

SPECIAL ASSESSMENT COMMISSION MEETING
Minutes

Friday, April 25th, 2025 – 1:00 p.m. – 2nd Floor Conference Room

Commission Members Present: Allan Page, Emily Fossen, Brian Poykko
Finance Departments: Samantha Bergan, Stefanie Coleman
Engineering Staff: Christian Danielson

1. Approve Minutes

a. February 21st, 2025 – Special Assessment Commission Meeting

Minutes for February 21st, 2025, were Tabled.

b. March 5th, 2025 - Special Assessment Commission Meeting

Motion by Page, second by Fossen to approve minutes as submitted.

Aye: All. Motion Carried

c. March 27th, 2025 – Special Assessment Commission Meeting

Motion by Page, second by Fossen to approve minutes as submitted.

Aye: All. Motion Carried

2. Assign Benefit to the following projects:

a. Project #8848, District #365 - Watermain for 47th Ave S (Columbia Rd to S 34th St), S 30th St (45th Ave S to 47th Ave S), S 34th St (45th Ave S to 47th Ave S)

Project location area consists of area on 47th Ave S (S 34th St to Columbia Rd), S 30th St (45th Ave S to 47th Ave S), S 34th St (45th Ave S to 47th Ave S).

To serve the following platted lands to the City of Grand Forks: Lots 1 - 10, Block 3, Southern Estates Eleventh Addition; Also to include unplatted parts of Grand Forks Township: Beginning at the southwest corner of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder, Thence South 89°32'05" West for a distance of 140.00 feet to a point on a line parallel with and offset 140.00 feet west of the west Right of Way line of South 34th Street as dedicated on said plat of Southern Estates Eleventh Addition; Thence North 0°30'30" West, along said 140.00 foot offset line, for a distance of 130.00 feet; Thence North 89°32'05" East for a distance of 140.00 feet to a point on said west Right of Way line of South 34th Street; Thence South 0°30'30" East, along said west Right of Way line of South 34th Street, for a distance of 130.00 feet to the Point of Beginning;

The East 190.00 feet of said Northeast Quarter of Section 29, as measured perpendicularly to the east line of said Northeast Quarter of Section 29; Beginning at the southeast corner of Lot 13, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence North 89°32'05" East, along the south line of said Southern Estates Eleventh Addition, for a distance of 203.10 feet to the southeast corner of said Southern Estates Eleventh Addition; Thence North 00°02'15" East, along the east Right of Way line of South 30th Street as dedicated in said plat of Southern Estates Eleventh Addition, for a distance of 130.00 feet to a point on the south Right of Way line of 45th Avenue South as dedicated in the plat of Southern Estates Ninth Resubdivision to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 757319; Thence North 89°32'05" East, along said south Right of Way line, for a distance of 511.35 feet to the east line of said Southeast Quarter of Section 20; Thence South 00°02'15" West, along said east line of the Southeast Quarter of Section 20, for a distance of 619.82 feet to the Southeast Corner of said Southeast Quarter of Section 20; Thence South 89°27'23" West, along the south line of said Southeast Quarter of Section 20, for a distance of 190.01 feet to a point on a line offset 190.00 feet west of and parallel to said east line of the Southeast Quarter of Section 20; Thence North 00°02'15" East, along said 190.00 feet westerly offset line, for a distance of 480.03 feet to a point on a line offset 140.00 feet south of and parallel with said south Right of Way line of 45th Avenue South; Thence South 89°32'05" West, along said 140.00 foot southerly offset line, for a distance of 541.35 feet to a point on a line offset 140.00 feet west of and parallel with the west right of way line of said South 30th Street; Thence North 00°02'15" East for a distance of 12.18 feet to a point on the south line of said Lot 13; Thence South 82°12'04" East, along the south line of said Lot 13, for a distance of 17.04 feet to the Point of Beginning; To serve the flowing unannexed areas: Beginning at the southeast corner of Lot 3, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence North 70°50'48" West, along the south line of said Southern Estates Eleventh Addition, for a distance of 66.96' to the southeast corner Lot 2 of said Block 4; Thence North 81°13'04" West, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 132.78 feet to the southwest corner of Lot 1 of said Block 4; Thence South 89°32'05" West, continuing along said south line of Southern Estates Eleventh Addition, and the extension thereof, for a distance of 1072.50 feet to a point on a line offset 140.00 feet westerly of and parallel to the west Right of Way line of South 34th Street as dedicated on said plat of Southern Estates Eleventh Addition and the plat of Southern Estates Eighth Resubdivision to the City of Grand Forks, as recorded at Document No. 734340; Thence North 0°30'30" West, along said 140.00 foot offset line, for a distance of 1145.20 feet; Thence continuing northerly along said 140.00 foot offset line, for a distance of 291.42 feet along the arc of a curve, concave to the west, having a radius of 1060.00 feet, a central angle of 15°45'08" and the long chord of which bears North 8°23'04" West for a distance of 290.51 feet, to a point on the south line of Lot 1, Block 7 of Kiwanis Park Resubdivision to the City of Grand Forks, as shown on the plat recorded at Document No. 739056; Thence westerly 410.67 feet along the arc of a curve, concave to the north, along the south line of said Lot 1, Block 7, having a radius of 379.00 feet, a central angle of 62°04'59", and the Long Chord of which bears North 64°48'16" West for a distance of 390.87 feet and there ending; All that part of said East Half of the Southeast Quarter of Section 20 south of the following described line: Beginning at the southwest corner of Lot 2, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence South 81°13'04" East, along the south line of said Southern Estates Eleventh Addition, for a distance of 61.29 feet to the southwest corner of Lot 3 of said Block 4;

Thence South 70°50'48" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 234.01 feet to the southeast corner of Lot 6 of said Block 4; Thence South 73°03'53" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 111.70 feet to the southeast corner of Lot 8 of said Block 4; Thence South 77°29'54" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 112.55 feet to the southwest corner of Lot 11 of said Block 4; Thence South 82°12'04" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 153.10 feet to a point on a line offset 140.00 feet to the west of and parallel to the west Right of Way line of South 30th Street as dedicated in the plat of Southern Estates Ninth Resubdivision to the City of Grand Forks, North Dakota and shown on the plat recorded at Document No. 757319; Thence South 00°02'15" West, along said 140.00 foot westerly offset line, for a distance of 12.18 feet to a point on a line offset 140.00 feet the south of and parallel to the south Right of Way line of 45th Avenue South as dedicated in said plat of Southern Estates Ninth Resubdivision; Thence North 89°32'05" East, along said 140.00 foot southerly offset line, for a distance of 731.35 feet to the east line of said Southeast Quarter of Section 20 and there terminating. Excepting therefrom the east 140.00 feet of said East Half of the Southeast Quarter of Section 20; All of said Northeast Quarter of said Section 29. Excepting there from: The East 190.00 feet of said Northeast Quarter of Section 29, as measured perpendicularly to the east line of said Northeast Quarter of Section 29;

