

SPECIAL ASSESSMENT COMMISSION MEETING

Minutes

Thursday, October 24th, 2024 – 2:00 p.m. - Griggs Boardroom and Teams

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

Finance Department: Samantha Bergan, Stefanie Coleman

Engineering Staff: Christian Danielson, Joel Holweger, David Kuharenko

1. Approve Minutes

a. August 23rd, 2024 – Special Assessment Commission Meeting

Motion by Fossen, second by Page to approve minutes with change of wording from “effective front footage” to “lineal footage” for both project 8834 and 8835.

Abstained: Poykko Aye: Page, Fossen. Motion carried

b. September 26th, 2024 – Special Assessment Hearing

Motion by Poykko, second by Fossen to approve minutes as presented.

Aye:All. Motion carried.

2. Assign Benefit to the following projects:

a. Project #8833.00, District #226 Street Lighting for 4th Ave S

Project location area consists of area on 4th Avenue South/Minnesota Avenue (Cottonwood St to S 3rd St) Lincoln Drive (Belmont Road to Floodwall).

To serve the following platted lands to the City of Grand Forks: Lots 1, 2, 3, 4, 5, 6, 7, Lots 8 & 9 plus 15' x 66.67' vacated alley, Lots 10, 11, 12, 13, 14, 15, 16, 17, West 60' Less East 30' of N 20' of Lot 18, Front 140' & East 30' of West 60' of N 20' of Lot 18, Block 1, Auditor's Sub-Division #2; Lots 3, 4, 5, 6, Auditor's Subdivision #4; Lots 1 - 3, B, Auditor's Subdivision #6; Lot 1 - 4, Block 1, Auditor's Subdivision #16; Lots 1 & 2, Block 1, Auditor's Resubdivision #18; Lots 1 - 10, Block 1, Auditors Subdivision #35; Lots 1 - 4, Block 1; Lot 1, Block 2; Lots 1 & 2, Block 3; Lots 1 - 5, Block 4, Auditors Subdivision #36; Lots 1 - 6, Block 1, Auditors Subdivision #37; Lot 1, Block 1, Auditor's Resubdivision #42; Lot A, Block 1, Auditors's Resubdivision #50; Lot 4, 6, 8, 9, 10, 11, 12, Block 1, Tract in Lot 3 & 4, Block 2, Bartholomew's Addition; Lots 1, 2, Lot 3 & north ½ of Lot 4, South ½ of Lot 4 & all of Lot 5, Lots A & 8, Lot 9 & 10, Adj Lot 11, Block 1, Belmont Addition; Lot 1 of Resub-Div of Lot 1, Lots 1-10 Inc, Sub- Div of Lot 2 & Vacated portion of Chestnut St W of & Adj thereto, and Lot A of replat of Sub-Division of Lot 3 (Phoenix Elementary School); Lots 4 & 5 Richmond's B Sub-Division of Lot 3, Lots 6 & 7 Richmond's B Subdivision of Lot 3, Lots 8 & 9 Richmond's B Sub-division of Lot 3, Lot B Richmond's Sub- Division of Lot 3, Lot 10 Richmond's B Sub-Division of Lot 3; Lots 1, 2 & 3 Resub-Division of Lot 4, Lots 4 & 5 Resub-Division of Lot 4,

North 22' of Lot 6 & S 15 ½' of Lot 7 & vacated portion of Chestnut St West of & Adjacent thereto of Resub-Division of Lot 4, N 9 ½' of Lot 7 & All of Lot 8 & Vacated portion of Chestnut Street West of Adjacent thereto of Resub-Division of Lot 4, Lot 4 Auditor's Resub-Division of Lot 4, Lots 9 & 10 & vacated portion of Chestnut Street West of & Adj thereto of Resub-Division of Lot 4, South 3' of Lot 6 & vacated portion of Chestnut Street West of & Adjacent thereto of Auditor's Resub of Lot 4 & All of Lot 1 of Auditor's Resub of Lot 5, Lot 2 Auditor's Resub-Division of Lot 5, Lot 3 Auditor's Resub-Division of Lot 5, Lot 5 Auditor's Resubdivision of Lot 5, Lot 6 Auditor's Resub-Division of Lot 5, Lot 7 of Resub-Division of Lot 5 & Lot 1 of Auditor's Resub-Division of Lots 6 & 7, Lots 17 & 18 & vacated portion of chestnut St West of & Adj Thereto, Lot 19 & vacated portion of Chestnut St West of & Adjacent thereto, Lot 20 & vacated portion of Chestnut St East of & Adjacent thereto, Lots 2, 3, 4 Sub-Division #6 & 7, Block A, Budge & Eshelms Outlots; Lots 1 – 5, Block 1, Central Park Resubdivision; Lots 1 - 12, Block 1, Hawkin's Addition; Rear 44' of Lot 1 & 2 & vacated East 10' of Wall Street thereof, Front 86' of Lots 1 & 2, Lot 3 & vacated East 10' of Wall Street, Lot 4 & vacated East 10' of Wall Street, Lot 5 & 6 & Vacated East 10' of Wall Street thereof, Lot 7 & 8 & vacated East 10' of Wall Street thereof, Lot 9 & 10 & vacated East 10' of Wall Street thereof, Front 50' of Lots 22, 23 & 24, Front 50' of Lots 20 & 21, Front 40' of Rear 80' of Lots 20- 24, Rear 40' of Lots 20 – 24 & vacated westerly 10' of Wal Street Resub of block 1, 2, 3 & 4, North 15 ½' of Lot 18 & all Lot 19 & vacated west 10' of Wall Street thereof, Lot 17 & South 9 ½' of Lot 18 & Vacated West 10' of Wall St thereof, Lot 16 & vacated w 10' of Wall St, Lots A, B, C & D, Block 1; Lots 1 & 2 & vacated East 10' of Wall Street thereof, Kits 3 & 4 & vacated East 10' of Wall St thereof, Lot 5 & vacated East 10' of Wall St, Lots 6, 7 & 8 & vacated East 10' of Wall St, Lots 9 & 10 & vacated East 10' of Wall Street thereof, Lot 11 & 12 & vacated East 10' of Wall St thereof, Lots 13 & 14 & vacated west 10' of Wall St thereof, Lot 15 & 16 & vacated West 10' of Wall St thereof, Lot 17 & 18 & vacated West 10' of Wall St thereof, Lots 19 & 20 & vacated West 10' of Wall St thereof, Lots 21 & 22 & vacated West 10' of Wall St thereof, Lots 23 & 24, Block 2; Lot 1, Lots 2, 3 & North 8' of Lot 4, South 17' of Lot 4 & North 16' of Lot 5, South 9' of Lot 5 & All of Lot 6, Lots 7 - 24, Block 7; Lot A & B, Rear 28' of Lots 1 & 2, Rear 32' of Front 112' of Lots 1 & 2, Front 80' of Lots 1 & 2, Lots 3 & 4, Lots 5 & 6, Lot 7 & North 20' of Lot 8, South 5' of Lot 8 & All of Lot 9 & 10, Lots 11 – 22, , Block 8; Lots 1 & 2 except front 80.62', Front 80.62' of Lots 1 & 2, Lot 3 & North 12' of Lot 4, South 13' of Lot 4 & all of Lot 5, Lots 6 & 7, Lot 8 & North ½ of Lot 9, South ½ of Lot 9 & all of Lot 10, West ½ of lots 11 & 12, East ½ of Lots 11 & 12, Block 9; Lots 1 - 6, Lots 7 & 8 Les the rear 10' for alley, Lots 9 & 10 less the rear 10' of alley, Lots 11 & 12 less the rear 10' for alley, Block 10, Hole's Central Addition; Lots 1 & 3 & ½ of vacated alley Adj Thereto, Lot 2 & 4 & ½ of vacated alley adj thereto, Lot 5 & North ½ of Lot 6 & ½ of Vacated Alley Adj Thereto, Lot 5 & North ½ of Lot 6 & ½ of vacated alley adj thereto, South ½ of Lot 6 & all of Lot 7 of vacated alley adj, Lot 8, Block 3; Lot 1, Rear 48'7 ½" of Lot 2, Front 91'4 ½" of Lot 2, Lot 3, Lot A, Lot 5, Lot B, Lot 7, Lot C, Lot 9, Lot 11, South 17' of Lot 10 & All of Lot 12, Block 2; Lot C, Block 4; Kenkel's Addition; Lots 1 – 6, Adj Lot 6, Lots 7 – 8, Lots 9, 10 & North 5' of Lot 11, South 20' of Lot 11 & All of Lots 12-14, Block 1; Hubert's Addition; Lots A & B, Lots 2 & 3, Block 1; North 8' of West 109' of Lot 1, South 42' of West 109' of Lot 1 & North 3' of West 109' of Lot 2, South 47' of West 109' of Lot 2, Block 2, Idding's Addition; Lots 1 - 3, Block 1, Lincoln Park Golf Course Resub; Lot 1 Fractional 15' x 140', Lots 2 & 3, Lots 4, 5 & 6, Lots 7, 8, 9 & 10 & West 15' of Lot 11, East 10' of Front 65' of Lot 11 & front 65' of Lots 12, East 10' of Rear 75' of Lot 11 & Rear 75' of Lot 12, Block 1; Lots 1- 24, Block 2; Lots 1 – 24, Block 3; Lots 1 – 24, Block 4; Lots 1 – 10, Lots 11 & 12 & vacated portion of 12th Avenue South, Lots 13,& 14 & vacated portion of 12th Avenue South, Lots 15 – 19, Lots 20 & 21 & South 5' of Lot 22, North 20' of Lot 22 & all of Lots 23 & 24, Block 5; Lots 1 & 2 & vacated portion of 12th Avenue South, South 3' of Lot 2 & All of

