



# City of Grand Forks Staff Report

**APPROVED & ACCEPTED**  
*by City Council*

06/17/2019

*Maureen Storstad*  
Maureen Storstad  
City Auditor

**Committee of the Whole – June 10, 2019**  
**City Council – June 17, 2019**

---

**Agenda Item:** Plans and Specifications for City Project 7540, District No. 567 – Oscarville Storm Sewer, Storm Pond, Pump Station, and Discharge Ditch

---

**Submitted by:** Engineering Department, Mark S. Walker, PE (Assistant City Engineer)  
Jonathan D. Olson, (Project Engineer)

---

**Staff Recommended Action:** **Approve Plans and Specifications for Project No. 7540, District No. 567 – Oscarville Storm Sewer, Storm Pond, Pump Station, and Discharge Ditch**

---

**Committee Recommended Action:** Moved to Council to approve.

---

**Council Action:** Approved unanimously on consent agenda

---

## **BACKGROUND:**

This project consists of installing a storm sewer collection system, stormwater pond, pump station, and discharge ditch to serve properties in the Oscarville, Senske, Lemm's Acres Subdivisions, and a few future developable lots north of 27<sup>th</sup> Ave North. This area is collectively referred to as the Oscarville area. The attached district map shows the location of the project.

Oscarville was originally platted and began to develop in the early 1960s. At that time the subdivision was outside of City limits and offered lower cost lots for residential and commercial development. Low maintenance gravel roads were installed to access properties, and continue being used today, except for 42<sup>nd</sup> Street which has been paved. Drainage in the area is poor in part due to the undersized and poorly graded ditches and a high water table. There is a significant amount of large truck traffic on these roads and the current road sections do not provide adequate year round service. Often the roads become impassable in the spring or after heavy rain events. Property owners have repeatedly asked the City to provide paved roads in Oscarville; however, retrofitting a road into a developed subdivision can be challenging and expensive.

Before paving can begin utilities must be installed in the City's limited ROW. A series of projects to install watermain began in 1982 with the final main installed in 2008. Sanitary sewer was brought to Oscarville in 2017 following the construction of Lift Station 46, which was needed to provide service for the area. The missing service, and potentially most difficult to retrofit into an existing development, is storm sewer.

Design for storm sewer in Oscarville has been ongoing for years, but has not fully progressed due in part to the cost associated with its construction. In January 2019, the services of Webster, Foster & Weston were retained for design and bidding services for this project. Based on current policy for City cost share (15% of pond construction), the estimate for the amount to be special assessed for this project for construction, land acquisition, engineering, and assessment markup fees would be approximately \$3.5 million. Based on the proposed drainage area of the system, this equates to an assessment of approximately \$56,000/acre for storm sewer. To avoid causing undue financial distress to properties in this area City Council approved an increased City share for this project of 50% of the regional storm water pond. Based on a 50% City cost share of the pond, the estimated amount to be special assessed will be reduced to approximately \$2.83 million which equates to an assessment of approximately \$45,000/acre. Initial estimates for paving have been prepared which result in an additional \$56,000/acre of assessments, based on the current policy for City cost shares on collector roadways. The sanitary sewer completed in 2017 had a total special assessment of \$1,448,926 to properties in Oscarville.

Our expectation is that both storm sewer and paving will be met with some resistance from property owners based on the associated probable costs. Storm sewer cannot be protested out per state law but paving, the ultimate goal for the area, can be. Property owners within the assessment district have been invited to attend a public input meeting on June 11, 2019, at City Hall, Council Chambers. City staff will be in attendance to review the work planned, the estimated costs for the project, and discuss any input or concerns relating to the project.

In order to facilitate construction of the pond and discharge ditch, approximately 5 acres of property will need to be acquired. A purchase agreement is currently being drafted by the City Attorney's office and will be brought to Council for final approval.

With the exception of the City share of the regional pond construction, all costs for this project will be special assessed to the benefitting properties. Per City policy, the City's participation level for regional stormwater ponds is determined by the size of the drainage area of the pond. The proposed Oscarville pond would serve approximately 75 acres, which corresponds to a maximum 15% City contribution as per current City policy; however, for this project the City participation will be increased to 50%. The 15% City share will be paid for out of Stormwater Fund 5400 and the remainder will be paid for out of Economic Development Fund 2163. Sewer is considered a health/safety infrastructure improvement project and therefore cannot be protested per State law.