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. 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 to the district based on lineal front footage, with 1.0 for frontage and 1/3 for sideage.**

47th Ave S -

- **Unplatted parts of Grand Forks Township: The East 190.00 feet of said Northeast Quarter of Section 29, as measured perpendicularly to the east line of said Northeast Quarter of Section 29; Beginning at the southeast corner of Lot 13, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence North 89°32'05" East, along the south line of said Southern Estates Eleventh Addition, for a distance of 203.10 feet to the southeast corner of said Southern Estates Eleventh Addition; Thence North 00°02'15" East, along the east Right of Way line of South 30th Street as dedicated in said plat of Southern Estates Eleventh Addition, for a distance of 130.00 feet to a point on the south Right of Way line of 45th Avenue South as dedicated in the plat of Southern Estates Ninth Resubdivision to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 757319; Thence North 89°32'05" East, along said south Right of Way line, for a distance of 511.35 feet to the east line of said Southeast Quarter of Section 20; Thence South 00°02'15" West, along said east line of the Southeast Quarter of Section 20, for a distance of 619.82 feet to the Southeast Corner of said Southeast Quarter of Section 20; Thence South 89°27'23" West,**

along the south line of said Southeast Quarter of Section 20, for a distance of 190.01 feet to a point on a line offset 190.00 feet west of and parallel to said east line of the Southeast Quarter of Section 20; Thence North $00^{\circ}02'15''$ East, along said 190.00 feet westerly offset line, for a distance of 480.03 feet to a point on a line offset 140.00 feet south of and parallel with said south Right of Way line of 45th Avenue South; Thence South $89^{\circ}32'05''$ West, along said 140.00 foot southerly offset line, for a distance of 541.35 feet to a point on a line offset 140.00 feet west of and parallel with the west right of way line of said South 30th Street; Thence North $00^{\circ}02'15''$ East for a distance of 12.18 feet to a point on the south line of said Lot 13; Thence South $82^{\circ}12'04''$ East, along the south line of said Lot 13, for a distance of 17.04 feet to the Point of Beginning, received frontage.

- Unannexed area: All of said Northeast Quarter of said Section 29. Excepting there from The East 190.00 feet of said Northeast Quarter of Section 29, as measured perpendicularly to the east line of said Northeast Quarter of Section 29, received frontage.
- Unannexed area: All that portion of said West Half of the Southeast Quarter of Section 20 lying south and west of the following described lines; Beginning at the southeast corner of Lot 3, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder. Thence North $70^{\circ}50'48''$ West, along the south line of said Southern Estates Eleventh Addition, for a distance of 66.96' to the southeast corner Lot 2 of said Block 4; Thence North $81^{\circ}13'04''$ West, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 132.78 feet to the southwest corner of Lot 1 of said Block 4; Thence South $89^{\circ}32'05''$ West, continuing along said south line of Southern Estates Eleventh Addition, and the extension thereof, for a distance of 1072.50 feet to a point on a line offset 140.00 feet westerly of and parallel to the west Right of Way line of South 34th Street as dedicated on said plat of Southern Estates Eleventh Addition and the plat of Southern Estates Eighth Resubdivision to the City of Grand Forks, as recorded at Document No. 734340; Thence North $0^{\circ}30'30''$ West, along said 140.00 foot offset line, for a distance of 1145.20 feet; Thence continuing northerly along said 140.00 foot offset line, for a distance of 291.42 feet along the arc of a curve, concave to the west, having a radius of 1060.00 feet, a central angle of $15^{\circ}45'08''$ and the long chord of which bears North $8^{\circ}23'04''$ West for a distance of 290.51 feet, to a point on the south line of Lot 1, Block 7 of Kiwanis Park Resubdivision to the City of Grand Forks, as shown on the plat recorded at Document No. 739056; Thence westerly 410.67 feet along the arc of a curve, concave to the north, along the south line of said Lot 1, Block 7, having a radius of 379.00 feet, a central angle of $62^{\circ}04'59''$, and the Long Chord of which bears North $64^{\circ}48'16''$ West for a distance of 390.87 feet and there ending; All that part of said East Half of the Southeast Quarter of Section 20 south of the following described line: Beginning at the southwest corner of Lot 2, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence South $81^{\circ}13'04''$ East, along the south line of said Southern Estates Eleventh Addition, for a distance of 61.29 feet to the southwest corner of Lot 3 of said Block 4; Thence South $70^{\circ}50'48''$ East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 234.01 feet to the southeast corner of Lot 6 of said Block 4; Thence South $73^{\circ}03'53''$ East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 111.70 feet to the southeast corner of Lot 8 of said Block 4; Thence South $77^{\circ}29'54''$ East, continuing along said south

line of Southern Estates Eleventh Addition, for a distance of 112.55 feet to the southwest corner of Lot 11 of said Block 4; Thence South 82°12'04" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 153.10 feet to a point on a line offset 140.00 feet to the west of and parallel to the west Right of Way line of South 30th Street as dedicated in the plat of Southern Estates Ninth Resubdivision to the City of Grand Forks, North Dakota and shown on the plat recorded at Document No. 757319; Thence South 00°02'15" West, along said 140.00 foot westerly offset line, for a distance of 12.18 feet to a point on a line offset 140.00 feet the south of and parallel to the south Right of Way line of 45th Avenue South as dedicated in said plat of Southern Estates Ninth Resubdivision; Thence North 89°32'05" East, along said 140.00 foot southerly offset line, for a distance of 731.35 feet to the east line of said Southeast Quarter of Section 20 and there terminating. Excepting therefrom the east 140.00 feet of said East Half of the Southeast Quarter of Section 20, received frontage benefit for the length of the lot along 47th Ave S less the length designated to the future S 34th St and S 30th St.