Lots 3 & 4, Lots 5 - 7, West ½ of Lots 9, 10, 11 & 12, East ½ of Lots 9, 10, 11 & 12, Lots 13 & 14 & South 20' of Lot 15, North 5' of Lot 15 & all of Lots 16 & 17, Lots 18 & 19 & vacated portion on 12th Avenue South, Block 6; Lots 1 & 2 & North ½ of Lot 3, South ½ of Lot 3 & All of Lots 4 & 5, Lots 6 & 7 & North ½ of Lot 8, South ½ of Lot 8 & all of Lots 9 & 10, Lots 11 - 31, Block 11; Lots 1 - 24, Block 12; Lots 1 - 4, Lots 5,6 & North ½ of Lot 7, South ½ of Lot 7 & all of Lots 8, 9 & 10, Lots 11 & 12, Rear 70' of Lots 13 & 14, Adj Rear 70' of Lot 15, Front 70' of Lots 13, 14 & 15, Lots 16 - 21, Lot 22 & rear 60' of Lots 23 & 24, Front 80' of Lots 23 & 24, Block 13; Lots 1 - 3, Lot 4 & North ½ of Lot 5, South ½ of Lot 5 & all of lot 6, Lots 7 - 12, Lots 13, 14 & S 2' of Lot 15, North 23' of Lot 15 & all of Lot 16, Lots 17 - 20, West ½ of Lots 21 - 24, East ½ of Lots 21 - 24, Block 14; Lots 1 - 9, Block 17; Lots 1 - 7, Lots 8 & North 10' of Lot 9, South 15' of Lot 9 & all of Lots 10 & 11, Block 19, Lindsay's Addition; Lot 9, Block 1, Presbyterian Addition; Lot A, West 102.5' of Lot B, Lot B except West 102.5', East ½ of Lot C, West ½ of Lot C, West ½ of Lot D, East ½ of Lot D, East ½ of Lot E, West ½ of Lot E, West ½ or 54.805' of Lot F, East ½ or 54.805' of Lot F, Block 1, Reeve's Court Addition; Lots A & B, Frontage 45' of Lot 5 & North 2 ½' of Lot 6, South 22 ½' of Lot 6 & North 13 ¼' of Lot 7, South 11 ¾' of Lot 7 & North 24' of Lot 8, South 1' of Lot 8 & All of Lot 9 & 10, Lots 11 & 12, B, Tiffany & Anderson Addition; Lots 1, 3, 5, 7, 8, 9 10, & 11, 12 Block 9; Lot 7, South ½ of Lot 8, North 25' of Lot 9, South 25' of Lot 9, Lot 10, Rear or Westerly 60' of Lot 11, Lot 11 except rear or westerly 60', Front or westerly 96'2"; of Lot 12, Rear 43.8' of Lot 12, Block 10; Lot 7, 8, North ½ of Lot 9, South ½ of Lot 9, Lot 10, Lot 11, Lot 12, Block 11; Lot 4, Lot 5 less rear 50' south 10', Rear 50' of south 10' of Lot 5 & rear 68.15' of Lot 6, Front 100' of Lot 6, Block 12; Rear 59' of Lot 1, Front 109.15' of Lot 1, North ½ of Lot 2, South ½ of Lot 2, Lot 3 & north 37 ½' of Lot 4, South 12 ½' of Lot 4 & North ½ of Lot 5, Rear 80.39' of South ½ of Lot 5 & Rear 80.39' of Lot 6, Front 89' of S ½ of Lot 5 & Front 89' of Lot 6, Block 13; Rear 60' of Lot 1, Front 80' of Lot 1, Lot 3, Lot 5, Lot 7, Lot 9, Rear 60' of Lot 11, Front 80' of Lot 11, West 337' of Lot 2 & North 10.346' of West 37' of Lot 4, East 6.97' of West 103.97' of Lot 2 & North 10.346' of East 66.97' of West 103.97 of Lot 4, East or Rear 36.03' of Lot 2, & East 36.03 of North 10.673' of Lot 4, South 37.654' of West 53.97' of Lot 4, South 2' of North 12.346' of Lot 4 Less .327' x 36.03' in Northeast Corner & South 37.654' of East 86.03 of Lot 4, Lot 6, 8, 10, 12, Block 14; All of Lots 1 - 12 inclusive except front 93.5' of Lot 12, Front 93.5' of Lot 12, Block 15; Lot 1, Lot 2 & North 15' of Lot 4, Lot 3, South 35' of Lot 4, Lot 5, Lot 6, Lot 7 & North 4' of Lot 9, South 46' of Lot 9, Lot 8, 10 & 12, Lot 11, Block 16, Traill's Addition; Lots 5-12, Block 2; Lots 1 - 9, Northwesterly 40' of Lot 10, Front 84'6" of Lot 11, Rear 56'6" of Lot 11, Southeasterly 10' of Lot 10 & all of Lot 12, Block 4; Lot 2, 4 & 6, Lot 1 & North ½ of Lot 3, South ½ of Lot 3 & North 9' of Lot 5, South 41' of Lot 5, Lots 7-12 plus ½ of vacated Franklin Ave, Block 5; Lots 1,3,5,7,9 & 11 plus ½ of Vacated Franklin Ave, Lots 2,4,6,8,10 & 12 plus ½ of vacated Franklin Ave, Block 8; Lot A, C, D, E, F, G, H, Lot 2 & Northwest 10' of Lot 4, Southeast 40' of Lot 4, Lot 6, Lot 8 & north ½ of Lot 10, South ½ of Lot 10 & All of Lot 12, Block 9, Viets; Lots 1, 2, 3 except Rear 25', Rear 25' of Lots 1, 2 & 3 & Vacated 15' strip to Alley, Lots 4 & 5, Lots 6 & 7, Lots 8 & 9, Lots 10 & 11, Lots 12, 13 & 14, Lots 15 & 16, Lots 17 & 18, Lots 19, 20 & 21, Lots 22, 23 & 24, Lots 25 & 52, Lots 26, 27, 28 & 29, Lot 30, 31, 32 & 33, Lots 34, 35 & 36 & North 10' of Lot 37, South 15' of Lot 37 & All of Lots 38 & 39, Lots 40,41 & 42, Lots 43, 44 & 45, Lot 46 & North 15' of Lots 47, South 10' of Lot 47 & all of Lots 48, 49, 50 & 51, Block 1, Westerman & Sheehan's Addition; Lot 1 Less the Alley, Lot 2 Less the Alley, West 37.86' of North 35' of Lot 3, East 50' of West 87.86' of North 35' of Lot 3, West 54.805' of East 109.61' of North 35' of Lot 3, East 54.805' of North 35' of Lot 3, Lot 4 & the South 2 ½' of Lot 3 Less the Alley, B, Yoder's Sub-Division; Lot 1, Lot 5, Block 1, Young's Sub-Division. Also including unplatted parts of Grand Forks Township: 40' Front on Gertrude Ave x 130' Adjacent Lot 1, Kenkel's Addition.

