

Johnston Law Office

221 South 4th Street
Grand Forks, ND 58201
Phone: (701) 775-0082
Fax: (701) 775-2230

June 2, 2025

Samantha Bergan
Accountant, Senior
City of Grand Forks Finance and Administrative Services
255 N 4th St.
Grand Forks, North Dakota 58201
sbergan@grandforksgov.com

RE: Appeal from the Special Assessment Commission Determination
Project No. 7539.00, District #737 Oscarville Paving and Lighting

Dear Ms. Bergan,

James Senske and Senske Rentals, LLC. as aggrieved persons, through the undersigned Counsel, brings this Appeal to the May 1, 2025 Special Assessment determination made by the Special Assessment Commission.

Mr. Senske is expressing grave concern with the analysis presented by Sarah Sesselman's report, specifically the calculation of the \$404.40 Benefit per Lineal Foot of Roadway Lane. Upon reviewing the dispatch logs and historical response times of the Grand Forks Police and Fire Department, it appears that the assumption of a 10% increase in travel time due to roadway conditions is first so small and second not borne out by the listed response times thus not supported by that empirical data. *See* the attached Police and Fire call logs. It is also clear that the use of the arbitrary and unreasonable Value of a Statistical Life (VSL) in the amount of \$8.5 million represents a benefit actually received.

The analysis assumes that roadways in need of improvements cause significant delays in emergency response times, thereby increasing the probability of loss of life during Priority calls for service. However, the dispatch logs indicate that there is no measurable impact on response times attributable to the condition of the roadways in question. This discrepancy suggests that the benefits calculated from reduced response times are arbitrary and capricious.

In the real world, the computation of benefits from roadway improvements based on reduced emergency response times and the VSL can be complex and may not always align perfectly with actual outcomes. Here the both the Special Assessment Commission and this City Council are required to determine actual benefit specific to the parcel being assessed. Several factors can influence the real-world applicability of such calculations:

1. **Empirical Data:** If empirical data, such as dispatch logs, indicate that roadway conditions do not significantly impact emergency response times, the calculated benefits

may not be realized. The analysis relies on assumptions that may not hold true in practice. There was no empirical data referenced relative to the parcels being assessed.

2. **Population Size and Density:** Grand Forks, with its relatively small population of about 50,000 people, clearly does not experience the same level of traffic congestion or emergency response challenges as larger urban areas. The assumption that road conditions significantly impact emergency response times may not hold true in this context, making the use of VSL to justify the project benefits questionable.
3. **Contextual Factors:** The nature of the roadway (industrial vs. residential) and development type can affect the urgency and frequency of emergency responses. Industrial areas do not experience the same level of emergency calls as residential areas, which could impact the relevance of the survival probability assumption. The probability of life-threatening emergencies, such as cardiac arrests, are lower in industrial areas compared to residential neighborhoods. Applying a VSL based on assumptions relevant to residential areas can not accurately reflect the true benefits of the project in an industrial context
4. **Variability in Response Times:** Real-world response times can be influenced by various factors, including traffic conditions, time of day, and availability of emergency services. These factors may not be fully captured in the analysis. What is true and reflected in the call logs is that response time is not a problem on the roadways in question pre or post paving. Additionally, Grand Forks is a small town with numerous patrol officers on patrol in the general area of the parcels subject to assessment.
5. **Economic Valuation and VSL:** The use of VSL to monetize benefits is a common practice in policy analysis, but it involves assumptions about the value individuals place on risk reductions, which can vary across different populations and contexts. As an example, the use of a VSL of \$8.5 million to calculate benefits assumes a certain societal value placed on risk reduction. However, this value can differ based on demographic factors such as income levels, cultural attitudes towards risk, and local economic conditions. In a community with lower average income, individuals might value risk reductions differently, leading to a mismatch between the calculated benefits and the community's actual willingness to pay for such improvements. By using a VSL of \$8.5 million, the analysis overestimates the economic benefits of the project. This figure is based on a generalized assumption of the value of risk reduction, which may not accurately reflect the specific conditions and values of the Grand Forks community. No study has been done to determine these matters as they relate to the specific parcels subject to assessment nor the Grand Forks Area in general.
6. **Policy and Decision-Making:** Example: A city council might use the calculated benefits to justify funding for a roadway project. However, if the assumptions do not hold true, the expected improvements in public safety and economic benefits might not be realized, leading to the inability to assess the amount of the project cost to the parcels by special assessment. This should result in a reevaluation of the current benefit being suggested.

