

**SPECIAL ASSESSMENT COMMISSION MEETING**

**Minutes**

**Thursday, July 20<sup>th</sup>, 2023 – 9:30 a.m. - 2<sup>nd</sup> Floor Conference Room and Teams**

**Commission Member Present:** Allan Page, Brian Poykko

**Finance Department:** Samantha Bergan

**Engineering Staff:** Ed Liberman

**1. Approve Minutes**

**a. June 22<sup>nd</sup>, 2023 – Special Assessment Commission Meeting**

*Motion by Poykko, second by Page to approve minutes as submitted.*

*Aye: All. Motion Carried*

**b. July 11<sup>th</sup>, 2023 – Special Assessment Commission Meeting**

*Motion by Poykko, second by Page to approve minutes as submitted.*

*Aye: All. Motion Carried*

**2. Assign Benefit to the following projects:**

**a. Project #8703.00, District #595 – Sanitary Sewer Korynta-Lemm 6<sup>th</sup> Resubdivision**

Project location area consists of AREA ALONG 17<sup>TH</sup> Ave N. and N. 52<sup>nd</sup> St at the Korynta-Lemm 6<sup>th</sup> Resubdivision

To serve the following platted lands to the City of Grand Forks: Lots 1 & 2, Block 1; Lots 2 & 3, Block 2; Lot 1, Block 3; Korynta-Lemm 6<sup>th</sup> Resubdivision; Lots C & D, Block 1; Strata Second Addition; To serve the following Unannexed areas: Part of Block 2 and the westerly 50.00 feet of North 55<sup>th</sup> Street and the southerly 40.00 feet of 20<sup>th</sup> Avenue North; Lots A - C, Block 4; All of Block 3 of Korynta-Lemm Subdivision and the north ½ of Vacated 20<sup>th</sup> Avenue North, excepting therefrom that parcel deeded to the City of Grand Forks by the Warranty Deed recorded at Document # 581141, and also excepting the east 10.00 feet of said Block 3 dedicated as ROW for North 52<sup>nd</sup> Street by the plat for Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994; All of Block 2 of Korynta-Lemm Subdivision and the south ½ of Vacated 20<sup>th</sup> Avenue North, excepting therefrom that parcel deeded to the City of Grand Forks by the Warranty Deed recorded at Document # 580540, also excepting therefrom all of Block 1 of Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994, and also excepting therefrom that the East 10.00 feet of said Block 2 dedicated as Right of Way for North 52<sup>nd</sup> Street by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision, and also exception that portion of the Right of Way for 19<sup>th</sup> Avenue North, located within said Block 2, dedicated by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision; All of Block 5 of Korynta-Lemm Subdivision and the north ½ of Vacated 20<sup>th</sup> Avenue North, excepting therefrom all of Block 3 of Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994; All of Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision and the south ½ of Vacated 20<sup>th</sup> Avenue North, Excepting therefrom all of Block 1 and all of Block 3 of Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994, and also excepting therefrom that portion of the Right of Way for 19<sup>th</sup> Avenue North, located within said Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision, dedicated by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision; Korynta-Lemm Subdivision; Lot B, Block B; West Forks Too Resubdivision; Lots 1 & 2, Block 5; Lots 1 & 2, Block 6; Campbell Addition.

The benefit for the project is to provide a safe and sanitary disposal of human waste and other materials to be transported for treatment to the wastewater facility. 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:**