The benefits received from the project are for access, pedestrian accommodation and providing 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 Fossen, second Page, to assign benefit, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

- **The commissioners assigned benefit for the district based on square footage, with 1.0 for frontage and 1/4 for sideage.**
- **Lincoln Dr was considered a classified street when creating the district.**
- **Lot 1, Block 1, Auditor's Resubdivision Number 42; Lots 4 & 5, Block 1, Central Park Resubdivision; Lot 6, Block 1, Auditor's Resubdivision No. 37; Lot 5, B, Yoder's Sub-division; Lot 1, Block 1, Auditor's Subdivision No. 35; Lot 1, Block 2, Lots 1 & 2, Block 3, Auditor's Subdivision No. 36; received zero benefit.**
- **Lots 1, 3, 5, 7, 9, & 10, Block 9, Traill's Addition received ¼ benefit for the 19,944.30 sq ft and zero benefit for the remaining square footage.**
- **Lots 1-12, plus ½ of vac Franklin Ave, Viets; received full benefit for 140' back from Minnesota Ave, and ¼ benefit for the remaining square footage of the property.**
- **Lots A & 8, Block 1, Belmont Addition; All of Lots 1-12 inclusive, except front 93.5' of Lot 12, Traill's Addition; received full benefit for 140' back from 4th Ave S, and ¼ for the remaining square footage of the property.**
- **Rear 48' 7 ½" of Lot 2, Block 2, Hubert's Addition; Rear 80.39' of S ½ of Lot 5 & rear 80.39' of Lot 6, Block 13, Rear 60' of Lot 11, Block 14, Lots 8, 10 & 12, Block 16, Traill's Addition; Rear 28' of Lots 1 & 2, Rear 32' of Front 112' of Lots 1 & 2, Block 8, Lots 1 & 2, except front 80.62', Block 9, Rear 40' of Lots 20-22, Block 1 & vac wrlly 10' of Wall Street Resub of B 1, 2, 3, & 4; Front 40' of rear 80' of Lots 20-24 inc, Block 1, resub of B 1, 2, 3, & 4; Front 50' of Lots 22-24, Block 1, Resub of B 1, 2, 3, & 4; Rear 44' of Lot 1 & 2 & vac E 10' of Wall St thereof, Block 1; Hole's Central Addition; Rear 25' of Lots 1-3 & vac strip to alley, Block 1, Westerman & Sheehan's Addition; W ½ of Lots 9-12, E ½ of Lots 9-12, Block 6, Lots 18-21, Block 11, Lindsay's Addition; Lot 4, Block 1, Auditor's Subdivision No. 36; received full benefit for the entire property.**
- **Lot 1, Block 1, Auditor's Subdivision No. 36 received ¼ benefit for 84,683.30 square feet and zero benefit to the remaining square footage.**
- **Lot 1, block 1, Lincoln Park Golf Course Resub; received full benefit for 140' back from Lincoln Dr, and ¼ benefit for the remaining square footage.**
- **Lot 3, Block 1, Lincoln Park Golf Course Resub; received full benefit for 140' back from Lincoln Dr, and ¼ benefit for the 502,134.80 sq ft back from the full benefit area and zero benefit to the remaining square footage.**
- **All other properties in the district received ¼ benefit.**

b. Project #8576.00, District #362 Watermain Phase 2 – Highway 81 & Associated Area

Project location area consists of area along the east side Highway 81 from 27th Ave N to Mill Rd and along the northern end of Mill Rd.

To serve the following platted lands to the City of Grand Forks: Lots A & B, Block 1, Bosma Resubdivision; Lots A & B, Lots 5 – 11, Block 1, Bushaws Sub No. 1; Lot 1, Block 1, Enger Subdivision; Lot A; Lot B, Landowski Subdivision; Parcel A, Parcel B; Lot 4 & 5, Block 1; Lots A, B & 2, Block 4, Walsh's Industrial Site #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 benefit of 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 maps of the project were presented by the Finance and Engineering Departments.

Motion by Fossen, second Poykko, to assign benefit, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

- **The commissioners assigned benefit for the district based on lineal footage, with 1.0 for full frontage.**
- **Lot 4 & 5, Block 1, Lot A, Lot B, Lot 2, Block 4, Parcel A, Parcel B, Walsh's Industrial Site #1; Lots A & B, Block 1, Lots 5-11, Bushaws Sub No.1; Lot A, PT SE ¼ 29-152-50, Lot B, PT SE ¼ 29-152-50, Block 1, Bosma Resubdivision; received full benefit for the entire length of the property fronting N Washington St.**
- **PT SE ¼ SE ¼ Beg 225' W & 33' N of SE cor 29-152-50 (Doc #818009), Unplatted Parts-Falcorner Township; received full benefit for the length of the property to the extent of the project.**
- **Lot A (100' X 100'), Lot B (150' X 100'), Landowski Subdivision; Lot 1, Block 1, Enger Subdivision; received full benefit for the entire length of the property fronting Mill Rd.**

c. Project #8577.00, District #363 Watermain Phase 3 – Highway 81 & Associated Area

Project location area consists of area on N 30th St from 30th Ave N to 33rd Ave N, 30th Ave N from N 30th St to Highway 81, Highway 81 from 33rd Ave N to 1500' North of 33rd Ave N.

To serve the following platted lands to the City of Grand Forks: Lot 1, Block 1; Lot 1, Block 2, Bertsch Resubdivision; Block 2, Eide & Knoff Addition; Lot 3 - 8, Block 1, Legvold's Subdivision; Lot 3, Block 1, Peony First Subdivison; Lot 3 & 4, Block 1; Lot 3 - 5, Block 4, Walsh's Industrial Site No 1; Also serving unplatted parts follows: Unplatted parts of Falconer Township: Commencing at the North east corner of Block two in Eide &Knoff Addition Grand Forks, North Dakota, according the

plat thereof recorded in book "152" of Deeds page 148; thence West, on an assumed bearing of S. 89°02'22" along the North line of said block 2 and an extension westerly thereof, a distance of 1463.11 feet thence N. 0°46'22" W. a distance of 265.91 feet; thence East, parallel with the North line of said section 29, a distance of 1300.70 feet to the westerly right-of-way line of U.S. Highway 81; thence southeasterly, along said right-of-way 313.72 feet to the point of beginning. 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.

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

Motion by Page, second Poykko, to assign benefit, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

- **The commissioners assigned benefit for the district based on lineal footage, with 1.0 for full frontage.**
- **PT SE ¼ NE ¼ W 343.13' of E 686.26' of S 654.77' Ex S 20' Tract 2 29-152-50 (Doc # 547839), PT SW ¼ NW ¼ E 343.13' if S 654.77' Ex S 20' Tract 1 29-152-50 (Doc # 547839), Unplatted Parts-Falcorner Township; Lots 4 & 5, Block 1, Walsh's Industrial Site #1; received zero benefit.**
- **Block 2, Eide & Knoff Addition; received full benefit for ½ of the length of the property fronting HWY 81.**
- **Lot 8, Block 1, Legvold's Subdivision; received full benefit for the length of the property fronting 33rd Ave S.**
- **All other properties received full benefit for the length fronting the project.**

AMENDED: Motion by Fossen, second by Page, to amend the benefit map to include zero benefit for Lot 1, Block 2, Bertsch Resubdivision.

d. Project #8921.00, District #612 Sanitary Sewer Phase 3 – Highway 81 & Associated Area

Project location area consists of Peony First Addition (Along the west side of Hwy 81 from just south of 27th Ave N to 30th Ave N and along 33rd Ave N from N 32nd St to Mill Rd).

