

SPECIAL ASSESSMENT COMMISSION MEETING
Minutes

Tuesday, July 11th, 2023 – 3:00 p.m. - Griggs Boardroom and Teams

Commission Member Present: Allan Page, Brian Poykko
Finance Department: Samantha Bergan, Stefanie Coleman
Engineering Staff: Carmen Syverson, Dale Bergum, WFW Consultant

1. Approve Minutes

a. June 8th, 2023 – Special Assessment Commission Meeting

Motion by Poykko, second by Page to table until the next meeting as there was a typo on the agenda and the minutes to be approved should have been June 22nd, 2023.

Aye: All. Motion Carried

2. Assign Benefit to the following projects:

a. Project #8265.01, District #598 – Vail Circle Storm Sewer Improvements – Pump Station 186 & Forcemain, Upgrade 182 & 188

Project location area consists of area of 11th Ave S from S 20th St. to N Columbia Rd.

To serve the following platted lands to the City of Grand Forks: Lots 1 – 13, A & B, Block 1; Lots 1 - 27, Block 2; Lots 1 -7, Block 3; Lots A - D, 1, 4 – 15, 18 – 20, Block 4; Lots 1 – 4, Block 5; Lots 3 & 4, Block 7; Lots 1 – 8, Block A; Lots A, B & 2, Block B, Blair-Satrom 2nd Addition; Lots 1 – 10, 9A, 10A, 11 – 21, Block 1; Lots 1 – 32, 36 – 40, A & B, Block 2; Lots 1 – 17, 21 -24 , A & B, Block 3; Lots 1 – 22, Block 4; Lots 1 – 16, 13A, 14A, 15A, 16A & 17 – 36, Block 5; Lots 1 – 20, 16A and 17A, Block 6; Lots 1 – 4 & 7 – 20, Lot 5 & East ½ of Vacated Alley Lying West & Contiguous thereto, Lot 6 & East ½ of Vacated Alley Lying West & Contiguous Thereto, Lot 7 & East ½ of Vacated Alley Lying West & Contiguous Thereto, Lot 8 & East ½ of Vacated Alley Lying West & Contiguous Thereto, Lot 9 & East ½ of Vacated Alley Lying West & Contiguous Thereto, Lot 10 & East ½ of Vacated Alley Lying West & Contiguous Thereto, Lot 11 & West ½ of Vacated Alley Lying East & Contiguous Thereto, Lot 12 & West ½ of Vacated Alley Lying East & Contiguous Thereto, Lot 13 & West ½ of Vacated Alley Lying East & Contiguous Thereto, Lot 14 & West ½ of Vacated Alley Lying East & Contiguous Thereto, Lot 15 & West ½ of Vacated Alley Lying East & Contiguous Thereto, Lot 16 & West ½ of Vacated Alley Lying East & Contiguous Thereto, Block 7; Lots 1 – 36, Block 8; Lot 1 & East 10' of Alley, Lot 2 & East ½ of Vacated Ally Lying West and Contiguous Thereto, Lot 3 & East ½ of Vacated Alley Lying West & Contiguous Thereto, Lot 4 & East ½ of Vacated Alley Lying West & Contiguous Thereto, Lot 5 & East ½ of Vacated Alley Lying West & Contiguous Thereto, Lot 6 & East ½ of Vacated Alley Lying West & Contiguous Thereto, Lots 7,8,9,10,11,12,13 & East ½ of Vacated Alley, Lot 14 & West ½ of Vacated Alley Lying East & Contiguous Thereto, Lot 15 & West ½ of Vacated alley Lying East & Contiguous Thereto, Lot 16 & West ½ of Vacated Alley Lying East & Contiguous Thereto, Lot 17 & West ½ of Vacated alley Lying East & Contiguous Thereto, Lot 18 & West ½ of Vacated Alley Lying East & Contiguous Thereto, Lot