**Trunk Sanitary Sewer**

- **The commissioners assigned a 1.0 benefit for the trunk sanitary sewer based on the full square footage for the following properties:**  
**Lots A-C, Block 4, All of Block 3 of Korynta-Lemm Subdivision and the north ½ of Vacated 20th Avenue North. Excepting therefrom that parcel deeded to the City of Grand Forks by the Warranty Deed recorded at Document # 581141. And also excepting the east 10.00 feet of said Block 3 dedicated as ROW for North 52nd Street by the plat for Korynta-Lemm 6th Resubdivision recorded at Doc # 832994, All of Block 2 of Korynta-Lemm Subdivision and the south ½ of Vacated 20th Avenue North. Excepting therefrom that parcel deeded to the City of Grand Forks by the Warranty Deed recorded at Document # 580540. And also excepting therefrom all of Block 1 of Korynta-Lemm 6th Resubdivision recorded at Doc # 832994. And also excepting therefrom that the East 10.00 feet of said Block 2 dedicated as Right of Way for North 52nd Street by said plat for Korynta-Lemm 6th Resubdivision. And also exception that portion of the Right of Way for 19th Avenue North, located within said Block 2, dedicated by said plat for Korynta-Lemm 6th Resubdivision, All of Block 5 of Korynta-Lemm Subdivision and the north ½ of Vacated 20th Avenue North. Excepting therefrom all of Block 3 of Korynta-Lemm 6th Resubdivision recorded at Doc # 832994; All of Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision and the south ½ of Vacated 20th Avenue North. Excepting therefrom all of Block 1 and all of Block 3 of Korynta-Lemm 6th Resubdivision recorded at Doc # 832994. And also excepting therefrom that portion of the Right of Way for 19th Avenue North, located within said Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision, dedicated by said plat for Korynta-Lemm 6th Resubdivision; Korynta-Lemm Sub; Lot 2-3, Block 2; Lot 1, Block 3, Korynta-Lemm Sixth Resubdivision.**
- **The commission wanted to note that the benefitting properties should remain the same for future extension of trunk sanitary sewer along N. 52<sup>nd</sup> St up to 21<sup>st</sup> Ave N and to treat as though the entire trunk were constructed at the same time.**
- **Zero benefit for the trunk sanitary sewer was assigned to all other areas in the district.**

**Local Sanitary Sewer**

- **The commissioners assigned benefit for the local sanitary sewer based on effective front footage with 1.0 for frontage and 1/3 for rearage.**
- **Lot 1, Block 1, Korynta-Lemm Sixth Resubdivision received full frontage and 1/3 rearage for the entire length of the property that fronts the project on 17<sup>th</sup> Ave N.**
- **Lot B of the replat of Lot 10, Block B, West Forks Too Resub received full frontage for the entire length of the property that fronts 17<sup>th</sup> Ave N and 1/3 rearage for the 813.32 feet east of N 55<sup>th</sup> St that fronts 17<sup>th</sup> Ave N, or the deep part of the lot.**
- **Zero benefit for the local sanitary sewer was assigned to all other areas in the district.**

**b. Project #8704.00, District #357 – Watermain Korynta-Lemm 6th Resubdivision**

Project location area consists of area along 17<sup>th</sup> Ave N., N. 55<sup>th</sup> St. and N. 52<sup>nd</sup> St at the Korynta-Lemm 6<sup>th</sup> Resubdivision.

To serve the following platted lands to the City of Grand Forks: Lot A, Block B, West Forks Too Resub-Division; Lot A, Block A, Korynta-Lemm Sub-Division; Lots 2 & 3, Block 1, Korynta-Lemm 4<sup>th</sup> Resubdivision; Lots 1 & 2, Block 1; Lots 2 & 3, Block 2, Korynta-Lemm Sixth Resubdivision; To serve the flowing unannexed areas: Lot 2, Block 1; Lot 1 of Block 3 of Campbell Addition according to the plat recorded in Book 152 of Deeds at Page 288, excepting therefrom the north 120.00' of said Lot 1 as described in the Warranty Deed to the City of Grand Forks recorded at Doc # 581142; Lots 1 & 2, Block 6; Lots 1 & 2, Block 7, Campbell Addition; All of Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision and the south ½ of Vacated 20<sup>th</sup> Avenue North, excepting therefrom all of Block 1 and all of Block 3 of Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994, and also excepting therefrom that portion of the Right of Way for 19<sup>th</sup> Avenue North, located within said Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision, dedicated by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision, Korynta-Lemm Subdivision; Lot 1, Block 1, Korynta-Lemm 4<sup>th</sup> Resubdivision; Lot B, Block B, West Forks Too Resubdivision.