S 34th St -

- **Unplatted Parts of Grand Forks Township:** Beginning at the southwest corner of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder, Thence South 89°32'05" West for a distance of 140.00 feet to a point on a line parallel with and offset 140.00 feet west of the west Right of Way line of South 34th Street as dedicated on said plat of Southern Estates Eleventh Addition; Thence North 0°30'30" West, along said 140.00 foot offset line, for a distance of 130.00 feet; Thence North 89°32'05" East for a distance of 140.00 feet to a point on said west Right of Way line of South 34th Street; Thence South 0°30'30" East, along said west Right of Way line of South 34th Street, for a distance of 130.00 feet to the Point of Beginning, received frontage.
- **Unannexed Area:** All that portion of said West Half of the Southeast Quarter of Section 20 lying south and west of the following described lines; Beginning at the southeast corner of Lot 3, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder. Thence North 70°50'48" West, along the south line of said Southern Estates Eleventh Addition, for a distance of 66.96' to the southeast corner Lot 2 of said Block 4; Thence North 81°13'04" West, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 132.78 feet to the southwest corner of Lot 1 of said Block 4; Thence South 89°32'05" West, continuing along said south line of Southern Estates Eleventh Addition, and the extension thereof, for a distance of 1072.50 feet to a point on a line offset 140.00 feet westerly of and parallel to the west Right of Way line of South 34th Street as dedicated on said plat of Southern Estates Eleventh Addition and the plat of Southern Estates Eighth Resubdivision to the City of Grand Forks, as recorded at Document No. 734340; Thence North 0°30'30" West, along said 140.00 foot offset line, for a distance of 1145.20 feet; Thence continuing northerly along said 140.00 foot offset line, for a distance of 291.42 feet along the arc of a curve, concave to the west, having a radius of 1060.00 feet, a central angle of 15°45'08" and the long chord of which bears North 8°23'04" West for a distance of 290.51 feet, to a point on the south line of Lot 1, Block 7 of Kiwanis Park Resubdivision to the City of Grand Forks, as shown on the plat recorded at Document No. 739056; Thence westerly 410.67 feet along the arc of a curve, concave to

the north, along the south line of said Lot 1, Block 7, having a radius of 379.00 feet, a central angle of 62°04'59", and the Long Chord of which bears North 64°48'16" West for a distance of 390.87 feet and there ending, received frontage on the east and west side of the future extension of S 34th St, less 140' back from 47th Ave S.

S 30th St -

- **Unannexed Area: All that part of said East Half of the Southeast Quarter of Section 20 south of the following described line: Beginning at the southwest corner of Lot 2, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence South 81°13'04" East, along the south line of said Southern Estates Eleventh Addition, for a distance of 61.29 feet to the southwest corner of Lot 3 of said Block 4; Thence South 70°50'48" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 234.01 feet to the southeast corner of Lot 6 of said Block 4; Thence South 73°03'53" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 111.70 feet to the southeast corner of Lot 8 of said Block 4; Thence South 77°29'54" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 112.55 feet to the southwest corner of Lot 11 of said Block 4; Thence South 82°12'04" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 153.10 feet to a point on a line offset 140.00 feet to the west of and parallel to the west Right of Way line of South 30th Street as dedicated in the plat of Southern Estates Ninth Resubdivision to the City of Grand Forks, North Dakota and shown on the plat recorded at Document No. 757319; Thence South 00°02'15" West, along said 140.00 foot westerly offset line, for a distance of 12.18 feet to a point on a line offset 140.00 feet the south of and parallel to the south Right of Way line of 45th Avenue South as dedicated in said plat of Southern Estates Ninth Resubdivision; Thence North 89°32'05" East, along said 140.00 foot southerly offset line, for a distance of 731.35 feet to the east line of said Southeast Quarter of Section 20 and there terminating. Excepting therefrom the east 140.00 feet of said East Half of the Southeast Quarter of Section 20, received frontage on the east and west side of the future extension of S 30th St, less 140' back from 47th Ave S.**

- b. Project #8849, District #620 - Storm Sewer for 47th Ave S (Columbia Rd to S 34th St), S 30th St (45th Ave S to 47th Ave S), S 34th St (45th Ave S to 47th Ave S)**

Project location area consists of area on 47th Ave S (S 34th St to Columbia Rd), S 30th St (45th Ave S to 47th Ave S), S 32ND St (45th Ave S to 47th Ave S), S 34th St (45th Ave S to 47th Ave S) 30th Ave South (South 34th Street to South 38th Street).

To serve the following unplatted parts of Grand Forks Township: The East 190.00 feet of said Northeast Quarter of Section 29, as measured perpendicularly to the east line of said Northeast Quarter of Section 29; Beginning at the southeast corner of Lot 13, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence North 89°32'05" East, along the south line of said Southern Estates Eleventh Addition, for a distance of 203.10 feet to the southeast corner of said Southern Estates Eleventh Addition; Thence North 00°02'15" East, along the east Right

of Way line of South 30th Street as dedicated in said plat of Southern Estates Eleventh Addition, for a distance of 130.00 feet to a point on the south Right of Way line of 45th Avenue South as dedicated in the plat of Southern Estates Ninth Resubdivision to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 757319; Thence North 89°32'05" East, along said south Right of Way line, for a distance of 511.35 feet to the east line of said Southeast Quarter of Section 20; Thence South 00°02'15" West, along said east line of the Southeast Quarter of Section 20, for a distance of 619.82 feet to the Southeast Corner of said Southeast Quarter of Section 20; Thence South 89°27'23" West, along the south line of said Southeast Quarter of Section 20, for a distance of 190.01 feet to a point on a line offset 190.00 feet west of and parallel to said east line of the Southeast Quarter of Section 20; Thence North 00°02'15" East, along said 190.00 feet westerly offset line, for a distance of 480.03 feet to a point on a line offset 140.00 feet south of and parallel with said south Right of Way line of 45th Avenue South; Thence South 89°32'05" West, along said 140.00 foot southerly offset line, for a distance of 541.35 feet to a point on a line offset 140.00 feet west of and parallel with the west right of way line of said South 30th Street; Thence North 00°02'15" East for a distance of 12.18 feet to a point on the south line of said Lot 13; Thence South 82°12'04" East, along the south line of said Lot 13, for a distance of 17.04 feet to the Point of Beginning. To serve the flowing unannexed areas: All that portion of said West Half of the Southeast Quarter of Section 20 lying south and west of the following described lines; Beginning at the southeast corner of Lot 3, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder. Thence North 70°50'48" West, along the south line of said Southern Estates Eleventh Addition, for a distance of 66.96' to the southeast corner Lot 2 of said Block 4; Thence North 81°13'04" West, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 132.78 feet to the southwest corner of Lot 1 of said Block 4; Thence South 89°32'05" West, continuing along said south line of Southern Estates Eleventh Addition, and the extension thereof, for a distance of 1072.50 feet to a point on a line offset 140.00 feet westerly of and parallel to the west Right of Way line of South 34th Street as dedicated on said plat of Southern Estates Eleventh Addition and the plat of Southern Estates Eighth Resubdivision to the City of Grand Forks, as recorded at Document No. 734340; Thence North 0°30'30" West, along said 140.00 foot offset line, for a distance of 1145.20 feet; Thence continuing northerly along said 140.00 foot offset line, for a distance of 291.42 feet along the arc of a curve, concave to the west, having a radius of 1060.00 feet, a central angle of 15°45'08" and the long chord of which bears North 8°23'04" West for a distance of 290.51 feet, to a point on the south line of Lot 1, Block 7 of Kiwanis Park Resubdivision to the City of Grand Forks, as shown on the plat recorded at Document No. 739056; Thence westerly 410.67 feet along the arc of a curve, concave to the north, along the south line of said Lot 1, Block 7, having a radius of 379.00 feet, a central angle of 62°04'59", and the Long Chord of which bears North 64°48'16" West for a distance of 390.87 feet and there ending; All that part of said East Half of the Southeast Quarter of Section 20 south of the following described line: Beginning at the southwest corner of Lot 2, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence South 81°13'04" East, along the south line of said Southern Estates Eleventh Addition, for a distance of 61.29 feet to the southwest corner of Lot 3 of said Block 4; Thence South 70°50'48" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 234.01 feet to the southeast corner of Lot 6 of said Block 4; Thence South 73°03'53" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 111.70 feet to the southeast corner of Lot 8 of said Block 4; Thence South 77°29'54" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 112.55 feet to the southwest corner