19 & West ½ of Vacated Alley Lying East & Contiguous Thereto, Lot 20 & West ½ of Vacated Alley Lying East & Contiguous Thereto, Block 9; Lots 1 – 20, Block 10; Lots 1 – 10, Block 11; Lots 1 – 10, Block 12; Lots 1 -20, Block 13; Lot 11 & East 25' of Lot 13, Lot 12 & East 25' of Lot 14, West 25.56' of Lot 13 & All of Lot 15, West 25.56' of Lot 14 & All of Lot 16, Block 20; Lots 11 – 16, Block 21; Lot 11 & East ½ of Lot 13, West 25.28' of Lot 13 & All of Lot 15, Lots 12, 14, & 16, Block 28; Lots 6 – 13, Block 29; Lots 13 - 17, Block 30, Burke's Home Addition; Lots 1 - 8, Block 1, Country Meadows Resubdivision; Lots A, 3 – 6, Lot 7 & North 5' of Lot 8, Lot 8 Less North 5', Lots 8 & 10, Block 1; Lots A & B, 3 – 9, All of Lot 10 & North 13.3' of Lot 11, South 39.9' of Lot 11 & North 26.6' of Lot 12, South 26.6' of Lot 12 & North 39.9' of Lot 13, South 13.3' of Lot 13 & All of Lot 14, Lots 15 – 18, Block 2; Lots 1 – 13, A – D, Block 3; Lots 1, North 50' of Lot 2, South 3.2' of Lot 2 & All of Lot 3, 4 – 7, North 21.4' of Lot 8, South 34.4' of Lot 8 & All of Lot 9, 10 – 18, Block 4, Garden Home Addition; Lot G, H, E, Block 1; Lot F, Block A, Haake's 2nd Addition; Lots Q, 3, K-5, 6 & 7, 8, A, B, C&D, E&F, R, S, T, 19&20, H-H, J-J, I, J, U, V, W, X, Y, Z, A-A, B-B, 39, C-C, FF, GG, Block 1, Haake 5th Addition; Lots 2 & 3, Block 1, Medical Park 6th Resubdivision; Lots 1-4, A & B, 8 – 11, Block 1; Lot A – G & K, Block 2, Tolleson's Sub-Division 1; Lot 1 & North 24' of Lot 2, South 36' of Lot 2 & North 48' of Lot 3, South 12' of Lot 3 and all of Lot 4 & North 12' of Lot 5, South 48' of Lot 5 & North 36' of Lot 6, South 24' of Lot 6 & all of Lot 7, Lot 8 Less West 25' of South 20' & East 119.5' of North 18' of Lot 9, West 25' of South 20' of Lot 8, Lot 9 Less 119.5' of North 18', South 50' of Lot 17, South 50' of Lot 16 & North 20' of Lot 17, South 40.5' of Lot 15 & N 20' of Lot 16, South 33.5' of Lot 14 & North 29.5' of Lot 15, South 26.5' of Lot 13 & North 36.5' of Lot 14, South 19.5' of Lot 12 & North 43.5 of Lot 13, South 12.5 of Lot 11 & North 50.5' of Lot 12, South 5.5' of Lot 10 & North 57.5' of Lot 11, North 54.5' of Lot 10 & Vacated Alley North Thereof, Block 3; Lot 1 - 3, Lot 4 & Noth ½ of Lot 5, South ½ of Lot 5 & All of Lot 6, Lots 7 – 20, Block 4, Tolleson's Sub-Division 2; Lots 1 – 12, Block 1; Lots 1 – 12, Block 2; Lots 1 – 12, Block 3; Lots 1 – 5, Block 4; Lots 1, 3, 5, 7, 9, A -C, Block 5; Lot 1 – 24 & Vacated Alley, Block 6; Lots 1 – 24, Block 7; Lots 1 – 24, Block 8; Lots 1 – 12 & Lot 14 Plus Vacated Alley Adj Thereto, Lots 13, 15 – 24, Block 9; Lots 1 – 24, block 10; All of Blk & Vacated S 16th Street Adj Thereto & vacated Alley Block 11 & All of Blk & Vacated 10th Ave S Adj Thereto & Vacated Alley Block 12; Lots A – E, Block 13; Lots 1 & 3, 2 & 4 & East 10' of Lot 6, 5 & 7, West 15' of Lot 6 and all of Lot 8 & East 20' of Lot 10, 9 & 11, West 5' of Lot 10 and all of Lots 12 & 14 & East 5' of Lot 16, 13 & 15, 17 & 19, West 20' of Lot 16 and All of Lot 18 & East 15' of Lot 20, 21 & 23, West 10' of Lot 20 and all of Lots 22 & 24, Block 14; Lots 1 – 24, Block 15; Lots 1 – 24, Block 16; Lots 1 3, 5, 7, 9, 11, 13, 15 & 17 and 18' of St N Thereof & N 10' of Alley S Thereof, Lots 19, 21, 23 & South 18' of Street North Thereof & North 10' of Alley South thereof, Lots 2, 4, 6, 8, 10, 12 & South 10' of Vacated Alley North thereof, Lots 14, 16, 18 & S 10' of Vacated Alley North Thereof, Lot 20, 22, 24 & South 10' of Vacated Alley Thereof, Block 17; Lots 1 & 3 & South 18' of Street North Thereof, Lots 2 & 4, Lots 5 & 7 & South 18' of Street North Thereof, Lots 6 & 8, Lots 9 & 11 & South 18' of Street North Thereof, Lots 10 & 11, Lots 13 & 15 & South 18' of Street North Thereof, Lots 14 & 16, Lots 17 & 19 & South 18' of Street North Thereof, Lots 18 & 20, Lots 21 & 23 & South 18' of Street North Thereof, Lots 22 & 24, Block 18; Lots 1 & 3 & East 10' of Lot 5 & South 18' of Street North Thereof Vac St. N. & Adj. To, Lot 2 & 4 & East 10' of Lot 6, West 15' of Lot 5, all of Lot 7 & East 20' of Lot 9 & South 18' of Street North Thereof, West 15' of Lot 6 7 All of Lot 8 & East 20' of Lot 10, West 5' of Lot 9 & All of Lots 11 & 13 & East 5' of Lot 15 and South 18' of Street North Thereof, West 5' of Lot 10, All of Lots 12 & 14 & East 5' of Lot 16, West 20' of Lot 15, All of Lot 17, East 15' of Lot 19 & South 18' of Street North Thereof, West 20' of Lot 16, All of Lot 18 & East 15' of Lot 20, West 10' of Lot 19, All of Lot 21 & 23 & S 18' of Street North Thereof, West 10' of Lot 20 & All of Lots 22 & 24, Block 19; Lots 1 & 3 & East 20' of Lot 5 & South

