



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 #6151.1 Sanitary Sewer-1400 & 1500 Blocks of N 42nd St, 4200 - 4400 Blocks of 16th Ave N & 1500 Block of 16th Ave N Circle, District #457.1 for newly annexed property in the future assessment district. The property is in Gornowicz Resubdivision.

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

Staff Recommended Action: Include newly annexed property within the special assessment district #457.1 and authorize subsequent assessment for Sanitary Sewer for N 42nd St, 16th Ave N and 16th Ave N Circle to newly annexed property.

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

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

BACKGROUND: In 2008, the Sanitary Sewer for N 42nd St, 16th Ave N and 16th Ave N Circle was completed and assessed to properties in district #457. This project also benefited a future special assessment district, which we are now proposing to assess as district #457.1. The newly annexed area is in the Gornowicz 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 water holding 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 \$39,438.68.
- 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. 457.1

(Project No. 6151.1)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 6151.1 benefiting

District No. 457.1

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Sanitary Sewer

2. Location:

Described as follows:

1400 & 1500 Blocks of N 42nd St.

4200-4400 Blocks of 16th Ave. North

1500 Block of 16th Ave. N Circle

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 \$39,438.68, including construction, engineering, financing, contingencies, and other incidental costs.

4. A map of the district is attached.

Date

Allen R. Grasser, PE – City Engineer

Amount of Project	\$370,859.00
Amount Assessed to Properties	\$331,420.32
Amount Applied to Future Assessment Area	<u>\$39,438.68</u>

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Sanitary Sewer for 1400 & 1500 Blks of N 42nd St & 4200-4400 Blks of 16th AN & 1500 Block of 16th Ave. N Circle

Project Number 6151.1

District No. 457.1

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

This timetable prepared by Finance
Revised by _____

Date 8/12/19

Date _____

Action

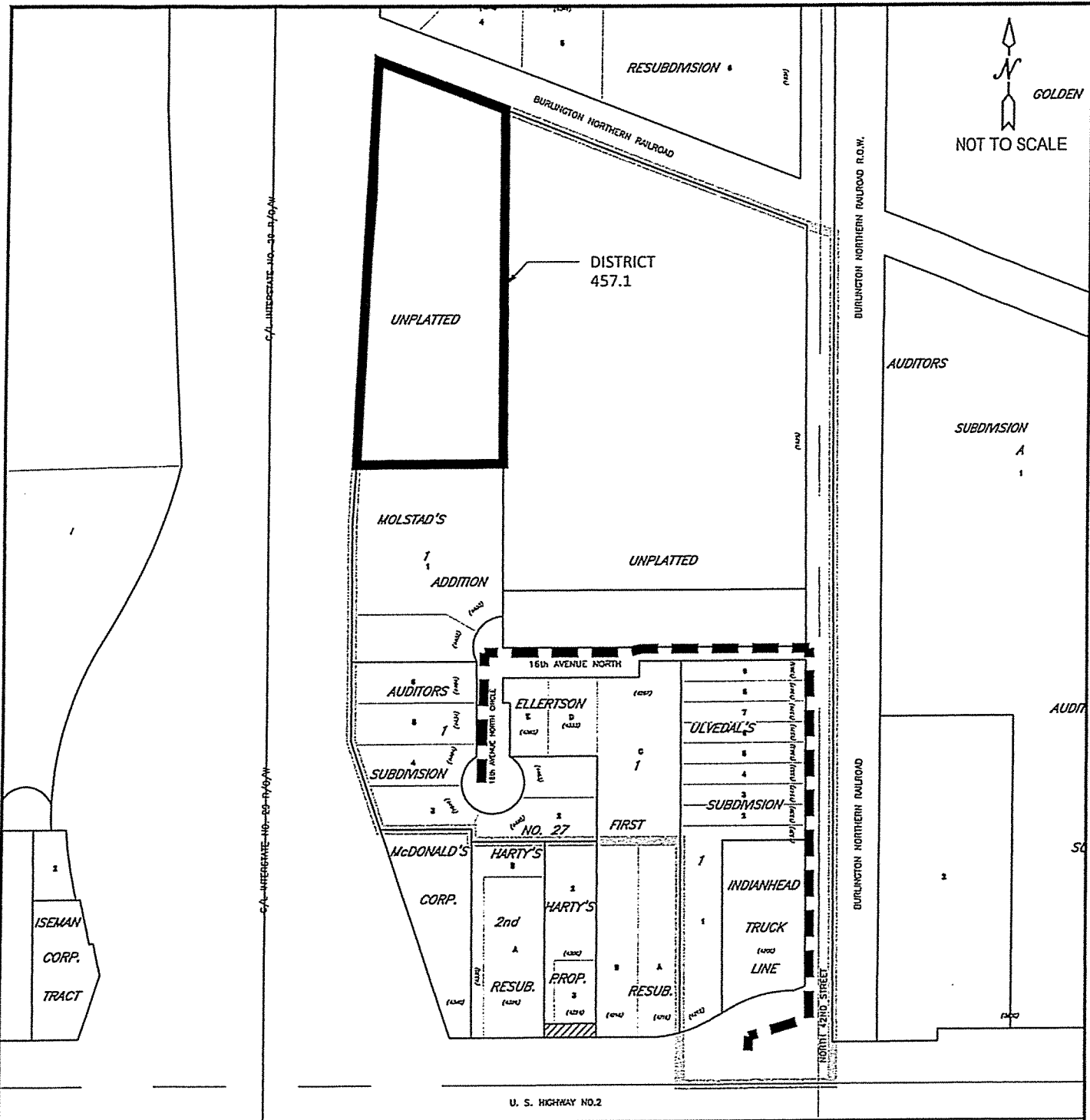
Date of Action

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	
*Notices sent to property owners.	7/29/19			
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	8/5/19			
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.



SANITARY SEWER ON N. 42ND ST,
16TH AVE. N. & 16TH AVE. N. CIRCLE

PROJECT # 6151.1
DISTRICT # 457.1

PROJECT LIMITS
ASSESSMENT DISTRICT BOUNDARY
PREVIOUS ASSESSMENT DIST BOUNDARY



SANITARY SEWER-1400 & 1500 BLKS OF N 42ND ST, 4200-4400 BLKS OF 16TH AVE N & 1500 BLK OF 16TH AVE N CIR
PROJECT 6151.1 DISTRICT #457.1

Property Number	Name	Legal Address	SQ FT TRUNK LINE BENEFIT AREA	A SQ FT	0.133505	SQ FT LATERAL LINE BENEFIT AREA	0.216934	TOTAL ASSESSMENT
1719.001.00	J R INVESTMENTS, INC & 42ND STREET RENTALS, LLC	1925 N 42ND ST LOT 1, BLOCK 1 GORNOWICZ RESUBDIVISION	295,410	\$39,438.68	0.00	\$0.00	\$39,438.68	