The use of the VSL in the City's analysis is arbitrary, capricious and unreasonable. The reliance on assumptions that do not align with the local context show the analysis does not provide a definitive or accurate calculation of the project's benefits to each individual parcel. It is crucial for the city to revisit the analysis, incorporate empirical data, and consider a broader range of factors to ensure that the decision-making process aligns with the actual benefit analysis required by law.

Mr. Senske also has significant concerns regarding the use of the so called “development valuation” in the analysis of the paving project benefit actually received. Upon reviewing the methodology and assumptions employed, it is evident that the application of the \$11,442,604.86 development value is unmistakably arbitrary and capricious.

The City's approach treats all infrastructure components as indivisible, applying a blanket development value to all projects. This fails to account for the specific contributions and costs associated with each type of infrastructure and how these add specific benefit to the individual parcels subject to assessment. The analysis does not accurately reflect the true value added by the improvements.

The development value is based on assumptions about potential and future valuation increases. These assumptions are speculative and may not materialize as anticipated. Factors such as market conditions, economic trends, and community preferences can significantly influence future property values, making it difficult to predict with certainty.

Applying the development value uniformly to areas that are currently fully developed, not developed, or not fully developed assumes that all such areas will experience similar valuation increases solely as a result of the Paving Project. This assumption may not hold true, as different areas may have varying potential for development based on location, accessibility, and other factors. It is also important to realize that the area was developed to the degree which it currently exists before this paving project.

The use of an \$11,442,604.86 figure to support the development value may overestimate the economic benefits of the project. This figure is based on generalized assumptions of value increase, which may not accurately reflect the specific conditions and values of the Grand Forks community.

The application of the development valuation as a special assessment benefit is arbitrary, capricious, and unreasonable. The reliance on generalized assumptions and the exclusion of specific, context-sensitive factors provides the downfall of the city analysis as it does not provide an accurate or definitive assessment of the benefits associated with the paving project. It is crucial for the city to revisit the analysis, incorporate empirical data, and consider only the legally allowed factors when determining the amount of benefit realized by each parcel.

There is also concern regarding the potential conflicts of interest in the proceedings of the Special Assessment Commission, which is intended to function as an independent body, as affirmed by the North Dakota Supreme Court.

The City Attorney is advising the Special Assessment Commission in adopting the material supporting the finding of benefit amount. The Special Assessment Commission did not do any independent work on this matter but instead accepted the material as presented by the City Attorney. This arrangement raises concern about the independence of the Special Assessment Commission, as the City Attorney's role inherently involves representing the interests of the city. The North Dakota Supreme Court has emphasized the importance of maintaining the independence of the Special Assessment Commission to ensure fair and unbiased assessments. The involvement of the City Attorney in advising the Commission may compromise this independence and lead to decisions that are a simple rubber stamp to the City Council will.

Additionally, it must be noted that Emily Fossen, a member of the Special Assessment Commission, is employed by the City of Grand Forks and her work for the City includes special

assessment determination. This dual role presents a clear conflict of interest, as it may influence her ability to objectively evaluate and determine assessment amounts. It is unlikely that Ms. Fossen is free to take a position contrary to that of her employer. The integrity of the Special Assessment Commission's proceedings relies on the impartiality of its members, and any perceived or actual conflicts of interest can undermine public trust in the special assessment process.

The presence of these conflicts of interest not only jeopardizes the independence and impartiality of the Special Assessment Commission but also risks violating the principles established by the North Dakota Supreme Court. It is imperative that the Commission operates free from undue influence to ensure that assessments are conducted fairly and transparently.

It is strongly recommend that immediate steps be taken to address these concerns, including re-evaluating the role of the City Attorney by appointing independent legal counsel to advise the Special Assessment Commission, thereby preserving its independence and ensuring unbiased decision-making and reviewing commission membership by assessing the employment status and roles of Special Assessment Commission members to identify and mitigate any conflicts of interest, ensuring that all members can perform their duties impartially.

The Oscarville\Senske Addition has been specially assessed in three of the last five years beginning in 2018 with the Sanitary Sewer Project No. 7529, District No. 527. In 2021 an assessment was levied for the Oscarville Stormwater Pond and Station Stormwater Sewer Project No. 7540, District No. 567¹. Before the Council today in 2022 is a special assessment levy request for Project No. 7539.00, District #737 - Oscarville Paving and Lighting.