The benefit for the project is to provide water for consumption and supply of water for fire protection. 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:**

- **The commissioners assigned benefit for the watermain based on effective front footage with 1.0 for frontage and 1/3 for rearage.**
- **Zero benefit was assigned to all properties in the district west of N 55<sup>th</sup> St.**
- **Lot 1, Block 1, Korynta-Lemm Sixth Resubdivision received frontage benefit for the entire length of the lot along N 55<sup>th</sup> St and the entire length of the lot along N 52<sup>nd</sup> St. They also received frontage benefit for the length of the lot that fronts 17<sup>th</sup> Ave N, less 140' back from N 55<sup>th</sup> St and less 140' back from N 52<sup>nd</sup> St. And also, rearage benefit for the length of the lot that fronts the project on 17<sup>th</sup> Ave N, less 140' back from N 55<sup>th</sup> St and less 140' back from N 52<sup>nd</sup> St.**
- **Lot B, Block B, West Forks Too Resub received frontage benefit for the entire length of the lot along N 55<sup>th</sup> St and the entire length of the lot along N 52<sup>nd</sup> St. They also received frontage benefit for the length of the lot that fronts 17<sup>th</sup> Ave N, less 140' back from N 55<sup>th</sup> St and less 140' back from N 52<sup>nd</sup> St. And also rearage benefit for the 813.32' east of N 55<sup>th</sup> St that fronts 17<sup>th</sup> Ave N, less 140' back from N 55<sup>th</sup> St, or the deep part of the lot.**
- **Lot A, Block B, West Forks Too Resub-Division received frontage and rearage for the entire length of the lot along N 52<sup>nd</sup> St.**
- **All of Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision and the south ½ of Vacated 20<sup>th</sup> Avenue North. Excepting therefrom all of Block 1 and all of Block 3 of Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994. And also excepting therefrom that portion of the Right of Way for 19<sup>th</sup> Avenue North, located within said Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision, dedicated by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision received frontage along N 52<sup>nd</sup> St for the length of the project, or 89.54'**
- **Lot 3, Block 2, Korynta-Lemm 6<sup>th</sup> Resubdivision received frontage for the entire length of the lot fronting N 52<sup>nd</sup> St.**
- **Lot 2, Block 2, Korynta-Lemm 6<sup>th</sup> Resubdivision received frontage for the length of the lot fronting N 52<sup>nd</sup> St, less 140' back from 17<sup>th</sup> Ave N and for the entire length of the lot fronting 17<sup>th</sup> Ave N.**
- **Lot 2, Block 1, Korynta-Lemm 6<sup>th</sup> Resubdivision received frontage and rearage for the length of the lot fronting 17<sup>th</sup> Ave N, less 140' back from N 48<sup>th</sup> St.**
- **Lot 1, Block 1, Korynta-Lemm 4<sup>th</sup> Resub received frontage for the entire length of the lot fronting N 52<sup>nd</sup> St and for the length of the lot fronting 17<sup>th</sup> Ave N, less 140' back from N 52<sup>nd</sup> St.**

- **Lot A, Block A, Korynta-Lemm Sub-division received frontage and rearage for the entire length of the lot fronting N 52<sup>nd</sup> St.**
- **Lot 2, Block 1, Korynta-Lemm 4<sup>th</sup> Resubdivision received frontage and rearage for the length of the lot fronting 17<sup>th</sup> Ave N.**
- **Lot 3, Block 1, Korynta-Lemm 4<sup>th</sup> Resubdivision received frontage and rearage for the length of the lot fronting 17<sup>th</sup> Ave N, less 140' back from N 48<sup>th</sup> St.**

**c. Project #8705.00, District #596 – Storm Sewer Korynta-Lemm 6<sup>th</sup> Resubdivision**

Project location area consists of area along 17<sup>th</sup> Ave N., N. 55<sup>th</sup> St. and No. 52<sup>nd</sup> St at the Korynta-Lemm 6<sup>th</sup> Resubdivision.

