

**SPECIAL ASSESSMENT COMMISSION MEETING**  
**Minutes**

**Thursday, December 21<sup>st</sup>, 2023 – 11:00 a.m. Griggs Boardroom and Teams**

**Commission Members Present:** Allen 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 Page to approve the minutes as submitted.*  
*Aye: All. Motion Carried*

**b. September 28<sup>th</sup>, 2023 - Special Assessment Hearing**

*Motion by Fossen, second by Page to approve the minutes as submitted.*  
*Aye: All. Motion Carried*

**c. December 7<sup>th</sup>, 2023 - Special Assessment Commission Meeting**

*Motion by Poykko, second by Fossen to approve the minutes as submitted.*  
*Aye: All. Motion Carried*

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

**a. Project #8489.2, District #605 – Highway 81 & Associated Area Sanitary Sewer Phase II**

Project location area consists of Peony First Addition (Along 27<sup>th</sup> Ave N from N 32<sup>nd</sup> St. to Highway 81)

To serve the following platted lands to the City of Grand Forks: Lot 1, Block 1, Bergstroms First Resubdivision; Lot A, B & 2, Block 1, Service Subdivision; Lot 1, Block 1, Service 2nd Subdivision; Lot 1, Block 1 Service 3rd Subdivision; Lot 1, Block 1, Service 4th Subdivision; Lot 10 & 11 Block 1; Lot 1 & 2, Block 2; Lots A & B, Block 3, Walsh's Industrial Site #1.

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

- **Commissioners assigned benefit based on frontage for the shortest side of the lot.**
- **Lot B, Block 3, Walsh's Industrial Site #1 received full benefit for the length of the lot fronting the project on 27<sup>th</sup> Ave N, less 140' back from N 32<sup>nd</sup> St (for the benefit received for phase one), or a total of 6.75'.**
- **Lot A, Block 3, Walsh's Industrial Site #1 received full benefit for the entire length of the lot fronting the project on 27<sup>th</sup> Ave N.**
- **The area between Lot B, Block 3 and Lots 1-2, Block 2, Walsh's Industrial Site #1 is expected to be vacated in the future. Assuming that happens, full benefit for the entire length of this area fronting the project on 27<sup>th</sup> Ave N will be proportionally distributed between the adjacent lots (Lot B, Block 3 and Lots 1-2, Block 2, Walsh's Industrial Site #1).**
- **Lots 1-2, Block 2, Walsh's Industrial Site #1 received full benefit for the entire length of the lots fronting the project on 27<sup>th</sup> Ave N.**
- **The area between Lots 1-2, Block 2 and Lot 10, Block 1, Walsh's Industrial Site #1 is expected to be vacated in the future. Assuming that happens, full benefit for the entire length of this area fronting the project on 27<sup>th</sup> Ave N will be proportionally distributed between the adjacent lots (The area between Lots 1-2, Block 2 and Lot 10, Block 1, Walsh's Industrial Site #1).**
- **Lot 10, Block 1, Walsh's Industrial Site #1 received full benefit for the entire length of the lot fronting the project on 27<sup>th</sup> Ave N.**
- **Lot 11, Block 1, Walsh's Industrial Site #1, received full benefit for the entire length of the lot facing N 32<sup>nd</sup> St, or the shortest side of the lot.**
- **Lot 1 Block 1, Service 4<sup>th</sup> Subdivision received full benefit for the entire length of the lot fronting the project on N 32<sup>nd</sup> St.**
- **Lot 1, Block 1, Service 3<sup>rd</sup> Subdivision received full benefit for the entire length of the lot fronting the project on N 32<sup>nd</sup> St, and the length of the lot fronting the project on 27<sup>th</sup> Ave N, less 140' back from N 32 St.**
- **Lot 1, Block 1, Bergstroms First Resubdivision received full benefit for the length of the lot facing N 32<sup>nd</sup> St, less 140' back from the south side of the lot (for future development), or 160' total.**
- **Lot 1, Block 1, Service 2<sup>nd</sup> Subdivision received full benefit for the entire length of the lot facing N 32<sup>nd</sup> St., or the shortest side of the lot.**
- **Lots A & B, and Lot 2, Block 1, Service Subdivision all received full benefit for the entire length of the lots fronting 27<sup>th</sup> Ave N.**

**Meeting adjourned at 11:20 a.m.**

Respectfully submitted,

Stefanie Coleman  
Accountant-Special Assessments