18' of Street North Thereeto, Lots 2 & 4 & East 20' of Lot 6, West 5' of Lot 5 and All of Lots 7 & 9 & South 18' of Street North Thereof, West 5' of Lot 6 and All of Lots 8 & 10, Block 20; Lots 1 – 10, Block 21; Lots 1 – 14, 16, 18, 20, 22, 24, A & B, Block 22; Lots 1 – 24, Block 23; Lots 1 thru 24 Plus Vacated Alley Less Part to State, Block 24; Lots 1 – 24, Block 25; Lots 1, 3, 5, 7, 9 & East ½ of Lot 11, West ½ of Lot 11 & All of Lot 13, Lot 15, Lots 17, 19, 21, 22, 23, 24, 18, 20, West 15' of Lot 12 & All of Lots 14 & 16, Lot 6 Except East 20' and All of Lots 8 & 10 & East 10' of Lot 12, Lots 2 & 4 and East 20' of Lot 6, Block 26; Lots 1, 3 & East 20' of Lot 5, West 5' of Lot 5 and all of Lot 7 & East 20' of Lot 9, West 5' of Lot 9 and All of Lots 11 & 13 and East 5' of Lot 15, West 20' of Lot 15 and all of Lot 17 & East 15' of Lot 19, West 10' of Lot 19 and All of Lots 21 & 23, Lots 2 and 4 & East 2 ½' of Lot 6, West 22.5' of Lot 6 and All of Lot 8 & East 17.5' if Lot 10, West 7.5' of Lot 10 and All of Lots 12 & 14 & East 7.5' of Lot 16, West 17.5' of Lot 16 and all of Lot 18 & East 22.5' of Lot 20, West 2 ½' of Lot 20 and all of Lots 22 & 24, Block 26; Lots 1 & 3 and East 15' of Lot 5, West 10' of Lot 5 & all of Lots 7 & 9, Lots 2 & 4 and East 15' of Lot 6, West 10' of Lot 6 and all of Lots 8 & 10, Block 28; Lots 1 & 2 & East 20' of Lot 3, West 5' of Lots 3 & All of Lots 4 & 5, Block 29; Lots 1 & 2 & East 10' of Lot 3, West 15' of Lot 3 and All of Lot 4 & East 20' of Lot 5, West 5' of Lot 5 and All of Lots 6 & 7 & East 5' of Lot 8, West 20' if Kit 8 & All of Lot 9 & East 15' of Lot 10, West 10' of Lot 10 & All of Lots 11 & 12, Block 30; Lots 1 & 2 & East 20' of Lot 3, West 5' of Lot 3 and all of Lot 4 & East 20' of Lot 5, West 5' of Lot 5 and all of Lots 6 & 7 and East 5' of Lot 8, West 20' of Lot 8 and all of Lot 9 & East 15' of Lot 10, West 10' of Lot 10 and all of Lots 11 & 12, Block 31; Lots 2, 3, 4 & A, 7-10, B, 11 & 12, Block 32, Villard's Addition; Lots 1 & A, B, 3 – 5 & E, 6, 7 & C, D, G, H, J, K, L, M & N, Block A; Lots C & D, Block C; Lots 1 – 7, B – H & J – W, Block E; Lots 1 – 17, Block 4; Lots 1 – 13, A – E, 19 – 22, Block 5; Lots 1 – 14, Block 6; Lots 1 – 10, Lot 11 & North 30' of Adjacent Vacated Tisdale Place, Lot 12 & North 30' of Vacated Tisdale Place – Unit 815 & 817, 13 – 19, Block 7; Lots A & B, 3 – 20, Block 8; Lot 1 Southwesterly ½ of Tisdale Place, Lots 2 – 6, B, C, D, E, F, G, Block 9; Lots 1 – 28, Block 10; Lots 1 – 30, Block 15; Lots 1 – 9, A – C, Block 16; Lots 1 & 2, Block 17, Westward Acres Sub-Division; Lots 18 – 24, 49 – 53, C & D, Block A; Lots 