To serve the following platted lands to the City of Grand Forks: Lot A, Block B, West Forks Too Resub-Division; Lot A, Block A, Korynta-Lemm Sub-Division; Lots 2 & 3, Block 1, Korynta-Lemm 4<sup>th</sup> Resubdivision; Lots 1 & 2, Block 1; Lots 2 & 3, Block 2; Lot 1, Block 3, Kortyna-Lemm Sixth Resubdivision; To serve the flowing unannexed areas: Lots 1 & 2, Block 6; Lots 1 & 2, Block 7, Campbell Addition; All of Block 2 of Korynta-Lemm Subdivision and the south ½ of Vacated 20<sup>th</sup> Avenue North. Excepting therefrom that parcel deeded to the City of Grand Forks by the Warranty Deed recorded at Document # 580540, and also excepting therefrom all of Block 1 of Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994, and also excepting therefrom that the East 10.00 feet of said Block 2 dedicated as Right of Way for North 52<sup>nd</sup> Street by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision, and also exception that portion of the Right of Way for 19<sup>th</sup> Avenue North, located within said Block 2, dedicated by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision; All of Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision and the south ½ of Vacated 20<sup>th</sup> Avenue North, excepting therefrom all of Block 1 and all of Block 3 of Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994, and also excepting therefrom that portion of the Right of Way for 19<sup>th</sup> Avenue North, located within said Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision, dedicated by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision, Korynta-Lemm Subdivision; Lot 1, Block 1, Korynta- Lemm 4<sup>th</sup> Resubdivision; Lot B, Block B, West Forks Too Resubdivision.

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:**

- **The commissioner assigned benefit for the storm sewer based on square footage of the lot draining into the storm sewer, with zero benefit allocated to the regional pond, ½ benefit allocated to equivalent of single family residential or less, and full benefit allocated to industrial.**
- **Zero benefit was assigned to all properties in the district west of N 55<sup>th</sup> St.**
- **Regional pond Lot 1, Block 3, Korynta-Lemm 4<sup>th</sup> Resubdivision received zero benefit.**
- **Lot 2 and Lot 3, Block 1, Korynta-Lemm 4<sup>th</sup> Resubdivision received ½ benefit for the entire area of the lots.**
- **Lot A, Block B West Forks Too Resub-Division; Lot A, Block A, Korynta-Lemm sub-division; Lots 1 and 2, Block 1, and Lots 2 and 3, Block 2, Korynta-Lemm 6<sup>th</sup> Resubdivison received full benefit for the entire area of the lots.**
- **Lot B, Block B, West Forks Too Resub-Division and Lot 1, Block 1, Korynta-Lemm 4<sup>th</sup> Resubdivision received full benefit for the entire area of the lots.**

- **All of Block 2 of Korynta-Lemm Subdivision and the south ½ of Vacated 20<sup>th</sup> Avenue North. Excepting therefrom that parcel deeded to the City of Grand Forks by the Warranty Deed recorded at Document # 580540. And also excepting therefrom all of Block 1 of Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994. And also excepting therefrom that the East 10.00 feet of said Block 2 dedicated as Right of Way for North 52<sup>nd</sup> Street by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision. And also exception that portion of the Right of Way for 19<sup>th</sup> Avenue North, located within said Block 2, dedicated by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision received full benefit for area fronting the project along N 52<sup>nd</sup> St, back 140’.**
- **All of Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision and the south ½ of Vacated 20<sup>th</sup> Avenue North. Excepting therefrom all of Block 1 and all of Block 3 of Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994. And also excepting therefrom that portion of the Right of Way for 19<sup>th</sup> Avenue North, located within said Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision, dedicated by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision received full benefit for the area fronting the project long N 52<sup>nd</sup> St, back 340’.**

**d. Project #8707.00, District #776 – Paving & Street Lights Korynta-Lemm 6<sup>th</sup> Resubdivision**

Project location area consists of area along 17<sup>th</sup> Ave N., N. 55<sup>th</sup> St. and No. 52<sup>nd</sup> St at the Korynta-Lemm 6<sup>th</sup> Resubdivision.