of Lot 11 of said Block 4; Thence South 82°12'04" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 153.10 feet to a point on a line offset 140.00 feet to the west of and parallel to the west Right of Way line of South 30th Street as dedicated in the plat of Southern Estates Ninth Resubdivision to the City of Grand Forks, North Dakota and shown on the plat recorded at Document No. 757319; Thence South 00°02'15" West, along said 140.00 foot westerly offset line, for a distance of 12.18 feet to a point on a line offset 140.00 feet the south of and parallel to the south Right of Way line of 45th Avenue South as dedicated in said plat of Southern Estates Ninth Resubdivision; Thence North 89°32'05" East, along said 140.00 foot southerly offset line, for a distance of 731.35 feet to the east line of said Southeast Quarter of Section 20 and there terminating. Excepting therefrom the east 140.00 feet of said East Half of the Southeast Quarter of Section 20; All of said Northeast Quarter of said Section 29. Excepting there from The East 190.00 feet of said Northeast Quarter of Section 29, as measured perpendicularly to the east line of said Northeast Quarter of Section 29.

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

Motion by Page, 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 to the district based on square footage, with 1.0 for frontage, 1/4 for sideage.**
- **Unplatted parts of Grand Forks Township: Beginning at the southeast corner of Lot 13, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence North 89°32'05" East, along the south line of said Southern Estates Eleventh Addition, for a distance of 203.10 feet to the southeast corner of said Southern Estates Eleventh Addition; Thence North 00°02'15" East, along the east Right of Way line of South 30th Street as dedicated in said plat of Southern Estates Eleventh Addition, for a distance of 130.00 feet to a point on the south Right of Way line of 45th Avenue South as dedicated in the plat of Southern Estates Ninth Resubdivision to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 757319; Thence North 89°32'05" East, along said south Right of Way line, for a distance of 511.35 feet to the east line of said Southeast Quarter of Section 20; Thence South 00°02'15" West, along said east line of the Southeast Quarter of Section 20, for a distance of 619.82 feet to the Southeast Corner of said Southeast Quarter of Section 20; Thence South 89°27'23" West, along the south line of said Southeast Quarter of Section 20, for a distance of 190.01 feet to a point on a line offset 190.00 feet west of and parallel to said east line of the Southeast Quarter of Section 20; Thence North 00°02'15" East, along said 190.00 feet westerly offset line, for a distance of 480.03 feet to a point on a line offset 140.00 feet south of and parallel with said south Right of Way line of 45th Avenue South; Thence South 89°32'05" West, along said 140.00 foot southerly offset line, for a distance of 541.35 feet to a point on a line offset 140.00 feet west of and parallel with the west right**

of way line of said South 30th Street; Thence North 00°02'15" East for a distance of 12.18 feet to a point on the south line of said Lot 13; Thence South 82°12'04" East, along the south line of said Lot 13, for a distance of 17.04 feet to the Point of Beginning, received frontage benefit for the area of the lot benefiting from the project or 73,922.27 sq ft and the remainder of the lot received zero benefit.

- **Unplatted Parts of Grand Forks Township:** The East 190.00 feet of said Northeast Quarter of Section 29, as measured perpendicularly to the east line of said Northeast Quarter of Section 29, received frontage benefit for the area of the lot benefiting from the project or 26,760.35 sq ft and the remainder of the lot received zero benefit.
- **Unannexed area:** All of said Northeast Quarter of said Section 29. Excepting there from The East 190.00 feet of said Northeast Quarter of Section 29, as measured perpendicularly to the east line of said Northeast Quarter of Section 29, received frontage benefit for the length of the lot fronting the project back 275' or 293,936.28 sq ft.
- **Unannexed Area:** All that portion of said West Half of the Southeast Quarter of Section 20 lying south and west of the following described lines; Beginning at the southeast corner of Lot 3, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder. Thence North 70°50'48" West, along the south line of said Southern Estates Eleventh Addition, for a distance of 66.96' to the southeast corner Lot 2 of said Block 4; Thence North 81°13'04" West, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 132.78 feet to the southwest corner of Lot 1 of said Block 4; Thence South 89°32'05" West, continuing along said south line of Southern Estates Eleventh Addition, and the extension thereof, for a distance of 1072.50 feet to a point on a line offset 140.00 feet westerly of and parallel to the west Right of Way line of South 34th Street as dedicated on said plat of Southern Estates Eleventh Addition and the plat of Southern Estates Eighth Resubdivision to the City of Grand Forks, as recorded at Document No. 734340; Thence North 0°30'30" West, along said 140.00 foot offset line, for a distance of 1145.20 feet; Thence continuing northerly along said 140.00 foot offset line, for a distance of 291.42 feet along the arc of a curve, concave to the west, having a radius of 1060.00 feet, a central angle of 15°45'08" and the long chord of which bears North 8°23'04" West for a distance of 290.51 feet, to a point on the south line of Lot 1, Block 7 of Kiwanis Park Resubdivision to the City of Grand Forks, as shown on the plat recorded at Document No. 739056; Thence westerly 410.67 feet along the arc of a curve, concave to the north, along the south line of said Lot 1, Block 7, having a radius of 379.00 feet, a central angle of 62°04'59", and the Long Chord of which bears North 64°48'16" West for a distance of 390.87 feet and there ending, received a frontage benefit for the area of the lot to the East of the future extension of S 34th St or 535,067.72 sq ft, zero benefit was given to the remaining area of the lot.
- **Unannexed Area:** All that part of said East Half of the Southeast Quarter of Section 20 south of the following described line: Beginning at the southwest corner of Lot 2, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence South 81°13'04" East, along the south line of said Southern Estates Eleventh Addition, for a distance of 61.29 feet to the southwest corner of Lot 3 of said Block 4; Thence South 70°50'48" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 234.01 feet to the southeast corner of Lot 6 of