The Special Assessment Commission acted in contravention of law in addition to acting in an arbitrary, capricious, or unreasonable manner by:

1. Failing to comply with the statutory requirements of Section 40-23-07, N.D.C.C. as the Commission did not use—or simply adopted the City Council’s improper use—of an assessment method that fails to fairly, justly, and equitably provide an assessment amount equal to or less than the benefit especially conferred unto the property serviced by the storm water infrastructure.
 - a. The Special Assessment Commission did no independent determination and as it did in 2022 simply adopted the City’s directive which was simply dressed up in different clothing.
 - b. The Assistant City Engineer on the Oscarville Paving and Lighting Project indicated to Mr. Senske when he visited the project that the grade was wrong and the street had been dug too deep. This error, affected the streets and requiring additional cost to move catch basins from the street to the ditches. There is no or a negative benefit due to the improper project plan. Further, the error was pointed out by Mr. Senske whom requested the grade be corrected prior to the streets being installed. That request was declined;

¹ Appellant hereby incorporates as if fully set forth herein the October 15, 2021 and October 17, 2022 letter of appeal to the Project No. 7540, District No. 567 and corresponding argument made to the Council sitting in whole. In addition Appellant hereby incorporates as if fully set forth herein the Letter and Exhibits presented to the Special Assessment Commission on May 1, 2025 as well as the content of the video recordings of the Special Assessment Commission meetings of April 25, 2025 and May 1, 2025.

- c. The improper grade of the street has resulted in driveway grades that a loaded stretched trailer cannot clear, which is especially concerning given the fact that the area is primarily used by trucking companies and related trades;
- d. The method by which the assessment benefit is being calculated does not reflect the value of the benefit received by the parcel being assessed.
 - i. The proposed special assessment represents an unconstitutional taking regarding all Senske Rental properties in the assessment district generally under the theory that a financial benefit calculation fails in this case as the exceptional cost sought denies any calculable benefit.
 - ii. The cost imposed by the special assessments including this currently proposed assessment total:

Date	Project	Amount	% of Land	% Total
2018	Sanitary Sewer	\$131,641.11	30.7	14.9
2021	Stormwater\Pond	\$427,061.93	99.6	48.3
2022	Paving & Lighting	\$171,660.85	40.0	19.4
	Total	\$730,363.90	170.4	82.6

- iii. It is not possible to believe that assessing an additional \$171,660.85 on a piece of property that is already assessed at 130.3% of the land value and 63.2% of the total value of the property with all of its structures is providing a benefit as the merely tangential benefit is that you can drive on a paved street—something that is assumed to be economically provided once annexed into the city. In the case of Mr. Senske, he has been waiting for and paying tax at the city level for 30 years. In calculating a benefit, the Special Assessment commission did not consider these factors as either an offset or paid forward item.
2. The Special Assessment Commission indicated in the meeting that it was again relying upon the City to determine the amount of assessment rather than doing its own investigation thereby violating the Senske Rental holding and again acting in an arbitrary, capricious, and unreasonable assumption-based analysis and finding that there was \$19,942,604.86 worth of benefit for such a few lots which again seems especially arbitrary, capricious, and unreasonable.
 3. Mr. Senske requests that this matter be adjourned and an evidentiary hearing get set to allow all parties the ability to test the assertions being made and give due deference to due process.