25 – 29 & 54 – 58, Block B; Lots 73 – 78 less 8' x 88.72' in NE Corner of Lot 73 for St Right of way, 78 – 82, 102 – 111, Block C; Lots 83 – 87 & 112 – 116, Block D; Lots 131 – 140, 160 – 164, Lot 165 and North 15' of Lot 166, South 10' of Lot 166 and all of lot 167 & North 15' of Lot 168, South 10' of Lot 168 and all of Lot 169, Block E; Lots 141 – 144, 45.7' x 140' of Lot 145, 170 – 174, Block F; Lots 189 – 196 inclusive & North ½ of Lot 197, South ½ of Lot 197 and all of Lot 198, Lot 218 – 227, Block G; Lots 199 – 202, 46' of Lot 203, 228 – 238, Block H; Lots 239 – 242, Lot 243 & North 15' of Lot 244, South 10' of Lot 244 and all of Lot 245 & North 10' of Lot 246, South 15' of Lot 246 and all of Lot 247, Lots 248, 249 & 250, Block I; Lots 251 – 253, 254 & 255 & North 14' of Lot 256, Lot 257 & South 11' of Lot 256, Block J; Lots 272 – 281 & East 10' of Vacated Alley Adjacent to Said Lots, Block K; Lots 282 – 289, North ½ of lot 291 and front 68' of South 1.2 of lot 292, Rear 68' of South ½ of Lot 291 and rear 69' of lot 292, 336 – 346, Block L; Lots 293 – 304, 347 – 358, Block M; Lot 305 & North 20' of Lot 306, South 5' of Lot 306 & All of Lot 307 & North 15' of Lot 308, South 10' of Lot 308 & All of Lots 309 & 310, Lot 311, Lots 359 – 365, Block N; Lots 380 – 384 Plus the N 3' North of the North line of Lot 380, 385 – 389, 434, Lots 438 – 440 and North 20' of Lot 441, South 5' of Lot 441 and all of Lots 442 & 443, Block O; Lots 390 – 400, 444 – 455, Block P; Lots 401 – 412, 455 – 466, Block Q; Lots 413 – 419, 467 – 473, Block R; Lots 488 – 497, Lots 542 & 543 Less Part for Highway & Lots 544 & 545, 546 – 551, Block S; Lots 498 – 508, 552 – 562, Block T; Lots 509 – 520, 563 – 574, Block U; Lots 521 – 527, 575 – 581, Block V, Willmar Addition.

The benefits received from the project are to allow drainage to public and private property to include streets, allow increased impervious surface areas caused by development, safely conveys storm water from the

benefiting are and provides sanitary method of moving storm water. Based on these factors, we anticipate that the benefits will exceed the cost of the project.

The map of the project as presented by the Finance and Engineering Departments

Motion by Poykko, Second by Page to assign benefit as follows:

- **Commissioners assigned benefit based on square footage.**
- **All properties in the district east of S 20th St received a 0.25 (1/4) benefit.**
- **All properties in the district west of S 20th St received 1.0 (full) benefit.**

Meeting adjourned at 3:17 p.m.

Respectfully submitted,

Stefanie Coleman
Accountant – Special Assessments