To serve the following platted lands to the City of Grand Forks: Lots 6, 7, 8, Block 1, Legvolds Subdivision; Lots 1, 12, A & B, Block 1; Lots 2 & 3, Block 4, Walsh's Industrial Site No. 1; Lot 3, Block 1, Service Subdivision; Lot 2, Block 1, Bergstroms First Resubdivision; Also serving unplatted parts follows: Unplatted parts of Falconer Township: 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. Commencing at the Northwest corner of said NW1/4; thence South along the westerly section line, 903 feet, more or less, to the Northwesterly corner of that certain tract theretofore conveyed to Summers Fertilizer Company, recorded in Book 135 of Deeds on Page 67; Thence East along the northerly line of said Summers Fertilizer Company property to a point which is 600 feet west of the Southwesterly line of the Great Northern Railway Right of Way; thence in a Northwesterly direction to a point on the northerly boundary of said Section 33 which is 300 feet from the Southwesterly boundary line of the Great Northern Railway Right of Way; thence due West to the point of beginning, excepting that portion thereof which as deeded to the State of North Dakota for the use of State Highway Department lying southwesterly of a line running 100 feet northeasterly of all parallel to the following described Highway centerline, said centerline crossing the west line of said NW1/4NW1/4 on a 1 degree 30 minute curve to the left with a tangent bearing South 31 degrees 6 minutes East at a distance of 896.9 feet south of the Northwest corner of Said Section 3.

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

Motion by Poykko, second Page, to assign benefit, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

- **The commissioners assigned benefit for the district based on lineal footage, with 1.0 for full frontage.**
- **PT SE ¼ NE ¼ W 343.13' of E 686.26' of S 654.77' Ex S 20' Tract 2 29-152-50 (Doc # 547839), Unplatted Parts-Falconer Township; received zero benefit.**
- **PT SW ¼ NW ¼ E 343.13' if S 654.77' Ex S 20' Tract 1 29-152-50 (Doc # 547839), Unplatted Parts-Falconer Township; received full benefit to the extent of the project along 33rd Ave N.**
- **Lot 2, Block 4, Walsh's Industrial Site #1; Lot 2, Block 1, Bergstroms First Resubdivision; PT NE ¼ NE ¼ laying E of HWY 81 32-152-50 (Doc #748131); received frontage to the extent of the project along HWY 81.**
- **Lots 6-8, Block 1, Legvold's Subdivison; received full benefit for the length of the lot fronting 33rd Ave N.**
- **All other lots received full benefit for the length of the lot fronting HWY 81.**

e. Project #8922.00, District #613 Sanitary Sewer Phase 4 – Highway 81 & Associated Area

Project location area consists of Peony First Addition (Along the east side of Hwy 81 from 27th Ave N to Mill Rd and along the northern end of Mill Rd).

To serve the following platted lands to the City of Grand Forks: Lots A & B, Block 1, Bosma Resubdivision; Lots A & B, Lots 5 – 11, Block 1, Bushaws Sub No. 1, Bushaws Sub No. 1; Lot 1, Block 1, Enger Subdivision; Lot A, Lot B, Landowski Subdivision; Parcel A, Parcel B, Walsh's Industrial Site #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 benefit of 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 maps of the project were presented by the Finance and Engineering Departments.

Motion by Poykko, second Fossen, to assign benefit, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

- **The commissioners assigned benefit for the district based on lineal footage, with 1.0 for full frontage.**
- **PT SE ¼ SE ¼ Beg 225' W & 33' N of SE cor 29-152-50 (Doc #818009), Unplatted Parts-Falcorner Township; received full benefit to the extent of the project along HWY 81.**
- **Lot A, Block 1, PT SE ¼ 29-152-50, Bosma Resubdivision; received full benefit to the extent of the project along HWY 81, and Full benefit for the length of the property fronting Mill Rd.**
- **Lot A, Landowski Sub (100' X 100'), Lot B, Landowski Sub (150' X 100'), Landowski Subdivision; Lot 1, Block 1, Enger Subdivision; received full benefit for the entire length of the lot fronting Mill Rd.**
- **All other areas in the district received full benefit for the entire length of the lot fronting HWY 81.**

f. Project #8923.00, District #614 Sanitary Sewer Phase 5 – Highway 81 & Associated Area

Project location area consists of Peony First Addition (Along the east side of Hwy 81 from 33rd Ave N to 1500' North of 33rd Ave N.

To serve the following platted lands to the City of Grand Forks: Lot 1, Block 1, Lot 1, Block 2, Bertsch Resubdivision; Block 2, Eide & Knoff Addition; Lot 3, 4, 5 & 8, Block 1, Legvolds Subdivision; Also serving unplatted parts follows: Unplatted parts of Falconer Township: Commencing at the North east corner of Block two in Eide &Knoff Addition Grand Forks, North Dakota, according the plat thereof recorded in book "152" of Deeds page 148; thence West, on an assumed bearing of S. 89°02'22" along the North line of said block 2 and an extension westerly thereof, a distance of 1463.11 feet thence N. 0°46'22" W. a distance of 265.91 feet; thence East, parallel with the North line of said section 29, a distance of 1300.70 feet to the westerly right-of-way line of U.S. Highway 81; thence southeasterly, along said right-of-way 313.72 feet to the point of beginning.

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

Motion by Poykko, second Page, to assign benefit, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

- **The commissioners assigned benefit for the district based on lineal footage, with 1.0 for full frontage.**
- **Block 2, Eide & Knoff Addition; received full benefit for ½ the length of the property fronting HWY 81.**
- **Lot 1, Block 2, Bertsch Resubdivision; Lot 8, Block 1, Legvold's Subdivision; received zero benefit.**

- **All other areas in the district received full benefit for the entire length of the lot fronting HWY 81.**

g. Project #8926.00, District #615 Storm Sewer 27th Ave N & N 32nd St

Project location area consists of area on 27th Ave N (N 32nd St to Highway 81) & N 32nd St (27th Ave N to 30th Ave N).

To serve the following platted lands to the City of Grand Forks: Lot F, I, L, K, Block, Auditor's Sub-Division #1; Lots 1 & 2, Block 1, Bergstroms First Resubdivision; Lot 1, Block 1, Lot 1, Block 2, Bertsch Resubdivision; Block 2, Eide & Knoff Addition; Lots 1, A, C, D, Block 1, Gateway First Resubdivision; Lots 3 - 8, Block 1, Legvolds Subdivision; Lot 2, Block 1, Lindgren's Resubdivision; Lots A - C, Block 1, Opp's First Subdivision; Lot 1, Block 1, Opps Second Addition; Lot 2, Block 1, O'Reilly's Resubdivision; Lot 2, Block 1, O'Reilly's Second Resubdivision; Lot 1 & 2, Block 1, O'Reilly's Third Resubdivision; Lots 2 & 3, Block 1, Peony First Resubdivision; Lots 2, 3, A & B, Block 1, Service Subdivision; Lot 1, Block 1, Service 2nd Subdivision; Lot 1, Block 1, Service 3rd Subdivision; Lots 5 & 6, Block 1, Simplot First Resubdivision; Lots 1, 4, 5, Lot 11 Except E 60', Lot 12 except 60' of Lot 11 & All of Lot 12, A, B, & C, Block 1, Lot 3, A & B, Block 3, Lots 2 - 5, A & B, Block 4, Walsh's Industrial Site No.1; Lot 1, Block 1, White Properties First Addition; Also serving unplatted parts follows: Unplatted parts of Falconer Township: Commencing at the North east corner of Block two in Eide & Knoff Addition Grand Forks, North Dakota, according the plat thereof recorded in book "152" of Deeds page 148; thence West, on an assumed bearing of S. 89°02'22" along the North line of said block 2 and an extension westerly thereof, a distance of 1463.11 feet thence N. 0°46'22" W. a distance of 265.91 feet; thence East, parallel with the North line of said section 29, a distance of 1300.70 feet to the westerly right-of-way line of U.S. Highway 81; thence southeasterly, along said right-of-way 313.72 feet to the point of beginning. 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. Commencing at the Southeast corner of

said section 32; Thence North 00°00'00" West along the east line of Section 32, a distance of 3809.13 feet to the point of beginning; thence South 89°40'00" West 560.95 feet to the centerline of the English Coulee, thence North 23°07'04" East along said centerline 146.96 feet; thence North 36°36'59" East along said centerline 154.17 feet; thence North 17°25'52" East along said centerline 116.03 feet; thence North 11°06'28" West along said centerline 123.14 feet; Thence North 77°09'22" East along said centerline 125.60 feet; Thence North 79°52'32" East along said centerline 132.15 feet; thence South 00°00'00" East parallel with the east line of said section 32 a distance of 460.90 feet; then North 90°00'00" East 180.00 feet to the east Line of said Section 32; Thence South 00°00'00" East along said east line 237.03 feet to the point of beginning. Said trac contains 5.00 acres, more or less.