Sincerely,

/S/ DeWayne Johnston
DeWayne Johnston

Dan Gaustad - Dan@grandforkslaw.com

GRAND FORKS POLICE DEPARTMENT



DISPATCH CLOSED INCIDENT LIST

Printed On: 03/28/2025 10:14 AM

Date range from // through //

C	Incident No.	Date	Time	Nature	Common Name	Address	
<input type="checkbox"/>	24-00072206	08/23/2024	18:01:11	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	18:02 - 18:05
<input type="checkbox"/>	24-00068865	08/12/2024	17:15:07	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	17:16 - 17:31
<input type="checkbox"/>	24-00017704	02/27/2024	17:10:53	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	17:12 - 17:15
<input type="checkbox"/>	23-00061107	08/17/2023	15:48:26	911 OPEN LINE	SENSKE & SON	4375 24TH N AVE GRAND FORKS	15:55 - 16:00
<input type="checkbox"/>	23-00020965	03/28/2023	03:40:51	FIRE STRUCTURE - COMMERCIAL	SENSKE & SON	4375 24TH N AVE GRAND FORKS	03:45 - 04:58
<input type="checkbox"/>	22-00082905	10/20/2022	20:32:35	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	20:33 - 20:47
<input type="checkbox"/>	22-00064283	08/16/2022	17:58:53	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	17:59 - 18:00
<input type="checkbox"/>	21-00098074	12/30/2021	16:33:39	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	16:37 - 16:38
<input type="checkbox"/>	21-00028574	04/17/2021	02:10:56	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	02:11 - 02:23
<input type="checkbox"/>	21-00011330	02/13/2021	09:18:00	LOCATION CHECK	SENSKE & SON	4375 24TH N AVE GRAND FORKS	09:18 - 09:19
<input type="checkbox"/>	21-00009216	02/05/2021	07:55:08	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	07:56 - 07:59
<input type="checkbox"/>	20-00062905	09/18/2020	07:56:51	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	07:58 - 08:00
<input type="checkbox"/>	20-00052112	08/03/2020	17:07:41	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	17:09 - 17:10
<input type="checkbox"/>	20-00049824	07/24/2020	22:25:57	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	22:27 - 22:36
<input type="checkbox"/>	19-00066219	10/14/2019	07:54:31	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	07:55 - 07:57
<input type="checkbox"/>	19-00037718	06/21/2019	16:58:59	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	17:00 - 17:01
<input type="checkbox"/>	19-00002138	01/11/2019	17:43:35	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	17:44 - 17:45
<input type="checkbox"/>	18-00083356	12/28/2018	17:11:44	ALARM BUSINESS BURGLARY	SENSKE & SON	4375 24TH N AVE GRAND FORKS	17:13 - 17:14
<input type="checkbox"/>	18-00025034	04/21/2018	01:01:33	LOCATION CHECK	SENSKE & SON	4375 24TH N AVE GRAND FORKS	01:01 - 01:01
<input type="checkbox"/>	17-00059887	09/26/2017	04:39:27	FIRE ALARM COMMERCIAL	SENSKE & SON	4375 24TH N AVE GRAND FORKS	04:40 - 05:02

Total calls: 20

00	200200001729	WARRANT SERVICE	1/14/2002	133641	SENSKE & SONS	0004375	24 AV N
00	200200013659	CRIMINAL MISCHI	4/20/2002	153937	SENSKE & SONS	0004375	24 AV N
00	200200024150	ALARMS	7/7/2002	024053	SENSKE & SONS	0004375	24 AV N
00	200200037769	LARCENY THEFT	10/13/2002	143934	SENSKE & SONS	0004375	24 AV N
00	200200045270	FIRE CALL	12/12/2002	230047	SENSKE & SONS	0004375	24 AV N
00	200300014508	STOLE PROP/RECO	5/3/2003	201532	SENSKE & SONS	0004375	24 AV N
00	200300026186	FOLLOWUP INVEST	7/25/2003	181711	SENSKE & SONS	0004375	24 AV N
00	200400028161	LARCENY THEFT	8/2/2004	113847	SENSKE & SONS	0004375	24 AV N
00	200500008696	CIVIL PAPERS	3/7/2005	154043	SENSKE & SONS	0004375	24 AV N
00	200500032288	ALARMS	8/9/2005	172456	SENSKE & SONS	0004375	24 AV N
00	200500035697	ALARMS	8/29/2005	212615	SENSKE & SONS	0004375	24 AV N
00	200500036955	CRIMINAL MISCHI	9/6/2005	081423	SENSKE & SONS	0004375	24 AV N
00	200500036963	LARCENY THEFT	9/6/2005	085036	SENSKE & SONS	0004375	24 AV N
00	200600032119	ALARMS	7/24/2006	062448	SENSKE & SONS	0004375	24 AV N
00	200600032162	CRIMINAL MISCHI	7/24/2006	105825	SENSKE & SONS	0004375	24 AV N
00	200600042530	LARCENY THEFT	9/23/2006	231128	SENSKE & SONS	0004375	24 AV N
00	200600050195	SUSP VEHICLE	11/11/2006	230957	SENSKE & SONS	0004375	24 AV N
00	200700030723	WARRANT SERVICE	7/17/2007	131852	SENSKE & SONS	0004375	24 AV N
00	200700055241	ALARMS	12/29/2007	141023	SENSKE & SONS	0004375	24 AV N
00	200800034984	ALARMS	8/23/2008	081612	SENSKE & SONS	0004375	24 AV N
00	200900032319	POLICE AST	8/17/2009	193546	SENSKE & SONS	0004375	24 AV N
00	200900045427	ALARMS	11/7/2009	152001	SENSKE & SONS	0004375	24 AV N
00	200900052382	ALARMS	12/29/2009	202217	SENSKE & SONS	0004375	24 AV N
00	201100026535	FOLLOWUP INVEST	7/6/2011	132736	SENSKE & SONS	0004375	24 AV N
00	201100036085	ALARMS	9/3/2011	202142	SENSKE & SONS	0004375	24 AV N
00	201100051355	SUSP VEHICLE	12/2/2011	032146	SENSKE & SONS	0004375	24 AV N
00	201200006597	MEDICAL ASSIST	2/15/2012	130036	SENSKE & SONS	0004375	24 AV N
00	201200040424	ALARMS	8/26/2012	103345	SENSKE & SONS	0004375	24 AV N
00	201200048809	ALARMS	10/11/2012	194047	SENSKE & SONS	0004375	24 AV N
00	201300004506	POLICE AST	1/25/2013	221202	SENSKE & SONS	0004375	24 AV N
00	201300042860	LARCENY THEFT	9/17/2013	142203	SENSKE & SONS	0004375	24 AV N
00	201300046330	DISTURBANCE	10/7/2013	121524	SENSKE & SONS	0004375	24 AV N
00	201400018826	WARRANT SERVICE	5/1/2014	134913	SENSKE & SONS	0004375	24 AV N
00	201400048589	ALARMS	10/10/2014	174543	SENSKE & SONS	0004375	24 AV N
00	201400057445	ALARMS	11/28/2014	001855	SENSKE & SONS	0004375	24 AV N
00	201400057694	ALARMS	11/29/2014	183101	SENSKE & SONS	0004375	24 AV N
00	201600033758	ANIMAL CALL	7/6/2016	160720	SENSKE & SONS	0004375	24 AV N