said Block 4; Thence South 73°03'53" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 111.70 feet to the southeast corner of Lot 8 of said Block 4; Thence South 77°29'54" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 112.55 feet to the southwest corner of Lot 11 of said Block 4; Thence South 82°12'04" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 153.10 feet to a point on a line offset 140.00 feet to the west of and parallel to the west Right of Way line of South 30th Street as dedicated in the plat of Southern Estates Ninth Resubdivision to the City of Grand Forks, North Dakota and shown on the plat recorded at Document No. 757319; Thence South 00°02'15" West, along said 140.00 foot westerly offset line, for a distance of 12.18 feet to a point on a line offset 140.00 feet the south of and parallel to the south Right of Way line of 45th Avenue South as dedicated in said plat of Southern Estates Ninth Resubdivision; Thence North 89°32'05" East, along said 140.00 foot southerly offset line, for a distance of 731.35 feet to the east line of said Southeast Quarter of Section 20 and there terminating. Excepting therefrom the east 140.00 feet of said East Half of the Southeast Quarter of Section 20, received a frontage benefit less the area designated to the future extension of S 30th St or 285,226.98 to the West of S 30th St and 166,281.84 to the East of S 30th St.

c. Project #8966, District #621 - Sanitary Sewer for S 30th ST & 34th St (45th Ave S to 47th Ave S)

Project location area consists of area on S 30th St (45th Ave S to 47th Ave S), S 34th St (45th Ave S to 47th Ave S).

To serve the following platted lands to the City of Grand Forks: Lots 1 - 10, Block 3, southern Estates Eleventh Addition; Also to include unplatted parts of Grand Forks Township: Beginning at the southeast corner of lot 1, Block 7 of Kiwanis Park Resubdivision to the City of Grand Forks, as shown on the plat recorded at Document No. 739056, in the office of the Grand Forks County Recorder; Thence southerly 322.09 feet along the west Right of Way line of South 34th Street as dedicated in the plat of Southern Estates Eighth Resubdivision to the City of Grand Forks and recorded at Document No. 734340, along the arc of a curve, concave westerly, having a radius of 1200.00 feet, a central angle of 15°22'42" and the long chord of which bears South 8°11'51" East for a distance of 321.12 feet; Thence South 0°30'30" East, continuing along said west Right of Way line, for a distance of 1015.31 feet; Thence South 89°32'05" West for a distance of 140.00 feet to a point on a line parallel to, and offset 140.00 feet westerly of said west Right of Way line of South 34th Street; Thence North 0°30'30" West, along said 140.00 foot offset line, for a distance of 1015.20 feet; Thence continuing northerly along said 140.00 foot offset line, for a distance of 291.42 feet along the arc of a curve, concave to the west, having a radius of 1060.00 feet, a central angle of 15°45'08" and the long chord of which bears North 8°23'04" West for a distance of 290.51 feet, to a point on the south line of said Lot 1, Block 6; Thence northeasterly along said south line of Lot 1, Block 7, along the arc of a curve, concave northerly, having a radius of 379.00 feet a central angle of 9°12'46" and the long chord of which bears North 79°32'52" East for a distance of 60.87 feet; Thence North 74°56'29" East, continuing along said south line of Lot 1, Block 7, for a distance of 79.43 feet to the point of beginning; Beginning at the southwest corner of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder, Thence South 89°32'05" West for a distance of 140.00 feet to a point on a line parallel with

and offset 140.00 feet west of the west Right of Way line of South 34th Street as dedicated on said plat of Southern Estates Eleventh Addition; Thence North 0°30'30" West, along said 140.00 foot offset line, for a distance of 130.00 feet; Thence North 89°32'05" East for a distance of 140.00 feet to a point on said west Right of Way line of South 34th Street; Thence South 0°30'30" East, along said west Right of Way line of South 34th Street, for a distance of 130.00 feet to the Point of Beginning; Beginning at the southeast corner of Lot 13, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence North 89°32'05" East, along the south line of said Southern Estates Eleventh Addition, for a distance of 203.10 feet to the southeast corner of said Southern Estates Eleventh Addition; Thence North 00°02'15" East, along the east Right of Way line of South 30th Street as dedicated in said plat of Southern Estates Eleventh Addition, for a distance of 130.00 feet to a point on the south Right of Way line of 45th Avenue South as dedicated in the plat of Southern Estates Ninth Resubdivision to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 757319; Thence North 89°32'05" East, along said south Right of Way line, for a distance of 511.35 feet to the east line of said Southeast Quarter of Section 20; Thence South 00°02'15" West, along said east line of the Southeast Quarter of Section 20, for a distance of 619.82 feet to the Southeast Corner of said Southeast Quarter of Section 20; Thence South 89°27'23" West, along the south line of said Southeast Quarter of Section 20, for a distance of 190.01 feet to a point on a line offset 190.00 feet west of and parallel to said east line of the Southeast Quarter of Section 20; Thence North 00°02'15" East, along said 190.00 feet westerly offset line, for a distance of 480.03 feet to a point on a line offset 140.00 feet south of and parallel with said south Right of Way line of 45th Avenue South; Thence South 89°32'05" West, along said 140.00 foot southerly offset line, for a distance of 541.35 feet to a point on a line offset 140.00 feet west of and parallel with the west right of way line of said South 30th Street; Thence North 00°02'15" East for a distance of 12.18 feet to a point on the south line of said Lot 13; Thence South 82°12'04" East, along the south line of said Lot 13, for a distance of 17.04 feet to the Point of Beginning; To serve the flowing unannexed areas: All that portion of said West Half of the Southeast Quarter of Section 20 lying south and west of the following described lines; Beginning at the southeast corner of Lot 3, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder. Thence North 70°50'48" West, along the south line of said Southern Estates Eleventh Addition, for a distance of 66.96' to the southeast corner Lot 2 of said Block 4; Thence North 81°13'04" West, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 132.78 feet to the southwest corner of Lot 1 of said Block 4; Thence South 89°32'05" West, continuing along said south line of Southern Estates Eleventh Addition, and the extension thereof, for a distance of 1072.50 feet to a point on a line offset 140.00 feet westerly of and parallel to the west Right of Way line of South 34th Street as dedicated on said plat of Southern Estates Eleventh Addition and the plat of Southern Estates Eighth Resubdivision to the City of Grand Forks, as recorded at Document No. 734340; Thence North 0°30'30" West, along said 140.00 foot offset line, for a distance of 1145.20 feet; Thence continuing northerly along said 140.00 foot offset line, for a distance of 291.42 feet along the arc of a curve, concave to the west, having a radius of 1060.00 feet, a central angle of 15°45'08" and the long chord of which bears North 8°23'04" West for a distance of 290.51 feet, to a point on the south line of Lot 1, Block 7 of Kiwanis Park Resubdivision to the City of Grand Forks, as shown on the plat recorded at Document No. 739056; Thence westerly 410.67 feet along the arc of a curve, concave to the north, along the south line of said Lot 1, Block 7, having a radius of 379.00 feet, a central angle of 62°04'59", and the Long Chord of which bears North 64°48'16" West for a distance of 390.87 feet and there ending; All that part of said East Half of the