Beginning at the East Quarter corner of Section 32, Township 152 North, Range 50 West of the Fifth Principal Meridian, thence Northerly along the Easterly Section line of Section 32 a distance of 1402.9 feet to the true point of beginning. Thence North 90°0' Westerly from the East Section line of Section 32 for a distance of 180 feet. Thence Northerly along a line 180 feet West and parallel to the East Section line of Section 32 a distance of approximately 445 feet to the intersection of the southwest right of way line of U.S. Highway No. 81. Thence Southeasterly along the Southwesterly right of way line of U.S. Highway No. 81 an approximate distance of 348 feet to the East Section line of said Section 32; thence Southerly along the East section line of Section 32 a distance of approximately 149 feet to the true point of beginning; EXCEPT: All that part of the NE1/4 of the NE1/4, of Section 32, Township 152 North Range 50 West of the Fifth Principal Meridian, located in Grand Forks County, North Dakota, more particularly described as follows: Commencing at the northeast corner of said Section 32, thence westerly along the north line of said Section 32, a distance of 490.57 feet to a point on a 1.46169 degree curve, point being on the westerly right of way boundary of U.S. Highway No. 81; thence along said 1.46169 degree curve to the left having an assumed chord bearing of S. 16°45'29" E, and a chord length of 34.70 feet, 34.72 feet to a point on the south right of way line of 27th Avenue North measured at right angles to and at a distance of 33 feet to the north line of said Section 32, point being the point of beginning; thence continuing along said 1.46169 degree curve to the left having a chord bearing of S. 19°20'06" E and chord length of 317.77 feet, 317.89 feet to a point; thence S. 89°20' W., a distance of 801.98 feet to a point; thence N. 0°37' E., a distance of 301.5 feet to a point on the said south right of way line of 27th Avenue North; thence N. 89°20' E. along said south right of way line, a distance of 700.00 feet to the point of beginning; EXCEPT: A tract of land located in part of the Northeast Quarter of Section 32, Township 152 North, Range 50 West and in part of the Northwest Quarter of Section 33, Township 152 North, Range 50 West of the Fifth Principal Meridian, described as follows: Commencing at a point of intersection with the centerline of "Bacon Private Road" (said road being more particularly described in Book 119 of Deeds on page 277 in the office of the Register of Deeds, Grand Forks County, North Dakota) and the West line of Highway No. 81 (said highway being more particularly described in Book 105 of Deeds, page 69, said Register of Deeds office), point being the point of beginning; thence on an assumed bearing of North 37°00'00" West along the said West line of Highway No. 81 a distance of 702.75 feet to a point on a 1.4617° curve; thence Northwesterly along said 1.4617° curve to the right on a chord bearing of North 33°45'04" West, a chord length of 444.67 feet, a distance of 444.90 feet to a point where said line intersects a line lying 903 feet South of and parallel with the North line of said Section 33, thence North 89°29'42" East parallel with the North line of said Section 33, a distance of 993.76 feet to a point; thence South 37°00'00" East and parallel with the East line of said Highway right of way, a distance of 1,115.77 feet to a point where said line intersects the North line of said "Bacon Private Road" thence South 00°54'33" East, a distance of 33.00 feet to a point of intersection with the South line of said "Bacon Private Road", or the centerline of "Bacon Private Road"; thence South 89°05'59" West along said

centerline, a distance of 995.85 feet to the point of beginning; EXCEPT: That part of the North Half of the North Half of the Northeast Quarter of Section 32, Township 152 North, Range 50 West of the 5th Principal Meridian, Grand Forks County, North Dakota, described as follows: Beginning at the northwest corner of Lot A, of the Replat of Lot 1, Service Subdivision to the City of Grand Forks, North Dakota; thence South 0 degrees 37 minutes 00 seconds East, assumed bearing, along the west line of said Lot A a distance of 284.05 feet to the southwest corner of said lot A; thence South 89 degrees 20 minutes 00 seconds West 460.00 feet; thence North 0 degrees 37 minutes 00 seconds West 334.05 feet to the north line of said Section 32; thence North 89 degrees 20 minutes 00 seconds East, along the north line of said Section 32 a distance of 460.00 feet to the intersection of a line bearing North 0 degrees 37 minutes 00 seconds East 50.00 feet to the point of beginning; EXCEPT: The NE1/4 of the NE1/4 of Section 32, Township 152 North, Range 50 West of the Fifth Principal Meridian, described as follows: Commencing at the Southeast Corner of said Section 32; thence North 00°00'00" West (assumed bearing) along the east line of Section 32, a distance of 3809.13 feet to the point of beginning; thence South 89°40'00" West 560.96 feet to the centerline of the English Coulee; thence North 23°07'04" East, along said centerline 146.96 feet; thence North 36°36'59" East along said centerline 154.17 feet; thence North 17°25'52" East along said centerline 116.03 feet; thence North 11°26'04" West along said centerline 162.84 feet; thence North 11°06'28" West along said centerline 123.14 feet; thence North 77°09'22" East along said centerline 125.60 feet; thence North 79°52'32" East along said centerline 132.15 feet thence South 00°00'00" East parallel with the east line of said Section 32, a distance of 460.90; thence North 90°00'00" East 180.00 feet to the east line of said Section 32; thence South 00°00'00" East along said east line 237.03 feet to the point of beginning; EXCEPT: All that part of the NE1/4 of the NE1/4 of Section 32, Township 152 North, Range 50 West of the Fifth Principal Meridian, lying east of U.S. Highway 81, Grand Forks County, North Dakota; EXCEPT: That part of the North Half of the North Half of the Northeast Quarter of Section 32, Township 152 North, Range 50 West of the 5th Principal Meridian, Grand Forks County, North Dakota, described as follows: Beginning at the northwest corner of SERVICE 2ND SUBDIVISION to the City of Grand Forks, North Dakota; thence South 0 degrees 37 minutes 00 seconds East, assumed bearing, along the west line of said SERVICE 2ND SUBDIVISION a distance of 284.05 feet to the southwest corner of said SERVICE 2ND SUBDIVISION; thence South 89 degrees 20 minutes 00 seconds West 492.37 feet; thence North 0 degrees 40 minutes 00 seconds West 334.05 feet to the north line of said Section 32; thence North 89 degrees 20 minutes 00 seconds East, along the north line of said Section 32, a distance of 492.66 feet to the point of beginning; EXCEPT: That part of the Northwest Quarter of the Northeast Quarter and the Northwest Quarter all in Section 32, Township 152 North, Range 50 West of the 5th Principal Meridian, Grand Forks County, North Dakota, described as follows: Beginning at the northwest corner of SERVICE 3RD SUBDIVISION to the City of Grand Forks, North Dakota; thence South 0 degrees 33 minutes 30 seconds West, assumed bearing, along the west line of said SERVICE 3RD SUBDIVISION a distance of 334.05 feet to the southwest corner of said SERVICE 3RD SUBDIVISION; thence North 89 degrees 26 minutes 30 seconds West 478.13 feet to a line parallel with and 40.00 feet east of the north-south quarter line of said Section 32; thence South 0 degrees 12 minutes 43 seconds West, along said parallel line 1359.76 feet; thence southerly, southwesterly and westerly a distance of 596.90 feet along a tangential curve, concave to the northwest, radius 380.00 feet, central angle of 90 degrees 00 minutes 00 seconds; thence westerly, southwesterly and southerly a distance of 477.37 feet along a reverse curve, concave to the southeast, radius 304.62 feet, central angle of 89 degrees 47 minutes 17 seconds; thence South 0 degrees 25 minutes 26 seconds West a distance of 265.15 feet to the east-west quarter line through said Section 32; thence North 89 degrees 38 minutes 48 seconds West, along said east-west quarter line a distance