1416-1446
 1605-1617
 0246-0303
 1459-1534
 2303-0039
 2016-2016
 1818-1823
 1139-1139
 1541-1541
 1731-1749
 2130-2131
 0823-0850
 0850-0852
 0632-0642
 1056-1205
 2317-0037
 2310-2316
 1319-1319
 1416-1421
 0826-0829
 1940-1940
 1522-1545
 2028-2045
 1327-1332
 2024-2024
 0341-0345
 1301-1301
 1036-1036
 1948-2003
 2215-2215
 1440-1505
 1300-1318
 1349-1353
 1748-1748
 0023-0041
 1839-1845
 1636-1636

GRAND FORKS POLICE DEPARTMENT

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<input type="checkbox"/>	17-00059887	09/26/2017	04:39:27	FIRE ALARM COMMERCIAL	SENSKE & SON	4375 24TH N AVE GRAND FORKS	04:40 - 05:02

Total calls: 20



**Grand Forks Fire
Department**
Station: **ST2**
Shifts Or Platoon: **C**

Location: Senske and Son 4375 24TH N AVE GRAND FORKS ND 58203	Incident Type: 111 - Building fire
Lat/Long: N 47° 56' 32.07" W 97° 5' 26.54"	FDID: 18141 Incident #: 2023-1566 Exposure ID: 72433893 Exposure #: 0 Incident Date: 03/28/2023 Dispatch Run #: 23-20965
Zone: ST 2 - Station 2 Location Type: 1 - Street address Census Tract: 00 -0117	

Report Completed by:	CARLSON , CHRISTOPHER C	ID: 35526	Date: 03/28/2023
Report Reviewed by:	CARLSON , CHRISTOPHER C	ID: 35526	Date: 03/29/2023
Report Printed by:	GEATZ, BRIAN T	ID: 35531	Date: 4/3/2025 Time: 16:04

Structure Type: Enclosed building	Property Use: 579 - Motor vehicle or boat sales, services, repair		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition: Failure of equipment or heat source	
Aid Given or Received: None	Primary action taken: 11 - Extinguishment by fire service personnel		
Additional actions:	52 - Forcible entry , 81 - Incident command		
Losses	Pre-Incident Values		
Property: \$0.00	Property: \$883,300.00	Civilian Injuries: 0	Fire Service Injuries: 0
Contents: \$5,000.00	Contents: \$5,000.00	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total: \$5,000.00	Total: \$888,300.00	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	7	Total # of personnel on call:	17

Neighboring Agencies
Agency Name: Altru Ambulance Agency ID: Agency Type: Other EMS Agency
Agency Name: Grand Forks County Sheriff Agency ID: Agency Type: Law
Agency Name: Grand Forks Police Department Agency ID: Agency Type: Law

Narrative from dispatch:
Case ID: S7Yo-wvfj
CHIEF COMPLAINT STRUCTURE FIRE
New Card Structure Fire from FIRE
SOURCE OF FIRE: BUILDING
STRUCTURE IS BUSINESS
SMOKE/FLAMES VISIBLE
SEES BLK SMOKE, NO FLAMES SEEN
UNKNOWN IF PEOPLE IN BUILDING
Police_005

CAN SMELL A SMOKE ODOR

DOESNT THINK IT SMELLS RIGHT

UNKNOWN IF VEHICLE/PROPANE TANKS/CHEMICALS/GAS CANS/OTHER HAZARDOUS MATERIALS INSIDE

CANT SEE THROUGH THE WINDOWS ANYMORE

NO SUSPICIOUS PEOPLE OR VEHICLES SEEN IN AREA

CASE COMPLETED (S7Yo-wvfj)