To serve the following platted lands to the City of Grand Forks: Lot A, Block B, West Forks Too Resub-Division; Lot A, Block A, Korynta-Lemm Sub-Division; Lots 2 & 3, Block 1, Korynta-Lemm 4<sup>th</sup> Resubdivision; Lots 1 & 2, Block 1; Lots 2 & 3, Block 2; Lot 1, Block 3, Kortyna-Lemm Sixth Resubdivision; To serve the flowing unannexed areas: Lots 1 & 2, Block 6; Lots 1 & 2, Block 7, Campbell Addition; All of Block 2 of Korynta-Lemm Subdivision and the south ½ of Vacated 20<sup>th</sup> Avenue North. Excepting therefrom that parcel deeded to the City of Grand Forks by the Warranty Deed recorded at Document # 580540, and also excepting therefrom all of Block 1 of Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994, and also excepting therefrom that the East 10.00 feet of said Block 2 dedicated as Right of Way for North 52<sup>nd</sup> Street by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision, and also exception that portion of the Right of Way for 19<sup>th</sup> Avenue North, located within said Block 2, dedicated by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision; All of Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision and the south ½ of Vacated 20<sup>th</sup> Avenue North, excepting therefrom all of Block 1 and all of Block 3 of Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994, and also excepting therefrom that portion of the Right of Way for 19<sup>th</sup> Avenue North, located within said Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision, dedicated by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision, Korynta-Lemm Subdivision; Lot 1, Block 1, Korynta- Lemm 4<sup>th</sup> Resubdivision; Lot B, Block B, West Forks Too Resubdivision.

The benefits received from the project are for access, both for property and fire protection, dust suppression, drainage to public and private property, pedestrian accommodations and provide lighting for traffic and pedestrian safety. Based on these factors, we anticipate that the benefits will exceed the cost of the project.

The maps of the project were presented by the Finance and Engineering Departments.

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

**Local Paving & Street Lights (N 52<sup>nd</sup> St)**

- **The commissioners assigned benefit for the local paving and street lights based on effective front footage, with 1.0 for frontage, 1/3 for sideage, and 1/3 for rearage.**
- **Lot 1, Block 1, Korynta-Lemm 6<sup>th</sup> Resubdivision received full frontage for the length of the lot fronting N 52<sup>nd</sup> St., less 140’ back from 17<sup>th</sup> Ave N.**

- Lot B, Block B, West Forks Too Resub received full frontage for the length of the lot fronting N 52<sup>nd</sup> St., less 140' back from 17<sup>th</sup> Ave N.
- Lot A, Block B, West Forks Too Resub-Division received full frontage for the length of the lot fronting N 52<sup>nd</sup> St.
- All of Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision and the south ½ of Vacated 20<sup>th</sup> Avenue North. Excepting therefrom all of Block 1 and all of Block 3 of Korynta-Lemm 6<sup>th</sup> Resubdivision recorded at Doc # 832994. And also excepting therefrom that portion of the Right of Way for 19<sup>th</sup> Avenue North, located within said Lot 2, Block 6 of the Replat of Block 6, Korynta-Lemm Subdivision, dedicated by said plat for Korynta-Lemm 6<sup>th</sup> Resubdivision received full benefit for the length of the property fronting the project on N 52<sup>nd</sup> St, or 89.54'.
- Lot 3, Block 2, Korynta-Lemm 6<sup>th</sup> Resubdivision received full benefit for the entire length of the lot fronting N 52<sup>nd</sup> St.
- Lot 2, Block 2, Korynta-Lemm 6<sup>th</sup> Resubdivision received full benefit for the length of the lot fronting N 52<sup>nd</sup> St, less 140' back from 17<sup>th</sup> Ave N.
- Lot 1, Block 1, Korynta-Lemm 4<sup>th</sup> Resub received full benefit for the length of the lot fronting N 52<sup>nd</sup> St, less 140' back from 17<sup>th</sup> Ave N.
- Lot A, Block A, Korynta-Lemm Sub-Division received benefit for the full length of the lot fronting N 52<sup>nd</sup> St.
- All other lots in the district received zero benefit for the local paving & street lights along N 52<sup>nd</sup> St.