of 80.00 feet; thence North 0 degrees 25 minutes 26 seconds East 265.25 feet; thence northerly, northeasterly and easterly a distance of 602.74 feet along a tangential curve, concave to the southeast, radius 384.62 feet, central angle 89 degrees 47 minutes 17 seconds; thence easterly, northeasterly and northerly a distance of 471.24 feet along a reverse curve, concave to the northwest, radius 300.00 feet, central angle 90 degrees 00 minutes 00 seconds; thence North 0 degrees 12 minutes 43 seconds East 1694.30 feet to the north line of said Section 32; thence South 89 degrees 26 minutes 30 seconds East, along the north line of said Section 32 a distance of 560.15 feet to the point of beginning; EXCEPT: That part of the North Half of the Northeast Quarter of Section 32, Township 152 North, Range 50 West of the 5th Principal Meridian, Grand Forks County, North Dakota, described as follows: Beginning at the northwest corner of SERVICE 2nd SUBDIVISION to the City of Grand Forks, North Dakota; thence South 89 degrees 20 minutes 00 seconds West, assumed bearing, along the southerly line of said SERVICE 2ND SUBDIVISION and SERVICE 3RD SUBDIVISION a distance of 952.37 feet to the southwest corner of said SERVICE 3RD SUBDIVISION; thence South 0 degrees 40 minutes 00 seconds East 380.00 feet; thence North 89 degrees 20 minutes 00 seconds East 952.04 feet to the southerly extension of the westerly line of MCCONNELL SUBDIVISION; thence North 0 degrees 37 minutes 00 seconds West, along the westerly line of MCCONNELL SUBDIVISION and the southerly extension thereof, a distance of 380.00 feet to the point of beginning; EXCEPT: All that part of the Northeast Quarter of the Northeast Quarter of Section 32, Township 152 North, Range 50 West of the Fifth Principal Meridian, more particularly described as follows: Beginning at the Southwest corner of Lot 1, Service Subdivision, Grand Forks, North Dakota, thence South on a line extension of the West line of said Lot 1 on an assumed bearing of South 0°37' East, a distance of 300.00 feet to a point thence deflecting left at an angle of 90°30' in an easterly direction on a bearing North 89°20' East, a distance of 931.95 feet to a point on the Westerly right of way boundary of U.S. Highway No. 81; thence deflecting left in a Northwesterly direction along said Westerly right of way line on a 1.46169° curve having a chord bearing of North 24 °02'54" West and a chord length of 326.84 feet, a distance of 326.94 feet to a point, point being the Southeast corner of said Service Subdivision; thence deflecting left in a westerly direction along the south line of said Service Subdivision on a bearing of 89°20' West, a distance of 801.98 feet, more or less, to the point of beginning. All that part of the S 1/2 of Section 32, Township 152 North, Range 50 West lying north of the Northerly line of the right-of-way of the Northern Pacific Railroad and East of the Easterly line of the right-of-way of the Great Northern Railroad; EXCEPT: A tract of land lying and being in the Southeast Quarter of the Southeast Quarter of Section 32, in Township 152 North, Range 50, described as follows: Commencing at a point on the East section line of said Section 32 which is 300.25 feet north of the Southeast corner of said Section 32 (being a point 50' north of the center line of the Northern Pacific Railway right-of-way), thence North along said Section line 731.3 feet; thence due West at right angles to said section line a distance of 1206.9 feet; thence Southwesterly at an angle of 107 degrees and 34 minutes a distance of 452.4 feet to the intersection with the Northerly line of the Northern Pacific Railway right-of-way; thence in a Southeasterly direction along the said Northerly line of the Northern Pacific Railway right-of-way to the point of beginning; EXCEPT: That portion of the North Half of the Southwest Quarter of Section 32, Township 152 North, Range 50 West of the Fifth Principal Meridian, lying northerly of the right of way of the Northern Pacific Railway Company's Red River Branch, easterly of the right of way of the Great Northern Railway Company, and westerly of a line parallel with and distant 1,844 feet easterly, measured at right angles, from the easterly line of said Great Northern Railway Company right of way; EXCEPT: That portion of the N1/2 SW1/4 of Section 32, T152N, R50W, 5th P.M., Grand Forks County, North Dakota, described as follows, to wit: Commencing at the West Quarter-corner of said Section 32; thence Easterly along the

East-West centerline of said Section 32 to the point of intersection with a line drawn parallel with and distant 50.0 feet Easterly of, as measured at right angles to, Burlington Northern Railroad Company's (formerly Great Northern Railway Company's) hereinafter described Grand Forks to Neche Main Track centerline, as originally located and constructed, said point being the True Point of Beginning of the parcel to be described; thence Southerly along said parallel line to the point of intersection with a line drawn parallel with and distant 50.00 feet Northeasterly of, as measured at right angles to, Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company's) hereinafter described Red River Branch Line Main Track centerline; thence Southeasterly along said parallel line to the point of intersection with the Northerly extension of the West line of Lot "C", Auditor's Subdivision No. 1, according to the recorded plat thereof; thence Northerly along said Northerly extension to the point of intersection with a line drawn parallel with and distant 100.0 feet Southerly of, as measured at right angles to, said East-West centerline of Section 32; thence Westerly along said parallel line a distance of 60.0 feet; thence Northerly at right angles to the last described course a distance of 60.0 feet; thence Easterly at right angles to the last described course a distance of 60.0 feet; thence Northerly at right angles to the last described course a distance of 40.0 feet to the point of intersection with said East-West centerline of Section 32; thence Westerly along said East-West centerline to the True Point of Beginning; EXCEPT: Gateway First Resubdivision to the City of Grand Forks, North Dakota being a replat of Lot J of Auditor's Subdivision No. 1 of part of the South Half of Section 32, in Township 152 North of Range 50 West, Grand Forks County, North Dakota, and the abandoned Railroad right-of-way northerly and adjacent thereto being part of the south half of Section 32, Township 152 North, Range 50 West of the Fifth Principal Meridian, Grand Forks County, North Dakota, described as follows: Commencing at the Southeast corner of said Section 32; thence northerly along the east line of said Section 32 having an assumed bearing of North 00 degrees 18 minutes 58 seconds East a distance of 199.43 to the southerly right of way line of Burlington Northern Inc. Railroad formerly Northern Pacific Railway Company and the point of beginning; thence northwesterly along said southerly right of way line a distance of 613.85 feet along a non-tangential curve concave to the northeast having a radius of 7,330.85 feet and a central angle of 6 degrees 21 minutes 39 seconds and the chord of said curve bears North 79 degrees 17 minutes 55 seconds West a distance of 813.43 feet to the northwest corner of Lot J of said Auditor's Subdivision No. 1; thence North 00 degrees 17 minutes 31 seconds East a distance of 102.92 feet to the northerly right of way Burlington Northern Inc. Railroad formerly Northern Pacific Railway Company; thence southeasterly along said northerly right of way line a distance of 814.29 feet along a non-tangential curve concave to the northeast having a radius of 7230.85 feet and a central angle of 6 degrees 27 minutes 08 seconds and the chord of said curve bears South 74 degrees 09 minutes 12 seconds East a distance of 813.86 feet to the east line of said Section 32; thence South 00 degrees 18 minutes 58 seconds West along the east line of said Section 32 a distance of 100.82 feet to the point of beginning; EXCEPT: A tract of land lying in the SW1/4 of Section 32, Township 152 North, Range 50 West of the 5th Principal Meridian, County of Grand Forks, State of North Dakota, described as follows: Commencing at the SW corner of said Section 32, thence N 00°00'00" E along the west line of Section 32 a distance of 2,656.99 feet to the west 1/4 corner of said Section 32; thence S 89°33'35" E along the east-west quarter line a distance of 159.3 feet to a point on the east right-of-way of the Burlington Northern Railroad Grand Forks to Neche branch line, said point being the True Point of Beginning. Thence S 89°33'35" E along the aforementioned quarter line a distance of 825 feet; thence N 00°29'27" E, parallel to the east right-of-way of the Burlington Northern Grand Forks to Neche branch line a distance of 21651.78 feet to a point on the north line of said Section 32; thence S. 89°26'24" E along said north Section line a distance of 80.00 feet; thence S 00°29'27" W a distance of 2,651.60 feet to a