Southeast Quarter of Section 20 south of the following described line: Beginning at the southwest corner of Lot 2, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence South 81°13'04" East, along the south line of said Southern Estates Eleventh Addition, for a distance of 61.29 feet to the southwest corner of Lot 3 of said Block 4; Thence South 70°50'48" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 234.01 feet to the southeast corner of Lot 6 of said Block 4; Thence South 73°03'53" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 111.70 feet to the southeast corner of Lot 8 of said Block 4; Thence South 77°29'54" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 112.55 feet to the southwest corner of Lot 11 of said Block 4; Thence South 82°12'04" East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 153.10 feet to a point on a line offset 140.00 feet to the west of and parallel to the west Right of Way line of South 30th Street as dedicated in the plat of Southern Estates Ninth Resubdivision to the City of Grand Forks, North Dakota and shown on the plat recorded at Document No. 757319; Thence South 00°02'15" West, along said 140.00 foot westerly offset line, for a distance of 12.18 feet to a point on a line offset 140.00 feet the south of and parallel to the south Right of Way line of 45th Avenue South as dedicated in said plat of Southern Estates Ninth Resubdivision; Thence North 89°32'05" East, along said 140.00 foot southerly offset line, for a distance of 731.35 feet to the east line of said Southeast Quarter of Section 20 and there terminating. Excepting therefrom the east 140.00 feet of said East Half of the Southeast Quarter of Section 20;

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 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 to the district based on lineal front footage, with 1.0 for frontage and 1/3 for sideage.**
- **Unplatted Parts of Grand Forks Township: Beginning at the southwest corner of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder, Thence South 89°32'05" West for a distance of 140.00 feet to a point on a line parallel with and offset 140.00 feet west of the west Right of Way line of South 34th Street as dedicated on said plat of Southern Estates Eleventh Addition; Thence North 0°30'30" West, along said 140.00 foot offset line, for a distance of 130.00 feet; Thence North 89°32'05" East for a distance of 140.00 feet to a point on said west Right of Way line of South 34th Street; Thence South 0°30'30" East, along said west Right of Way line of South 34th Street, for a distance of 130.00 feet to the Point of Beginning, received frontage.**
- **Unannexed Area: All that portion of said West Half of the Southeast Quarter of Section 20 lying south and west of the following described lines; Beginning at the southeast corner of Lot 3, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks**

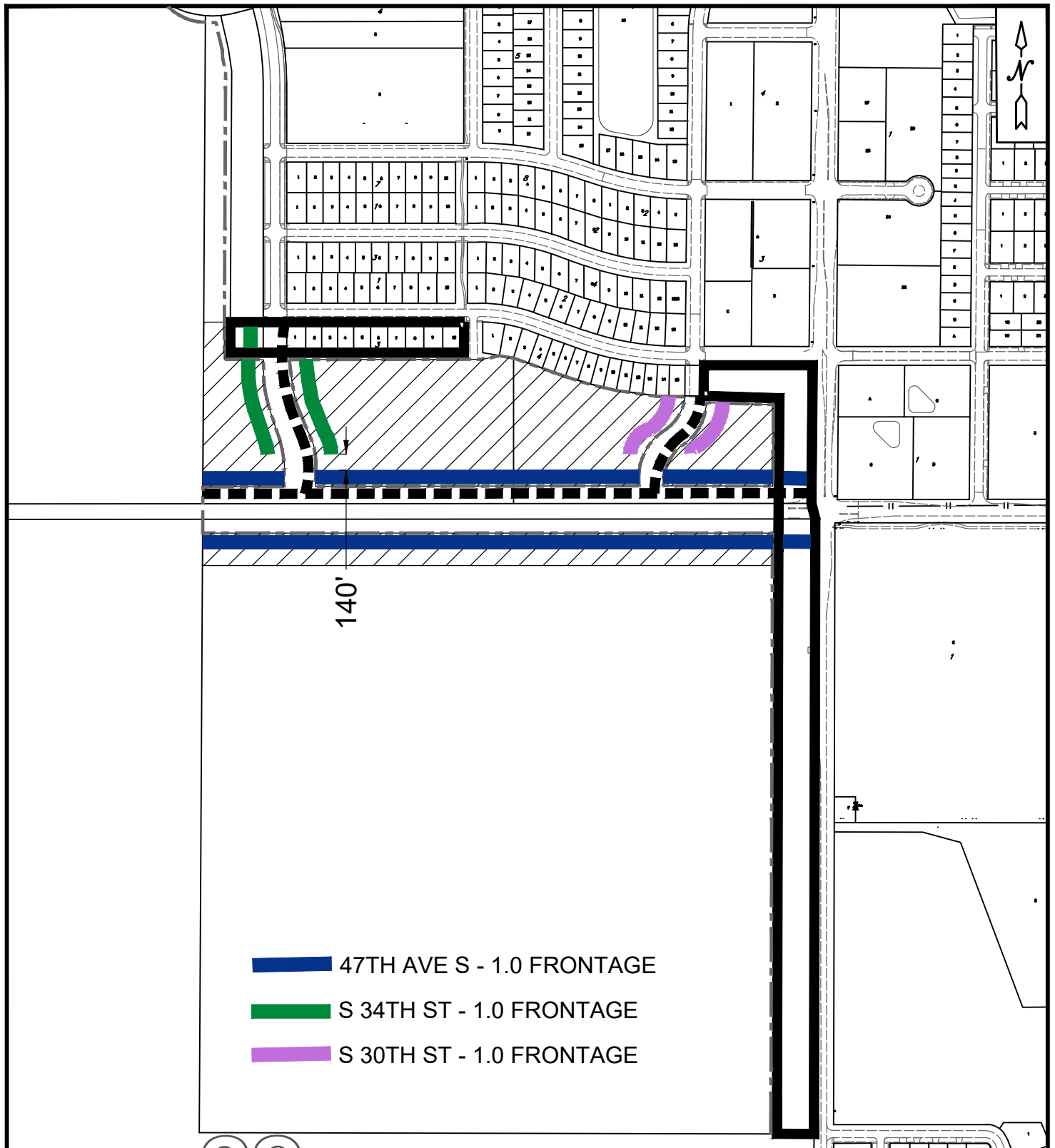
County Recorder. Thence North $70^{\circ}50'48''$ West, along the south line of said Southern Estates Eleventh Addition, for a distance of 66.96' to the southeast corner Lot 2 of said Block 4; Thence North $81^{\circ}13'04''$ West, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 132.78 feet to the southwest corner of Lot 1 of said Block 4; Thence South $89^{\circ}32'05''$ West, continuing along said south line of Southern Estates Eleventh Addition, and the extension thereof, for a distance of 1072.50 feet to a point on a line offset 140.00 feet westerly of and parallel to the west Right of Way line of South 34th Street as dedicated on said plat of Southern Estates Eleventh Addition and the plat of Southern Estates Eighth Resubdivision to the City of Grand Forks, as recorded at Document No. 734340; Thence North $0^{\circ}30'30''$ West, along said 140.00 foot offset line, for a distance of 1145.20 feet; Thence continuing northerly along said 140.00 foot offset line, for a distance of 291.42 feet along the arc of a curve, concave to the west, having a radius of 1060.00 feet, a central angle of $15^{\circ}45'08''$ and the long chord of which bears North $8^{\circ}23'04''$ West for a distance of 290.51 feet, to a point on the south line of Lot 1, Block 7 of Kiwanis Park Resubdivision to the City of Grand Forks, as shown on the plat recorded at Document No. 739056; Thence westerly 410.67 feet along the arc of a curve, concave to the north, along the south line of said Lot 1, Block 7, having a radius of 379.00 feet, a central angle of $62^{\circ}04'59''$, and the Long Chord of which bears North $64^{\circ}48'16''$ West for a distance of 390.87 feet and there ending, received frontage on both sides of the future extension of S 34th St.