#### Classified Paiving & Street Lights (17<sup>th</sup> Ave N)

- The commissioners assigned benefit for the classified paving and street lights based on square footage, with 1.0 for fronting lots and ¼ for non-fronting lots.
- Zero benefit was assigned to all properties in the district west of N 55<sup>th</sup> St.
- Zero benefit was assigned to Lots A and B, Block 4, Korynta-Lemm Sub.
- Lot 1, Block 1, Korynta-Lemm 6<sup>th</sup> received full benefit for the length of the lot fronting 17<sup>th</sup> Ave N to 140' back, and ¼ benefit for the remaining area of the lot.
- Lot B, Block B, West Forks Too Resub received full benefit for the length of the lot fronting 17<sup>th</sup> Ave N to 140' back, and ¼ benefit for the remaining area of the lot.
- Lot 2, Block 2, Korynta-Lemm 6<sup>th</sup> Resubdivision received full benefit for the length of the lot fronting 17<sup>th</sup> Ave N to 140' back, and ¼ benefit for the remaining area of the lot.
- Lot 2, Block 1, Korynta-Lemm 6<sup>th</sup> Resubdivision received full benefit for the length of the lot fronting 17<sup>th</sup> Ave N to 140' back, and ¼ benefit for the remaining area of the lot.
- Lots 1-3, Block 1, Korynta-Lemm 4<sup>th</sup> Resub received full benefit for the length of the lot fronting 17<sup>th</sup> Ave N to 140' back, and ¼ benefit for the remaining area of the lot.
- All other areas in the district received a ¼ benefit for the classified paving and street lights along 17<sup>th</sup> Ave N.

#### Classified Paiving & Street Lights (N 55<sup>th</sup> St.)

- The commissioners assigned benefit for the classified paving and street lights based on square footage, with 1.0 for fronting lots and ¼ for non-fronting lots.
- Lot 1 of Block 3 of Campbell Addition according to the plat recorded in Book 152 of Deeds at Page 288. Excepting therefrom the north 120.00' of said Lot 1 as described in the Warranty Deed to the City of Grand Forks recorded at Doc # 581142, received a ¼ benefit for the area adjacent to length of the project along N 55<sup>th</sup> St, or 367,001.92 square feet.
- Lot 2, Block 1, Campbell Addition, received a ¼ benefit for the area adjacent to length of the project along N 55<sup>th</sup> St, or 200,499.89 square feet.
- Lot 3, Block 1, Campbell Addition, received a ¼ benefit for the area adjacent to length of the project along N 55<sup>th</sup> St, or 199,421.44 square feet.

- **Lot 1, Block 1, Korynta-Lemm 6<sup>th</sup> Resubdivision, received full benefit for the area from N 55<sup>th</sup> St to 140' back, less 140' back from 17<sup>th</sup> Ave N, and a ¼ benefit for the remaining area of the lot.**
- **Lot B, Block B, West Forks Too Resub, received full benefit for the area from N 55<sup>th</sup> St to 140' back, less 140' back from 17<sup>th</sup> Ave N, and a ¼ benefit for the remaining area of the lot.**
- **Lot A, Block B, West Forks Too Resub-Division, received a ¼ benefit for the entire area of the lot.**
- **Lots 1-3, Block 1, Korynta-Lemm 4<sup>th</sup> Resubdivision, received a ¼ benefit for the entire area of the lot.**
- **Lot A, Block A, Korynta-Lemm Sub-Division, received a ¼ benefit for the entire area of the lot.**
- **All other area in the district received zero benefit from the classified paving and street lights along N 55<sup>th</sup> St.**

**e. Project #4704.23, District #14 – Permanent Flood Protection**

Project location area consists of newly annexed properties to the city of Grand Forks in 2022.

To serve the following platted lands to the City of Grand Forks: Lots 1 & 3, Block 1; Lot 14, Block 5, Grand Valley First Addition; Lot 2, Block 1, Auditors Subdivision No. 46; Lot D & E, Block 1, Maier's Fifth Addition; Lot 1, Block 1, Adams Addition; Lots 1 & 2, Block 1, Bergstroms First Resubdivision; Lot 1, Block 1, Bertsch Resubdivision; Lots A & B, Block 1, Bosma Resubdivision; Lots 5 – 11, A & B, Block 1, Bushaws Sub No. 1; Lot 1, Block 1, Enger Subdivision; Lots 3 - 8, Block 1, Legvolds Subdivision; Lots A, B, Landowski Resubdivision; Lot 2, Block 1, Peony First Resubdivision; Lot 1, Block 1, Service 2nd Subdivision; Lot 1, Block 1, Service 3rd Subdivision; Lot 1, Block 1, Service 4th Subdivision; Block 2, Eide & Knoff Addition; Lot 1, Block 1, Opps Second Addition; Lots 1,4,5,9 - 12, A & B Block 1; Lots 2 - 5, A & B, Block 4; Lots 1-6, Block 2; Lots 3 – 6, A & B, Block 3; Parcel A & B, Walsh's Industrial Site No. 1; Also serving unplatted parts follows: Unplatted parts of Falconer Township:

