

**SPECIAL ASSESSMENT COMMISSION MEETING**  
**Minutes**  
**Tuesday, September 19<sup>th</sup>, 2023 – 3:00 p.m. - Griggs Boardroom and Teams**

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

**Finance Department:** Samantha Bergan, Stefanie Coleman

**Engineering Staff:** Christian Danielson

**1. Approve Minutes**

**a. July 20<sup>th</sup>, 2023 – Special Assessment Commission Meeting**

*Motion by Poykko, second by Allan to table the minutes until we get clarification and agreement from the engineering department about the cost statement.*

*Aye: All. Motion Carried*

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

**a. Project #8485.02, District #601 – Storm Pond Outfall for Hwy 81 & Associated Area.**

Project location area consists of Peony First Addition (Along 30<sup>th</sup> Ave N for existing pond to Highway 81 and from Highway 81 to English Coulees)

To serve the following platted lands to the City of Grand Forks: 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, Cenex Subdivision; Lot 1, Block 1, Enger Subdivision; Lots 3 - 8, Block 1, Legvolds Subdivision; Lots A, B, Landowski Resubdivision; Lots 2 & 3, Block 1; Peony First Resubdivision; Lots 2, 3, A & B, Block 1, Service Subdivision; Lot 1, Block 1, Service 2<sup>nd</sup> Subdivision; Lot 1, Block 1, Service 3<sup>rd</sup> Subdivision; Lot 1, Block 1, Service 4<sup>th</sup> Subdivision; Block 2, Eide & Knoff 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: Beginning at a point, said point being 171.60 feet east and 33.00 feet north of the southwest corner of said Section 29; thence easterly parallel with the South line of said Section 29. 700.00 feet: thence northerly at right angles to the last described line 700.00 feet: thence westerly parallel with the said south line of Section 29 to the Easterly line of the railroad right-of-way; thence southerly to the point of beginning.

Commencing at the southeast corner of said section29; 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 a 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.

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 Fossen, Second by Page to assign benefit as follows:**

- **The commissioners assigned benefit based on square footage**
- **Benefit was assigned based on the portion of the lot that falls within the ponds drainage area to Lots 2 & 3, Block 1, Peony First Resubdivision; Lot 1, Block 1, Cenex Subdivision; Lots A, B, 5-11, Block 1, Bushaw's Sub No. 1; Parcel B, Walsh's Industrial Site #1; Unplatted Parks of Falconer Township: ALL THAT PT OF THE SW1/4SW1/4 BEGING 174.6' E & 33' N OF SW COR OF SEC 29 THENCE N700' E700' W700' TO BEG; PT SE1/4SE1/4BEG225'W&33', N OF SE COR, 29-152-50.**
- **Lots 3 & 4, Block 1, Legvold's Subdivision received benefit based on 20% of their square footage to account for storm pond infrastructure privately installed.**
- **Lot 1, Block 1, Enger Subdivision received no benefit as it does not drain into the storm pond.**
- **All other properties in the district completely drain into the pond and received benefit based on 100% of their square footage.**

**b. Project #8729.00, District #600 – Storm Sewer on 30<sup>th</sup> Ave N (Hwy 81 to N 32<sup>nd</sup> St)**

Project location area consists of Peony First Addition (Along 30<sup>th</sup> Ave N from existing pond to Highway 81).

To serve the following platted lands to the City of Grand Forks: Lot 2, Block 1, Bergstroms First Resubdivision; Lots A & B, Block 1, Bosma Resubdivision; Lots A & B, 5 – 11, Block 1, Bushaws Sub No. 1; Lot 1, Block 1, Enger Subdivision; Lot A, Lot B, Landowski Subdivision; Lot 3, Block 1, Peony First

Resubdivision; Lot 3, Block 1, Service Resubdivision; Lots 1, 4 & 5, 9, 11, 12, A & B Block 1; Lots 1 – 6, Block 2; Lots 4 – 6, Block 3; Lots 2 - 5, A & B, Block 4; Parcel A; Parcel 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.

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 Fossen to assign benefit as follows:**

- **The commissioners assigned benefit based on square footage**
- **Benefit was assigned based on the portion of the lot that falls within the storm sewer drainage area for Lot 3, Block 1, Peony First Resubdivision, Lots A, B, 5-11, Block 1, Bushaw's Sub No. 1; Unplatted Parks of Falconer Township: PT SE1/4SE1/4BEG225'W&33', N OF SE COR, 29-152-50.**
- **All other properties in the district completely drain into the storm sewer and receive benefit based on 100% of their square footage.**

**Meeting adjourned at 3:12 p.m.**

Respectfully submitted,

Stefanie Coleman  
Accountant – Special Assessments