This project has been considered at a number of previous Council/Committee meetings, some of which are as follows:

- February 19, 2019 – Council approved the creation of the assessment district and design engineering agreement with WFW Engineering.
- May 13, 2019 – An information update was provided to the Committee of the Whole.
- June 3, 2019 – Council approved the Engineer's Report and directed engineering to prepare plans & specifications, and advertise for construction bids and approved additional funding for the project increasing the City cost participation level for the storm pond from 15% to 50%.

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

- Since the Oscarville area was platted before stormwater pond requirements were developed and much of the area is already developed, the stormwater pond and pump station will need to be located in an undeveloped and unplatted area northward of the Oscarville area.
- In addition to land needed for the pond and pump station, land will also be needed to improve an existing drainage ditch to allow stormwater discharged at the pump station to flow northward into the English Coulee Diversion.
- It is understood that the owners of this undeveloped property include five different family members.
- City staff have been in contact with representatives of the property owners to discuss the possible purchase of land to construct this project and the following conditions of a proposed land purchase agreement have been suggested (subject to approval by the City Council):
  - Property to be purchased for the pond, pump station, and drainage ditch includes approximately 5 acres.
  - Purchase price is proposed to be \$20,000/acre based upon the purchase price of nearby land that the City acquired a few years ago.
  - Permanent and temporary easements needed for the project are to be provided to the City at no additional cost.
  - City to plat the lot needed for the pond as well as adjacent lots that will front 27th Avenue N.
  - The current property owner is to retain ownership of the newly platted lots fronting 27th Avenue N.
  - The current property owner is to retain ownership of material excavated from the project which is to be used to elevate the property.
  - The City is to agree that it will not annex the newly platted lots fronting 27th Avenue N until requested by the owner or until the land northward of this land is developed or until 15 years after the date of the land purchase agreement.
- WFW is currently under contract for design and bidding services for this project with a not to exceed contract amount of \$141,837.
- It is anticipated construction engineering services will be added with a future engineering amendment. The estimated cost of construction engineering services from WFW is \$345,000.
- The total assessment cost for this project, including construction, engineering, land acquisition, and assessment markup fees are estimated to be approximately \$2,831,000.
- Under current City policy, all costs for this project will be special assessed to the benefitting properties, excluding a 50% City share of the regional pond.
- The City's 15% share for the regional pond is estimate to be \$200,000 and will be paid out of Stormwater Fund 5400 and the remaining 35% share is estimated to be \$538,000 and will be paid out of Economic Development Fund 2163.
- The project is scheduled to be bid on July 1, 2019.
- Approval of the Bids is currently scheduled for the July 8, 2019 Committee of the Whole and July 15, 2019 Council.
- Construction is anticipated to begin late this construction season and be completed in 2020.

## **SUPPORT MATERIALS:**

- Timetable for Special Assessment Project (1 page)
- Assessment District Map (1 page)

## TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Oscarville Storm Sewer, Storm Pond, Pump Station, and Discharge Ditch  
 Project Number 7540 District No. 567

- Water
- Sewer
- Water & Sewer
- Sidewalk
- Other \_\_\_\_\_

This timetable prepared by JDO  
 Revised by \_\_\_\_\_

Date 5/7/2019  
 Date \_\_\_\_\_

Action

Date of Action

Action	Date of Action			Approved
	Other	Committee	Council	
Resolution creating assessment district.		2/11/2019	2/19/2019	
Approval of Engineers Report including estimate, Direct engineering to prepare plans & specifications, and advertise for construction bids.		5/28/2019	6/3/2019	
*Notices sent to property owners.	Week of 5/28/2019			
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 5/28/2019			
Approval of plans & specs/set bid date		6/10/2019	6/17/2019	We are Here
**Advertisement for bids prepared.	6/12/2019			
*Advertisement for bids published.	6/15/2019			
Discuss Project. (Optional)		6/24/2019		
***Bids received, opened & tabulated.	7/1/2019			
Recommend award of contract.		7/8/2019		
Award Contract.			7/15/2019	

\*Responsibility of Finance & Administrative Services Office

\*\*Responsibility of Engineering Department.

\*\*\*Responsibility of Finance & Administrative Service Office & Engineering Department.

ENGLISH COULEE  
DIVERSION

INTERSTATE NO. 29

BURLINGTON NORTHERN RAILROAD

27TH AVE N

N 44TH ST

N 42ND ST

20TH AVE N



# OSCARVILLE STORM SEWER, STORM POND, PUMP STATION, AND DISCHARGE DITCH

## LEGEND

PROJECT # 7540

DISTRICT # 567

 ASSESSMENT DISTRICT BOUNDARY

 PROJECT LIMITS

 CITY LIMITS

 FUTURE ASSESSMENT  
DISTRICT