- **Unannexed Area:** All that part of said East Half of the Southeast Quarter of Section 20 south of the following described line: Beginning at the southwest corner of Lot 2, Block 4 of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota, as shown on the plat recorded at Document No. 784152 in the office of the Grand Forks County Recorder; Thence South $81^{\circ}13'04''$ East, along the south line of said Southern Estates Eleventh Addition, for a distance of 61.29 feet to the southwest corner of Lot 3 of said Block 4; Thence South $70^{\circ}50'48''$ East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 234.01 feet to the southeast corner of Lot 6 of said Block 4; Thence South $73^{\circ}03'53''$ East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 111.70 feet to the southeast corner of Lot 8 of said Block 4; Thence South $77^{\circ}29'54''$ East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 112.55 feet to the southwest corner of Lot 11 of said Block 4; Thence South $82^{\circ}12'04''$ East, continuing along said south line of Southern Estates Eleventh Addition, for a distance of 153.10 feet to a point on a line offset 140.00 feet to the west of and parallel to the west Right of Way line of South 30th Street as dedicated in the plat of Southern Estates Ninth Resubdivision to the City of Grand Forks, North Dakota and shown on the plat recorded at Document No. 757319; Thence South $00^{\circ}02'15''$ West, along said 140.00 foot westerly offset line, for a distance of 12.18 feet to a point on a line offset 140.00 feet the south of and parallel to the south Right of Way line of 45th Avenue South as dedicated in said plat of Southern Estates Ninth Resubdivision; Thence North $89^{\circ}32'05''$ East, along said 140.00 foot southerly offset line, for a distance of 731.35 feet to the east line of said Southeast Quarter of Section 20 and there terminating. Excepting therefrom the east 140.00 feet of said East Half of the Southeast Quarter of Section 20, received frontage on both sides of the future extension of S 30th St.

Meeting adjourned at 1:35 p.m.

Respectfully submitted,

Samantha Bergan
Accountant, Senior



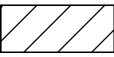


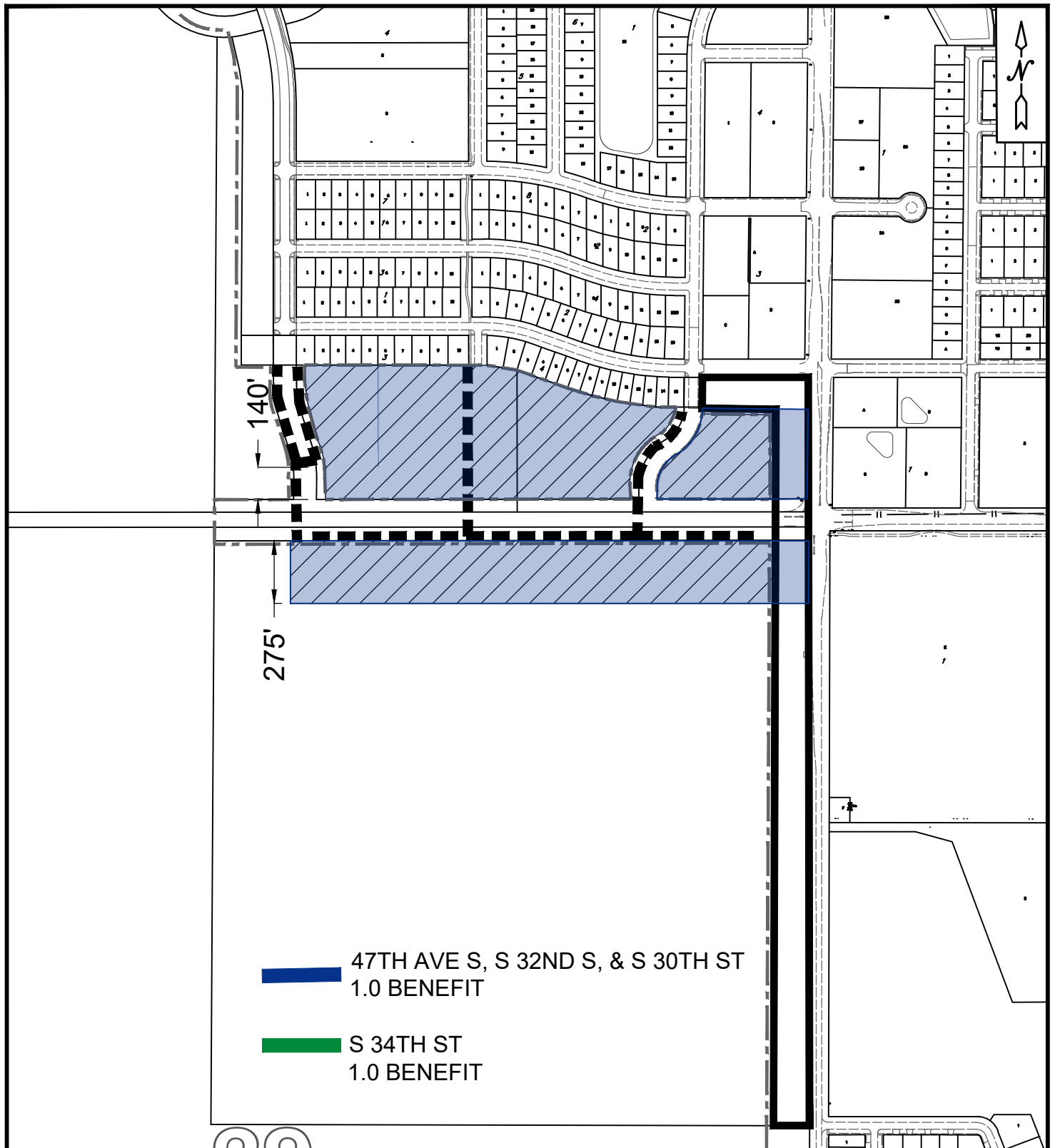
WATERMAIN FOR
47TH AVE S (COLUMBIA RD TO S 34TH ST)
S 30TH ST (45TH AVE S TO 47TH AVE S)
S 34TH ST (45TH AVE S TO 47TH AVE S)