BLUE TRUCK PULLING INTO THE LOT QUICKLY

VEH BELONGS TO A DEPUTY- RP TALKING TO HIM

607 - Officer Log-QUITE BIT OF SMOKE FROM BLDG

3627 - Officer Log-DRONE IN AIR

3627 - Officer Log-DRONE LANDED

NARRATIVE (2)

Narrative Title: Furnace Fire

Narrative Author: CARLSON, CHRISTOPHER

Narrative Date: 03/28/2023 06:41:58

Narrative Apparatus ID: 503

Narrative:

All stations were dispatched to a possible structure fire on 24th Ave N. While en route, dispatched relayed a large amount of smoke coming from the structure. Dispatch also asked if I would like a drone, and I related yes.

Engine 2 arrived on the scene first to find a single-story structure with smoke coming from the roof vent. The building appeared to be unoccupied. They looked for lock-box keys but could find any. 503 arrived on the scene and established command on the alpha side. Engine one arrived on the scene and prepared a water supply.

I instructed Engine 2 to force the door closest to the roof vent. Engine 2 made entry to investigate and reported smoky conditions but no heat. Engine 2 continued to investigate. Engine 4 arrived on the scene and pulled a 1 3/4" attack line; it was not charged. Engine 3 arrived on the scene and stood by. Engine 5 arrived on the scene and established RIC.

After the water supply was prepared but not charged, engine 1 crew (Cap Kennedy and FAS Osmundson) established truck company operations with FAS Lundeen. The truck was set up on the Alpha/Delta corner near the roof vent.

The furnace was shut down, and access was gained by engine 2 and 4 crews; they found active fire inside the furnace. The fire was extinguished with multiple dry chemical extinguishers. Truck 1 also dumped dry chemical down the vent stack to extinguish any remaining fire inside.

The building was ventilated and did not sustain any fire or smoke damage. The building owner arrived on the scene and was informed on our actions and that the furnace will need to be inspected. All fire crews cleared the scene.

APPARATUS

Fire Controlled Date / Time:		3/28/2023 4:25:00 AM	
Unit	503	Unit	E-1
Type:	Chief officer car	Type:	Engine
Use:	Suppression	Use:	Suppression
Response Mode:	Lights and Sirens	Response Mode:	Lights and Sirens
# of People	1	# of People	3
Alarm	03 /28/2023 03:40:51	Alarm	03 /28/2023 03:40:51
Dispatched	03 /28/2023 03:42:20	Dispatched	03 /28/2023 03:42:20
Enroute	03 /28/2023 03:44:29	Enroute	03 /28/2023 03:45:01
Arrived	03 /28/2023 03:50:00	Arrived	03 /28/2023 03:50:56
Cancelled	-- /-- /-- -- :-- :--	Cancelled	-- /-- /-- -- :-- :--
Cleared Scene	03 /28/2023 04:51:27	Cleared Scene	03 /28/2023 04:52:20
In Quarters	-- /-- /-- -- :-- :--	In Quarters	-- /-- /-- -- :-- :--
In Service	03 /28/2023 04:51:27	In Service	03 /28/2023 04:52:20
Unit	E-2	Unit	E-3
Type:	Engine	Type:	Engine
Use:	Suppression	Use:	Suppression
Response Mode:	Lights and Sirens	Response Mode:	Lights and Sirens
# of People	3	# of People	3
Alarm	03 /28/2023 03:40:51	Alarm	03 /28/2023 03:40:51
Dispatched	03 /28/2023 03:42:20	Dispatched	03 /28/2023 03:42:20
Enroute	03 /28/2023 03:44:50	Enroute	03 /28/2023 03:46:00
Arrived	03 /28/2023 03:49:30	Arrived	03 /28/2023 03:54:00
Cancelled	-- /-- /-- -- :-- :--	Cancelled	-- /-- /-- -- :-- :--
Cleared Scene	03 /28/2023 04:52:37	Cleared Scene	03 /28/2023 04:53:33
In Quarters	-- /-- /-- -- :-- :--	In Quarters	-- /-- /-- -- :-- :--
In Service	03 /28/2023 04:52:37	In Service	03 /28/2023 04:53:33
Unit	E-4	Unit	522
Type:	Engine	Type:	Truck or aerial
Use:	Suppression	Use:	Suppression
Response Mode:	Lights and Sirens	Response Mode:	Lights and Sirens
# of People	3	# of People	1
Alarm	03 /28/2023 03:40:51	Alarm	03 /28/2023 03:40:51
Dispatched	03 /28/2023 03:42:20	Dispatched	03 /28/2023 03:42:20
Enroute	03 /28/2023 03:44:57	Enroute	03 /28/2023 03:44:25
Arrived	03 /28/2023 04:44:21	Arrived	03 /28/2023 03:52:14
Cancelled	-- /-- /-- -- :-- :--	Cancelled	-- /-- /-- -- :-- :--
Cleared Scene	03 /28/2023 04:51:49	Cleared Scene	03 /28/2023 04:53:47
In Quarters	-- /-- /-- -- :-- :--	In Quarters	-- /-- /-- -- :-- :--
In Service	03 /28/2023 04:51:49	In Service	03 /28/2023 04:53:47
Unit	E-5		
Type:	Engine		
Use:	Suppression		
Response Mode:	Lights and Sirens		
# of People	3		
Alarm	03 /28/2023 03:40:51		
Dispatched	03 /28/2023 03:42:20		
Enroute	03 /28/2023 03:44:54		
Arrived	03 /28/2023 03:55:21		
Cancelled	-- /-- /-- -- :-- :--		
Cleared Scene	03 /28/2023 04:50:57		
In Quarters	03 /28/2023 04:58:23		
In Service	03 /28/2023 04:50:57		
Number Of People not on apparatus: 0			