point on the east-west quarter line of said Section 32; thence S 89°33'35" E a distance of 879.00 feet; thence S 00°25'48" W, parallel to the aforementioned Burlington North east right-of-way, a distance of 40.00 feet; thence N 89°33'35" W a distance of 60.00 feet; thence S 00°25' 48" W a distance of 60.00 feet; thence S 89°33'35" E a distance of 60.00 feet; thence S 00°25' 48" W a distance of 1,160.93 to a point of intersection with the north right-of-way of the Burlington Northern Railroad Red River branch line; thence N 68°02'31" W, along the aforementioned north right-of-way line, a distance of 1,917.78 feet to a point of intersection with the east right-of-way line of Burlington Northern Railroad Grand Forks to Neche branch line; thence N 00°25'48" W along said east right-of-way line a distance of 557.52 feet to the True Point of Beginning; EXCEPT: Commencing at the Southeast corner of Section 32, Township 152 North, Range 50 West, thence North along the East line of Section 32, a distance of 1,392.47 feet to a point thence North 90° West, a distance of 1,206.9 feet to a point, said point being the point of beginning; thence North 90° West, a distance of 638.0 feet to a point; thence South 0°00' East, a distance of 631.21 feet more or less to a point, said point lying on the Northerly right of way line of the Burlington Northern Railroad Company; thence Southeasterly along said right of way line North 72°12' West, a distance of 529.20 feet to a point on the Northerly right of way line of the Burlington Northern Railroad Company; thence North 17°34' East, a distance of 452.40 feet to a point; thence North 0°00' West, a distance of 360.92 feet to a point, said point being the point of beginning; EXCEPT: All that part of the SE1/4 of the SE1/4 of Section 32, in Township 152 North, Range so West of the Fifth Principal Meridian, described as follows: Commencing at a point on the East section line of said Section 32; commencing at a point on the East section line of said Section 32, which is .300.25 feet North of the Southeast corner of said Section 32 (being a point 50 feet North of the centerline of the Northern Pacific Railway right-of-way), thence North along said section line 731.3 feet; thence due West at right angles to said Section line a distance of 1,206.9 feet; thence Southwesterly at an angle of 107 degrees and 34 minutes a distance of 452.4 feet to the intersection with the Northerly line of the Northern Pacific Railway right-of-way; thence in a Southeasterly direction along the said Northerly line of the Northern Pacific Railway right-of-way to the point of beginning; EXCEPT: All that portion of the S1/2 of Section 32, in Township 152 North, of Range 50 West of the Fifth Principal Meridian, lying north of the Railway Right-of-way described as follows: Beginning at a point on the East line of said S1/2 at a point 300.25 feet North of the Southeast corner of said S1/2 (which point is also the North line of said railway right-of-way) thence North, along said East line, to a point 1,392.47 feet North of said Southeast corner; thence North 90° West to a point on a line which is parallel with and 2,344 feet easterly, measured at right angles, from the east line of the right-of-way of the Northern Pacific Company's Red River Branch; thence Southerly, along said parallel line, to the North line of said railway right-of-way; thence Southeasterly, along said North line, to the point of beginning; Excepting All that portion thereof described as beginning at a point on the East line of said S1/2 at a point 300.25 feet north of the Southeast corner of said S1/2 (which point is also on the North line of said railway right-of-way); thence North, along said East line a distance of 731.3 feet; thence due West at right angles to said section line a distance of 1,206.9 feet; thence Southwesterly at an angle of 107°34' a distance of 452.4 feet, more or less, to the North line of said railway right-of-way; thence Southeasterly along said North line to the point of beginning; EXCEPT: All that part of the Southeast Quarter of the Southeast Quarter of Section 32, Township 152 North, Range 50 West of the Fifth Principal Meridian, described as follows: Commencing at the Southeast corner of said SE1/4 of the SE1/4 of said Section 32; thence Northerly on an assumed bearing of N 00°18'58" E along the East section line of said Section 32, a distance of 300.24 feet to the True Point of Beginning (being a point 50 feet Northerly of the centerline of the Burlington Northern Santa Fe Railway right-of-way) thence Northerly along said section line a distance of 731.30 feet; thence N

89°41'02" W, a distance of 935.00 feet; thence S 06° 46'13" E, a distance of 313.58 feet; thence S 25° 41'20" E, a distance of 313.02 feet to the intersection with the Northerly line of the Burlington Northern Santa Fe Railway right-of-way; thence Southeasterly along the Burlington Northern Santa Fe Railway right-of-way, being a 0.7923796 degree curve to the left having a chord bearing of S 79°19'21" E and length of 771.65 feet, a distance of 772.02 feet to the True Point of Beginning; EXCEPT: That part of the South Half of Section 32, Township 152 North, Range 50 West of the Fifth Principal Meridian, Grand Forks County, North Dakota, described as follows: Commencing at a point where a line parallel with and distant 1844 feet easterly, as measured at right angles to, from the easterly line of the right-of-way of the Great Northern Railway Company intersects the northerly boundary of the Northern Pacific Railway Company's Red River Branch, this point being the southwest corner of that tract of land described on warranty deed recorded in book 211 of deeds, page 178 in the office of the Grand Forks County Recorder; thence North 0 degrees 25 minutes 48 seconds East, assumed bearing, along said parallel line a distance of 335.00 feet to the northwest corner of said tract of land described on warranty deed recorded in book 211 of deeds, page 178 in the office of the Grand Forks County Recorder, thence corner being the point of beginning; thence continuing North 0 degree 25 minutes 48 seconds East 952.41 feet to the east-west quarter line of said Section 32; thence South 89 degrees 38 minutes 26 seconds East, along said east-west quarter line a distance of 2,100.00 feet; thence South 0 degrees 25 minutes 48 seconds West 955.00 feet; thence South 89 degrees 38 minutes 26 seconds East parallel with the east-west quarter line of said Section 32 a distance of 1199 feet, more or less, to the east line of the Southeast Quarter of said Section 32; thence southerly along the said east line a distance of 302.83 feet to a point 1,392.47 feet north of the southeast corner of said Section 32; thence westerly on a line perpendicular to the east line of the Southeast Quarter of said Section 32 to a point on the east line of said tract described on warranty deed recorded in book 211 of deeds, page 178 in the office of the Grand Forks County Recorder; thence North 0 degrees 25 minutes 48 seconds East along said east line to the northeast corner of said-tract described on warranty deed recorded in book 211 of deeds, page 178 in the office of the Grand Forks County Recorder; thence North 89 degrees 34 minutes 12 seconds West 500.00 feet to the point of beginning; EXCEPT: All that portion of the S1/2 of Section 32, in Township 152 North, Range 50 West of the Fifth Principal Meridian, lying north of the Railway Right-of-way described as follows: Beginning at a point on the East line of said S1/2, at a point 300.25 feet North of the Southeast corner of said S1/2 (which point is also on the North line of said railway right-of-way) thence North, along said East line, to a point 1,392.47 feet North of said Southeast corner; thence North 90° West to a point on a line which is parallel with and 2,344 feet easterly, measured at right angles, from the east line of the right-of-way of the Northern Pacific Company's Red River Branch; thence Southerly, along said parallel line, to the North line of said railway right-of-way; thence Southeasterly, along said North line, to the point of beginning; EXCEPTING that portion platted as White Properties First Addition to the City of Grand Forks, ND; EXCEPT: All that part of the East Half of the Southwest Quarter of Section Thirty-two, In Township One Hundred Fifty-two North, Range Fifty West of the Fifth Principal Meridian, described as commencing at a point where a line parallel with and distant 1,844 feet Easterly, measured at right angles from the Easterly line of the right-of-way of the Burlington Northern Railroad, formerly known as the Great Northern Railway Company, intersects the Northerly boundary line of the Burlington Northern Railroad, formerly known as Northern Pacific Railway Company's Red River Branch, thence Northerly along said parallel line a distance of 335.0 feet, thence Easterly at right angles to said parallel line, a distance of 500 feet, thence Southerly along a line parallel with and distant 2,344 feet Easterly, measured at right angles, from the Easterly line of said right-of-way of the Burlington Northern Railroad, formerly known as the Great Northern Railway Company, to a point on the

