



City of Grand Forks
Staff Report
Committee of the Whole – July 28, 2025
City Council – August 4, 2025

Agenda Item: Assessment district project #7653.4 – Watermain - N 39th Street and 27th Ave N, District #332.4 for newly annexed property in the future assessment district. The property is in Korynta Fourth Addition.

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

Staff Recommended Action: Include newly annexed property within the special assessment district #332.4 and authorize subsequent assessment for Watermain - N 39th St and 27th Ave N to newly annexed property.

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

Council Action:

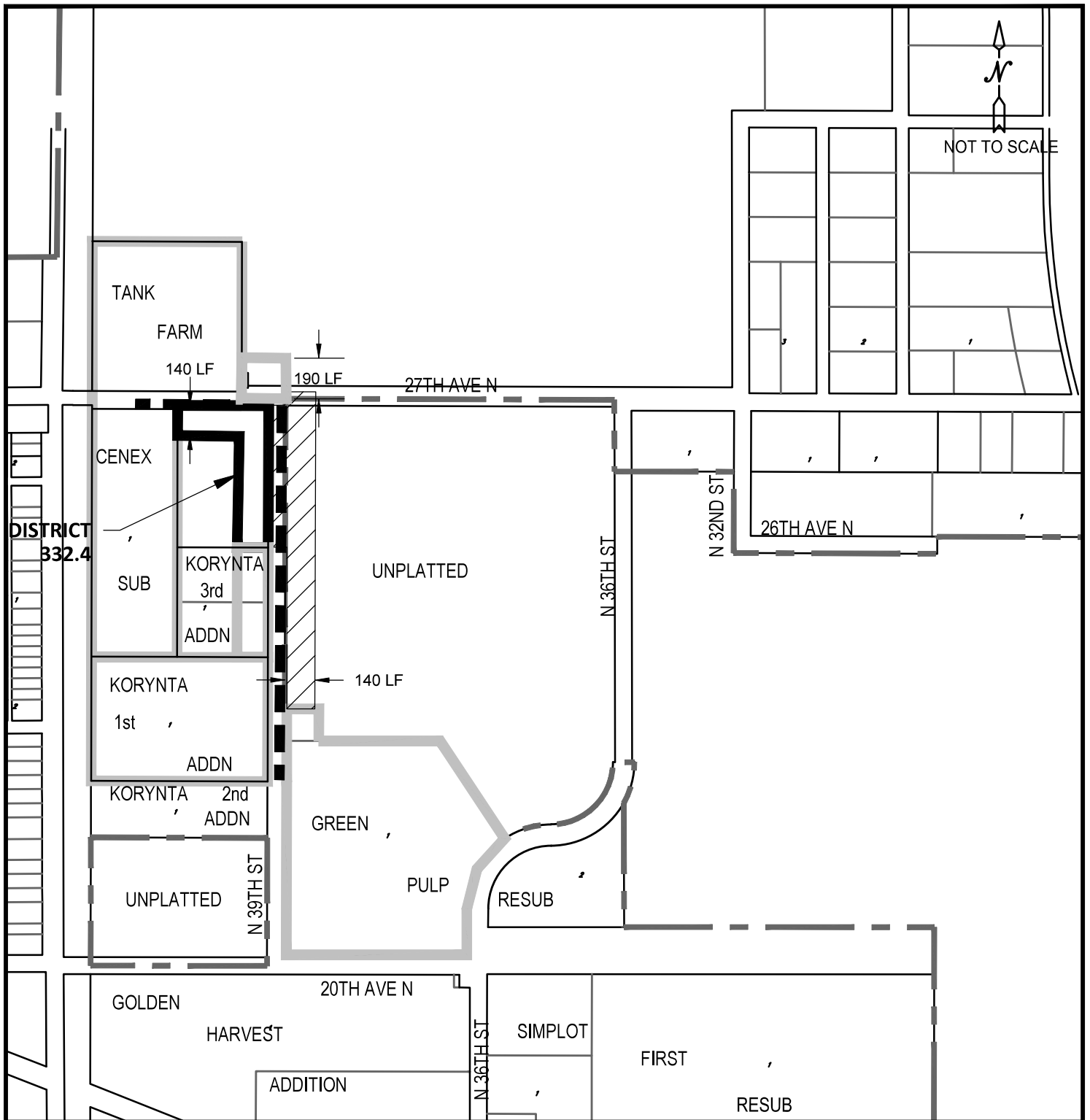
BACKGROUND: In 2018, the watermain project on N 39th St and 27th Ave N was completed and assessed to properties in district #332. This project also benefited a future special assessment district, which we are now proposing to assess as district #332.4. The newly annexed area is Korynta Fourth Addition.

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 storm 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 \$69,265.78.
- Property on the listing will be fully assessed for this project.




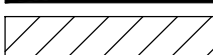

SUPPORT MATERIALS:

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



WATERMAIN N 39TH ST & 27TH AVE N

PROJECT # 7653.4
 DISTRICT # 332.4

CITY LIMITS	
PROJECT LIMITS	
ASSESSMENT DISTRICT BOUNDARY	
FUTURE ASSESSMENT AREA	
PREVIOUS ASSESSMENT DISTRICT	

WATERMAIN - N 39TH STREET & 27TH AVENUE NORTH
PROJECT #7653.4 DISTRICT #332.4

Property Number	Name	Legal Address	LINEAL FEET IN BENEFIT AREA	\$63.64 PER LINEAL FOOT	TOTAL ASSESSMENT
2132.001.00	Michael Wavra & Craid Pistulka	2595 NORTH 39TH STREET LOT 1, BLOCK 1 KORYNTA FOURTH ADDITION	1,088.40	\$69,265.78	\$69,265.78
			1,088.40	TOTAL	\$69,265.78