FIRE			
Acres Burned	None or Less Than One	Acres Burn From Wildland Form	False
Material	Motor oil		
Storage Use	Bulk storage or warehousing		
Area Of Fire Origin	Heating room or area, water heater area	Heat Source	Undetermined
Item First Ignited	Undetermined	Fire Is Confined To Object Of Origin	TRUE
Type Of Material	Undetermined	Cause Of Ignition	Failure of equipment or heat source
Factor Contributing To Ignition	Operational deficiency, other		
Human Factors Contributing	None		
Equipment Involved In Ignition Flag	True	Equipment Involved	Furnace, central heating unit
Brand	Shenandoah	Equipment Model	
Serial	7435	Equipment Year	1991
Equipment Power Source	Kerosene, diesel fuel, No.1 and 2 fuel oil	Equipment Portability	Stationary

STRUCTURE FIRE			
Structure Type	Enclosed building	Building Status	In normal use
# Of Stories At Above Grade	1	# Of Stories Below Grade	0
Square Feet	12000	Length	
Width		Floor Of Origin	1
Fire Spread	Confined to object of origin		
Minor Damage	0	Significant Damage	0
Heavy Damage	0	Extreme Damage	0

PEOPLE -- PERSON 1			
Is Owner	True	Business Name	
Telephone Number	218-779-1125	Involvement	Owner
Name	Jim Senske	Date of Birth	
Address			

PEOPLE -- PERSON 2			
Is Owner	False	Business Name	
Telephone Number	218-779-8315	Involvement	Daughter
Name	Jodi Senske	Date of Birth	
Address			

PEOPLE -- PERSON 3			
Is Owner	False	Business Name	
Telephone Number	701-215-4645	Involvement	Reporting Party
Name	Jason Fredlund	Date of Birth	
Address			

CUSTOM FIELDS FORM	
Action taken code 311 FD unit arrived on scene, No patient seen, canceled	
Was the fire response delayed by a train?	No
If delayed by a train, what was the intersection	
Was the incident cooking related?	No
If opioid or Heroin overdose is suspected, was Narcan administered by department personnel?	
Was Narcan administered by a bystander?	
Was a Narcan leave behind kit left with a responsible person.	

Member Making Report (Battalion Chief CHRISTOPHER C CARLSON): _____

Incident Reviewer (Battalion Chief CHRISTOPHER C CARLSON): _____



**Grand Forks Fire
Department**
Station: 2
Shifts Or Platoon: C

Location: 4375 24TH N AVE GRAND FORKS ND 58203	Incident Type: 735 - Alarm system sounded due to malfunction
Lat/Long: N 47° 56' 32.1" W 97° 5' 26.57"	FDID: 18141 Incident #: 2017-003821 Exposure ID: 56116927 Exposure #: 0 Incident Date: 09/26/2017
Location Type: 1 - Street address Census Tract: 00 -0117	

Report Completed by:	HUOT , DELRAY J	ID: 35496	Date: 09/26/2017
Report Reviewed by:	HUOT , DELRAY J	ID: 35496	Date: 09/26/2017
Report Printed by:	GEATZ, BRIAN T	ID: 35531	Date: 4/3/2025 Time: 16:06