Commencing at the southeast corner of said section 29; thence West along the section line a distance of 225.25 feet to a point; thence North a distance of 33 feet to the point of beginning; thence West a distance of 46.98 feet to a point on the East right of way line of US Highway No. 81; thence Northerly along said East right of way line a distance of 580.52 feet to a point; thence North 86 degrees 06 minutes East a distance of 377.10 feet to a point; thence South 2 degrees 15 minutes East a distance of 208.35 feet to a point; Thence South 44 degrees 01 minutes West of a distance of 245.20 feet to a point; thence South 13 degrees 55 minutes West;

Commencing at the southeast corner of the West half of said Northeast Quarter said Section 29; thence on an assumed bearing North 0°47'38" West parallel with the West line of Block 1, Legvold's Subdivision to the City of Grand Forks, North Dakota, a distance of 20 feet to the point of beginning point also being the Southwest corner of lot 6, Block 1 said Legvold's Subdivision; thence continuing North 0°47'-38" West along the West line of said Block 1, Legvold's Subdivision, a distance of 634.77 feet to a point; thence South 88°54'22" West parallel with the South line of said Northeast Quarter, a distance of 343.13 feet to a point; thence South 0-47" East parallel with the west line of said Block 1, Legvold's Subdivision, a distance of 634.77 feet to a point, point being at a point of intersection with the South line extended Westerly of said Block 1, Legvold's Subdivision, thence North 88-54'22" East parallel with the said south line of the Northeast Quarter, a distance of 343.13 feet to the point of beginning

Commencing at the Southeast corner of the west half of the Northeast Quarter of said Section 29; thence on an assumed bearing North 0°47'38" West along the East Line of the West half of said Northeast Quarter, a distance of 20 feet to a point; thence South 88°54'22" West Parallel with the South line of said Northeast Quarter, a distance of 343.13 feet to the point of the beginning; thence North 0°47'38' West parallel with the East line of the West half of said Northeast Quarter also being the West line of said Block 1, Legvold's Subdivision, a distance of 634.77 feet to a point; thence South 88°54'22" West parallel with the South line of said Northeast Quarter, a distance of 343.13 feet to a point; thence South 0°47'38' East, a distance of 634.77 feet to a point; thence North 88°54'22" East parallel with the south line of said Northeast Quarter, a distance of 343.13 feet to the point of beginning.

Beginning at the Southwest corner of Block two, in Eide & Knoff Addition, Grand Forks, North Dakota, according to the Plat thereof recorded in Book "152" of Deeds, page 148; thence South, along a southerly extension of the West line of said Block 2, to a point which is 350 feet measured along said extended line, North of an extension westerly of the South line of lot two, in Legvold's Subdivision, Grand Forks, North Dakota, according to the plan thereof recorded in book "152" of Deeds, page 174; thence easterly, parallel with the South line of said Lot 2, to the westerly right-of-way line of U.S. Highway 81; thence northwesterly Along the Right-of way line, to its intersection with the South line of Block 2 in Eide & Knoff Addition, Grand Forks, North Dakota thence West along said South line, to the point of beginning. Excepting there from that portion within Bertsch Resubdivision;

All that part of the Northeast Quarter of the Northeast Quarter of Section Thirty-two, township One Hundred Fifty-two North, Range fifty West of the Fifth Principal Meridian, laying east of U.S. Highway 81, Grand Forks County, North Dakota.

The benefits received for the new flood protection system include:

- a. The project benefits the district by preserving and protecting life, property, public health, public welfare, providing enhanced protection from flooding of the Red River of the North, backup into the English Coulee, flooding of the English Coulee, and protection from overland flooding of developed and undeveloped land which occurs generally from the south and west of the City of Grand Forks.
- b. The project enhanced storm water facilities including pumping capacity and gate closure structures.
- c. The project provides reduction in costs and effects of cleanup following flooding events.
- d. The protection provided by the project extends to existing development within the district and further enhances the potential development of presently undeveloped lots or parcels and land within the district.