PROJECT # 8848

DISTRICT # 365

LEGEND

-  ASSESSMENT DISTRICT BOUNDARY
-  PROJECT LIMITS CITY LIMITS
-  FUTURE ASSESSMENT DISTRICT




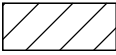


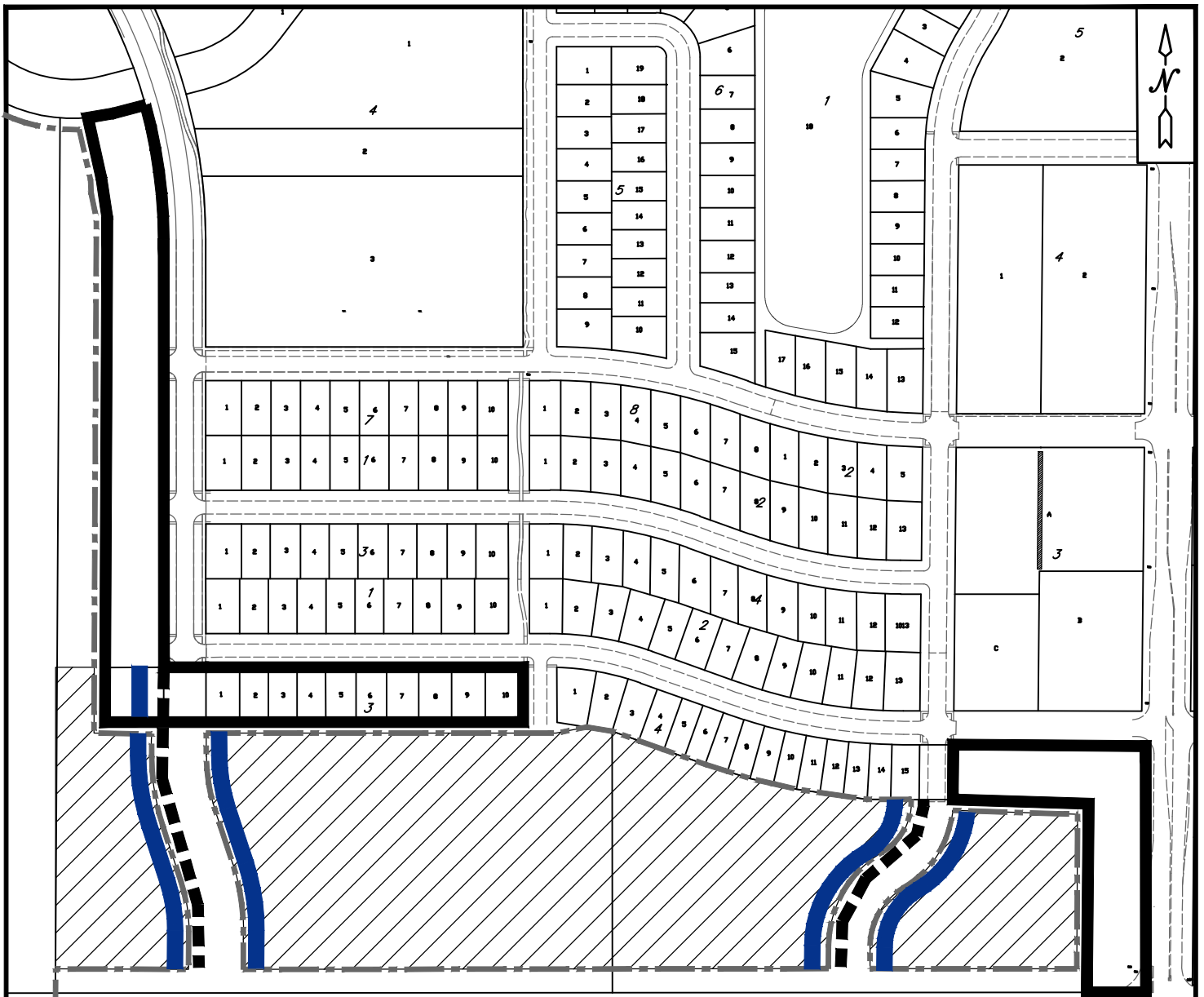
STORM SEWER FOR
47TH AVE S (COLUMBIA RD TO S 34TH ST)
S 30TH ST (45TH AVE S TO 47TH AVE S)
S 32ND ST (45TH AVE S TO 47TH AVE S)

PROJECT # 8849

DISTRICT # 620

LEGEND

-  ASSESSMENT DISTRICT BOUNDARY
-  PROJECT LIMITS
-  CITY LIMITS
-  FUTURE ASSESSMENT DISTRICT



 1.0 FRONTAGE

SANITARY SEWER FOR S 30TH ST & 34TH ST (45TH AVE S TO 47TH AVE S)

LEGEND

PROJECT # 8966

DISTRICT # 621

 ASSESSMENT DISTRICT BOUNDARY

 PROJECT LIMITS

 CITY LIMITS

 FUTURE ASSESSMENT DISTRICT