Structure Type:	Property Use: 599 - Business office		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	None	Primary action taken:	86 - Investigate
Losses	Pre-Incident Values		
Property: \$0.00	Property: \$0.00	Civilian Injuries: 0	Fire Service Injuries: 0
Contents: \$0.00	Contents: \$0.00	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total: \$0.00	Total: \$0.00	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	0	Total # of personnel on call:	0

NARRATIVE (1)
Narrative Title: n/a
Narrative Author:
Narrative Date:
Narrative Apparatus ID: n/a
Narrative: Alarms : 1 District : GFF Engines 2 and 4 were dispatched to 4375 24th Ave N for a general fire alarm. Engine 2 arrived on scene of a large single story building used as a truck shop. There was nothing showing from the exterior and no people were around. Engine 2 gave a BIR to incoming units then engine 2 went to investigate. As we were walking up to the building we were met by key holder Jodie Senske. Ms Senske let us into the office building where the alarm panel was. The alarm was not activated. GFFPD on scene searched the building in case it was burglar alarm, nothing was found. Engine 2 and 4 cleared the scene and returned to quarters,

APPARATUS
Number Of People not on apparatus: 0

PEOPLE -- PERSON 1			
Is Owner	False	Business Name	SENSKE & SON
Name	SENSKE & SON	Date of Birth	
Address	4375 24TH N AVE GRAND FORKS, ND 58201-		

PEOPLE -- PERSON 2			
Is Owner	True	Business Name	
Address	0		

Incident Reviewer (Fire Capta DELRAY J HUOT): _____

Case Report

Grand Forks County SO

Case Report Number: 23200387-001
Case Number: 23200387
CFS Number: GFSO23-0392



Subject	AOA - GF Fire Dept - NERUAS	Location Name	SENSKE & SON
Entered On	3/29/2023 5:46:21 AM	Address	4375 24TH N AVE
Entered By	3627 - Rothenberger, Shane D	CSZ	GRAND FORKS, North Dakota
Reported On	3/28/2023		58203
Reporting Officer	3627 - Rothenberger, Shane D	Jurisdiction	
Report Type	I - Information	Call Source	P - Phone
Disposition	5 - Inactive	Related Cases	
Assisted By		Exceptional Clearances Basis	
Assisted By Other Agency		Exceptional Clearance Date	
Occurred On (Date and Time)	Tuesday 3/28/2023 3:46:00 AM		
Or Between (Date and Time)			
Attachments	Body Worn Camera In Car Video	Attached Forms	
Attachment Other		Attached Forms Other	

Offense

Offense	86F - Fire Call	Premises Entered	
Code Section		Entry	
IBR Code		Suspected of Using	None/Unknown
Statute		Weapons	
CHINS Referral		Criminal Activity	
Location Type	05 - Commercial/Office Building	Type Security	
Completed	Y - Yes	Tools	
Hate/Bias	88 - None (No Bias)		

Offenders

Victims

Victim Name	Grand Forks Fire Department	Victim Type	G - Government
Aliases		Victim of	86F - Fire Call
Referrals		Domestic Incident	Non-Domestic
Was Marsy's Card Provided?	NA	Asserted Date	

Case Report

Grand Forks County SO

Case Report Number: 23200387-001

Victim Asserted Non-Disclosure Right No - Not at this Time

CVIS Referred

Address	CSZ	Address Type	County	Country
1124 Demers Ave	Grand Forks, ND 58201	B - Business	Grand Forks	USA - United States Of America

Phone Number	Phone Type
(701) 746-2566	C - Cell

Email Address

Sex Hair Color DLN
Race Facial Hair DL State
Ethnicity Complexion DL Country
DOB Height SSN
Age Weight Attire
Juvenile Resident
Eye Color POB

Employer/School Testify
Employer Address Injury
Employer CSZ Circumstances
Occupation/Grade Just. Hom. Circ.

Offender	Relationship

LEOKA Type
Assignment
Activity
ORI-Other
Jurisdiction

Notes

Witnesses

Other Entities

Properties

Narrative

3/29/2023 5:58:13 AM	3627 - Rothenberger, Shane D	Narrative
On 03/28/2023 at around 0346 hours, Cpl. Rothenberger responded to Senske and Sons Trucking at 4375 24th Avenue North in Grand Forks, ND as a member of the NERUAS team to assist the Grand Forks Fire Department on a structure		

Case Report Number: 23200387-001

fire.

Cpl. Rothenberger flew the Mavic M3T and identified a heat signature that the Fire Department was aware of as it was smoking. Cpl. Rothenberger provided temperature readings of the hot spot and monitored the roof to make sure the fire wasn't spreading.

Once the Fire Department stated they had the fire under control, Cpl. Rothenberger cleared from the scene.