESSMENT SHARE (2,220,303.70 X .190511)	\$422,991.60
DISTRICT 400.1 SHARE	\$23,178.51
DISTRICT 400.2 SHARE	\$45,924.22
DISTRICT 400.3 SHARE	\$49,360.77
REMAINING FUTURE ASSESSMENT SHARE	\$304,528.10