Northerly boundary line of said Burlington Northern Railroad, formerly known as the Northern Pacific Railway Company's Red River Branch, thence Northwesterly along said Northerly boundary line to the point of beginning, Grand Forks County, North Dakota; EXCEPT: That part of the North Half of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 32, Township 152 North, Range 50 West of the 5th Principal Meridian, Grand Forks County, North Dakota, described as follows: Commencing at the southeast corner of said Section 32; thence northerly along the east line of said Section 32 having a true bearing of North 00 degrees 00 minutes 44 seconds West a distance of 1,392.47 feet to the point of beginning; thence continuing North 00 degrees 00 minutes 44 seconds West along said east line a distance of 302.84 feet to a line being 955.00 feet southerly of and parallel with the north line of said Southeast Quarter; thence North 89 degrees 55 minutes 22 seconds West along said parallel line a distance of 1,200.98 feet; thence North 00 degrees 09 minutes 35 seconds East parallel with the east boundary line of GOLDEN HARVEST ADDITION to the City of Grand Forks, North Dakota, according to the plat thereof on file in the office of the Register of Deeds, Grand Forks County, North Dakota, a distance of 955.00 feet to the north line of said North Half of the Southeast Quarter; thence North 89 degrees 55 minutes 22 seconds West along said north line and the north line of the Northeast Quarter of the Southwest Quarter a distance of 2100.00 feet to a line being 60.00 feet easterly of and parallel with said east boundary line of GOLDEN HARVEST ADDITION; thence South 00 degrees 09 minutes 35 seconds West along said parallel line a distance of 952.45 feet to the northwest corner of a tract conveyed by a Warranty Deed recorded as Document Number 315966 in Book 211 of Deeds on Page 178 on file and of record in the office of the Register of Deeds, Grand Forks County, North Dakota; thence South 89 degrees 50 minutes 25 minutes East along the north line of said conveyed tract a distance of 500.00 feet to the northwest corner of said conveyed tract, thence South 00 degrees 09 minutes 35 seconds West along the east line of said conveyed tract a distance of 309.03 feet; thence North 89 degrees 59 minutes 16 seconds East a distance of 2,801.90 feet to the point of beginning; EXCEPT: Lots 1 and 2, Block 1, AUDITOR'S SUBDIVISION NUMBER 28, according to the Official Plat thereof, on file and of record in the office of the County Recorder, in and for the County of Grand Forks and State of North Dakota, AND That tract of land in the Southwest Quarter of Section 32, Township 152 North, Range 50 West of the Fifth Principal Meridian, bounded on the west by North 36th Street, on the South by the Burlington Northern railroad, and on the north and East by AUDITOR'S SUBDIVISION NUMBER 28 according to the Official Plat thereof, on file and of record in the office of the County Recorder in and for the County of Grand Forks and State of North Dakota, as the same is described in Book 211 of Deeds, page 178, and recorded as Document No. 315966, on file and of record in said office of the County Recorder.

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 area 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, pending a positive cost benefit analysis is presented by city staff at the time of bid, as follows:

- **The commissioners assigned benefit for the district based on square footage, with 1.0 for frontage and ¼ for sideage.**
- **Lot 1, Block 1, Opp Second Addition; Lot 1, Block 2, Bertsch Resubdivision; NE ¼ Ex RW; Ex 4.04A RD; Ex 1.23A to City; Ex 18.63A; Ex 3.53A to service 2nd; Ex 3.78A to**

service 3rd; Ex 5.25A to service 4th; Ex 5.99A annexed to City; Ex 8.31A to service 5th 32-152-50; PT E ½ E ½ NE ¼ comm at SE corner of sec 32, N 00-00'00 W 3809.13' to beg, S 89-40'00 W 560.96' to centerline of English Coulee, N 23-07'04 E 146.96', N 36-36'59 E 154.17', N 17-25'52 E 116.03', N 11-26'04 W 162.84', N 11-06'28 W 123.14', N 77-09'22 E 125.60', N 79-52'32 E 132.15', S 00-00'00 E 460.90', N 90-00'00 E 180.00', S 00-00'00 E 237.03' TO BEG. 32-152-50, Unplatted parts Falcorner Twp A tract of land beg at a pt 1402.9' N of the SE cor of the NE ¼ then W 180, N 445' to R/W line then SWLY along R/W line; Unplatted-Falcorner Twshp PT N ½ of sec 32 beg at NE corner of 20th Ave R/W of Auditor's Sub #28, the W 2100', N 180', E 2100', S 180' to beg.32-152-50; Lot 5, 6, Block 1, Simplot First Resubdivision; PT S ½ Ex PT SE ¼ SE ¼ 17.13A in SE cor, Ex 78.42A, Ex 102.57A to City 32-152-50; Lot A, B, C, Block 1, Opp's First Resubdivision; Lot 1, Block 1, White Properties First Addition; Unplatted parts all that PT of the BNRR R/W in the SE ¼ lying N of & adj to Auditor's Subdiv No. 1 of sec 32 less that PT adj to Lot J of said subdiv; Lot 2, Block 1, Lindgren's Resubdivision; Lot F, B, Auditor's Sub-Div #1 sec 32-152-50; Lot 1 & 2, Block 1, O'Reilly's Third Resubdivision; Lot 2, Block 1, O'Reilly's Resubdivision; Lot 2, Block 1, O'Reilly's Second Resubdivision; Lot K, I & L, Auditor's Sub-Div #1 sec 32-152-50; Lot 1, Lot A, C, D, Block 1, Gateway First Resubdivision; received zero benefit.

- Lot 2, Block 1, Peony First Resubdivision; received full benefit for the length of the property from 27th Ave N to 33rd Ave N, less 140' back from 27th Ave S or 346,640 sq ft.
- Lot 3, Lot A, Lot B, Block 3, Walsh's Industrial Site #1; Lot 1, Block 1, Service 3rd Subdivision; Lot 1, Block 1, Service 2nd Subdivision; Lot 1, Block 1, Bergstroms First Resundivision; Lot A, replat of Lot 1, Block 1, Lot B, replat of Lot 1, Block 1, Lot 2, Block 1, Service Subdivision; received full benefit for the entire area of the lot.
- Lot C, Block 1, Walsh's Industrial Site #1; received full benefit for the 42,398 sq ft fronting 27th Ave N, and ¼ benefit for the remaining square footage.
- City pond Lot 3, Block 1, Peony First Resubdivision; received ¼ benefit for 242,629 sq ft and zero benefit for the remaining square footage.
- All other properties in the district received ¼ benefit for the entire area of the lot.

3. Other

- The Special Assessment Commission acknowledged Brian Poykko as its new president, effective immediately, as he now has the shortest term left to serve.

Metting adjourned at 3:34pm

Respectfully submitted,

Stefanie Coleman,

Accountant Specialist, Sr. – Special Assessments