



City of Grand Forks

Staff Report

Committee of the Whole – July 28, 2025

City Council – August 4, 2025

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**Agenda Item: Assessment district project #7588.3 – Sanitary Sewer-N 39<sup>th</sup> St/N 36<sup>th</sup> St and 20<sup>th</sup> Ave N, District #530.3 for newly annexed property in the future assessment district. The properties are in Korynta Fourth Addition.**

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**Submitted by:** Maureen Storstad, Director of Finance & Administrative Services

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**Staff Recommended Action:** Include newly annexed property within the special assessment district #530.3 and authorize subsequent assessment for Sanitary Sewer on N 39<sup>th</sup> St, N 36<sup>th</sup> St and 20<sup>th</sup> Ave N to newly annexed property.

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**Committee Recommended Action:** Motion by Weigel, second by Berg to move item to City Council with a recommendation to approve. Motion carried unanimously.

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**Council Action:**

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**BACKGROUND:** In 2018, the Sanitary Sewer project for N 39<sup>th</sup> St, N 36<sup>th</sup> St and 20<sup>th</sup> Ave N was completed and assessed to properties in district #530. This project also benefited a future special assessment district, which we are now proposing to assess as district #530.3. The newly annexed areas are in Korynta Fourth Addition.

#### **ANALYSIS AND FINDINGS OF FACT:**

- The Special Assessment Commissioners found that all properties within the district area and a future assessment area would benefit from the sanitary sewer project and, therefore, should all be assessed.
- Staff is assessing newly annexed property on a timely basis.
- The dollar amount of this assessment to the newly annexed property is \$80,675.27.
- Property on the listing will be fully assessed for this project.

#### **SUPPORT MATERIALS:**

- Engineer's Report showing timeline and special assessment district map.
- Spreadsheet calculating benefit to new properties.



DISTRICT 530.3

27TH AVENUE NORTH

26th AVE N

NORTH 43RD STREET

NORTH 42ND STREET

BURLINGTON NORTHERN RAILROAD

CENEX

1  
1

SUBDIVISION

KORYNTA

3RD

ADDITION

KORYNTA

1ST

ADDITION

KORYNTA

2ND

ADDITION

24th AVE N

20th AVE N

NORTH 39TH STREET

GREEN

1  
2

PULP

NORTH 36TH STREET

UNPLATTED

2  
1  
ADDITION

GOLDEN

1

HARVEST

1

SIMPLOT

FIRST

1

2

RESUBDIVISION

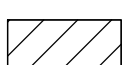
B ADDITION

3

# SANITARY SEWER ON N. 39TH ST., N. 36TH ST., AND 20TH AVE. N.

## LEGEND

- — PREVIOUS ASSESSMENT DISTRICT
- ▬ ASSESSMENT DISTRICT BOUNDARY
- ■ ■ ■ PROJECT LIMITS
- - - CITY LIMITS

 REMAINING FUTURE ASSESSMENT DISTRICT

PROJECT # 7588.3  
DISTRICT #530.3

**SANITARY SEWER-N 39TH ST/N 36TH ST AND 20TH AVE N**  
**PROJECT 7588.3 DISTRICT #530.3**

Property Number	Name	Legal Address	LINEAL FEET IN BENEFIT AREA	\$121.36 PER LINEAL FOOT	TOTAL ASSESSMENT
2132.001.00	Michael Wavra & Craid Pistulka	2595 NORTH 39TH STREET LOT 1, BLOCK 1 KORYNTA FOURTH ADDITION	664.76	\$80,675.27	\$80,675.27
			<b>664.76</b>	<b>TOTAL</b>	<b>\$80,675.27</b>