Based on these factors, we anticipate that the benefits will exceed the cost of the project.

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

**Motion by Poykko, second Page, to assign benefit as follows:**

- **Full benefit based on square footage was assigned to all newly annexed commercial property in the district.**

**f. Project #4704.92, District #14 – Permanent Flood Protection (Deferred)**

Project location area consists of newly annexed properties to the city of Grand Forks in 2022.

To serve the following platted lands to the City of Grand Forks: Lots 4 – 25, Block 1; Lots 1 – 14, Block 2; Lots 1 – 29, Block 3; Lots 1 – 29, Block 4; Lots 1 – 13 & 15 - 26, Block 5, Grand Valley First Addition.

The benefits received for the new flood protection system include:

- a. The project benefits the district by preserving and protecting life, property, public health, public welfare, providing enhanced protection from flooding of the Red River of the North, backup into the English Coulee, flooding of the English Coulee, and protection from overland flooding of developed and undeveloped land which occurs generally from the south and west of the City of Grand Forks.
- b. The project enhanced storm water facilities including pumping capacity and gate closure structures.
- c. The project provides reduction in costs and effects of cleanup following flooding events.
- d. The protection provided by the project extends to existing development within the district and further enhances the potential development of presently undeveloped lots or parcels and land within the district.

Based on these factors, we anticipate that the benefits will exceed the cost of the project.

The map of the project was presented by the Finance and Engineering Departments.

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

- **Full benefit based on lineal footage was assigned to all newly annexed residential property in the district.**

**g. Project #4236.6, District #353.6 – Sanitary Sewer 24th Ave S**

Project location area consists of the area on 24th Ave South from South 36th Street to South 38th Street.

To serve the following lands platted to the City of Grand Forks: Lots D & E, Block 1, Maier's Fifth Addition

The benefit for the project is to provide a safe and sanitary disposal of human waste and other materials to be transported for treatment to the wastewater facility. 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 Department.

**Motion by Poykko, second Page, to assign benefit as follows:**

- **Full benefit based on square footage was assigned to all newly annexed property in the district.**

**h. Project #4959.5, District #400.5 – Storm Sewer S 42nd St**

Project location area consists of the area on South 42nd St from 17th Avenue South to 29th Avenue South.

To serve the following lands platted to the City of Grand Forks: Lots D & E, Block 1, Maier's Fifth 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 Page, to assign benefit as follows:**

- **Full benefit based on square footage was assigned to all newly annexed property in the district.**

**i. Project #5048.12, District #563.10 – Paving S 42nd ST, 17th Ave S and 11th Ave S**

Project location area consists of the area on South 42nd St (University Drive to 29th Ave S), 17th Avenue South (S 35th St to S 42nd St) and 11th Avenue South (S 40th St to S 42nd St).

To serve the following lands platted to the City of Grand Forks: Lots D & E, Block 1, Maier's Fifth Addition

The benefits received from the project are for access, both for property and fire protection, dust suppression, pedestrian accommodations and provides some drainage control. Based on these factors, we anticipate that the benefits will exceed the cost of the project.

The map of the project was presented by the Finance and Engineering Department.

**Motion by Poykko, second Page, to assign benefit as follows:**

- **Full benefit based on square footage was assigned to all newly annexed property in the district.**

**j. Project #7653.3, District 332.3 – Watermain N 39th ST & 27th Ave N**

Project location area consists of the area at N 36th Street and 20th Ave N.

To serve the following land platted to the City of Grand Forks: Lot 2, Block 1, Peony First Resubdivision; Lot 1, Block 1, Adams Addition.

The benefit received from the project is to provide water for consumption and supply of water for fire protection. Based on these factors, we anticipate that the benefits will exceed the cost of the project.

The map of the project was presented by the Finance and Engineering Departments.

**Motion by Poykko, second by Page, to assign benefit as follows:**

- **Full benefit based on effective front footage to newly annexed Lot 2, Block 1, Peony First Resubdivision;**
- **No Benefit assigned to newly annexed Lot 1, Block1, Adams Addition.**

**Meeting adjourned at 10:58 a.m.**

Respectfully submitted,

Stefanie Coleman  
Accountant – Special Assessments