



City of Grand Forks  
Staff Report  
Committee of the Whole – May 27, 2025  
City Council – June 2, 2025

**APPROVED & ACCEPTED**  
by City Council

06/02/2025

*Maureen Storstad*  
Maureen Storstad  
City Auditor

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**Agenda Item:** Plans & Specifications for City Projects #8848 (District #365), #8849 (District #620), 8966 (District #621) – Utilities for 47<sup>th</sup> Ave S, S 30<sup>th</sup> St, and S 34<sup>th</sup> St (Columbia Rd to S 34<sup>th</sup> St and 45<sup>th</sup> Ave S to 47<sup>th</sup> Ave S)

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**Submitted by:** Engineering Department, Christian Danielson, PE (Assistant City Engineer)  
Allen Grasser, PE (City Engineer)

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**Staff Recommended Action:** **Approve Plans & Specifications and direct staff to bid for Projects #8848 (District #365), #8849 (District #620), 8966 (District #621) – Utilities for 47<sup>th</sup> Ave S, S 30<sup>th</sup> St, and S 34<sup>th</sup> St (Columbia Rd to S 34<sup>th</sup> St and 45<sup>th</sup> Ave S to 47<sup>th</sup> Ave S)**

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

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**Council Action:** Motion by Osowski, second by Berg to approve on consent agenda. Motion carried unanimously.

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**BACKGROUND:**

As the upcoming 47<sup>th</sup> Ave Interchange project progresses closer towards implementation, the City has a requirement to provide all of the connecting infrastructure for the interchange. These projects are the first pieces of the infrastructure build out. They will provide water, wastewater, and stormwater services for the area. These projects are proposed to be funded through a combination of special assessments, grant money, and City funds. This area of the City is in the process of being annexed and platted. It is anticipated that those processes will be complete prior to the award of bids.

In 2024, the City was awarded approximately \$5mil from the NDDOT Flexible Transportation Fund to construct the pavement on 47<sup>th</sup> Ave. S from Columbia Rd. to S 34<sup>th</sup> St. That paving project is scheduled for 2026. Prior to that, the utilities along 47<sup>th</sup> Ave. S as well as the connecting streets must be installed. These projects will include:

- 8966 - Sanitary Sewer

- S 30<sup>th</sup> St. (45<sup>th</sup> Ave. S to 47<sup>th</sup> Ave. S)
- S 34<sup>th</sup> St. (45<sup>th</sup> Ave. S to 47<sup>th</sup> Ave. S)

The sanitary sewer project is straightforward and provides a standard size connection along S 34<sup>th</sup> St. and 30<sup>th</sup> St. There will be no gravity sanitary sewer along 47<sup>th</sup> Ave. S as properties will be expected to make their connections off the north-south streets.

- 8848 – Watermain

- 47<sup>th</sup> Ave. S (Columbia Rd. to S 34<sup>th</sup> St.)
- S 30<sup>th</sup> St. (45<sup>th</sup> Ave S to 47<sup>th</sup> Ave S)
- S 34<sup>th</sup> St. (45<sup>th</sup> Ave S to 47<sup>th</sup> Ave S)

The watermain on 47<sup>th</sup> Ave. S is proposed to be a 20” main which will serve as one of the network’s main transmission lines. This line is planned to extend to the west across the Interstate, eventually heading north on S 48<sup>th</sup> St. to tie into an existing line. The watermain on S 34<sup>th</sup> St. and S 30<sup>th</sup> St. are proposed to be 12” and 8” lines, respectively.

- 8849 – Storm Sewer

- 47<sup>th</sup> Ave. S (Columbia Rd. to S 34<sup>th</sup> St.)
- S 30<sup>th</sup> St. (45<sup>th</sup> Ave S to 47<sup>th</sup> Ave S)
- S 34<sup>th</sup> St. (45<sup>th</sup> Ave S to 47<sup>th</sup> Ave S)

The storm sewer along 47<sup>th</sup> Ave. S is proposed to collect runoff from the future street as well as approximately 250’ of property on either side of 47<sup>th</sup> Ave. S. The 47<sup>th</sup> Ave. S storm sewer eventually drains to S 30<sup>th</sup> St. where it ultimately discharges to an existing pipe at the intersection of 45<sup>th</sup> Ave. S and S 30<sup>th</sup> St. Also included in this project is a pipe for additional capacity along what would be S 32<sup>nd</sup> St. This pipe allows the sizing of the pipe on 47<sup>th</sup> Ave. S and S 30<sup>th</sup> St. to be kept smaller. S 34<sup>th</sup> St. is proposed to drain into an existing storm pipe at the intersection of 45<sup>th</sup> Ave. S & S 34<sup>th</sup> St.

These utilities will not only serve as the connection point for future expansion towards the interchange, but also provide the area with City utilities so that they have the amenities available to develop. As the interchange project gets closer to implementation, this area of 47<sup>th</sup> Ave. S is anticipated to become desirable development land, and these projects allow the City to get ahead of development.

Also included in these projects, but not proposed to be special assessed is a 48” storm sewer pipe on S 34<sup>th</sup> St. This pipe drains directly to the South End Drainway and is proposed to serve as a drainage conduit for stormwater ponds that are expected to be constructed south of 47<sup>th</sup> Ave. S. This portion of work will not be special assessed.

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

- The work of this project is currently proposed to consist of constructing sanitary sewer, watermain, and storm sewer on 47<sup>th</sup> Ave S, S 30<sup>th</sup> St, and S 34<sup>th</sup> St from Columbia Rd to S 34<sup>th</sup> St and 45<sup>th</sup> Ave S to 47<sup>th</sup> Ave S.

- The project cost breakdowns are as follows:

Project No.	Project	District	Total Construction Cost	SWC Cost Sharing	City Share*	Assessed Total
8966	Sanitary Sewer	621	\$ 429,612.00	\$ -	\$ -	\$ 524,127.00
8848	Watermain	365	\$ 2,504,296.00	\$ 1,502,578.00	\$ 455,370.00	\$ 666,545.00
8849	Storm Sewer	620	\$ 1,422,414.00	\$ -	\$ 281,920.00	\$ 1,391,403.00

\*City share represents covering the costs over a typical 8” watermain on the Watermain project

\*City share represents future pond drainage pipe on S 34<sup>th</sup> St for Storm Sewer project

- Because this area is largely not annexed, a majority of the special assessments will be future assessments applied at a time when the area is brought into the City.
- These projects are not protestable as per ND Century Code 40-22-15.
- Sanitary is proposed to be funded through special assessments to the benefitting properties.
- A portion of Project #8848 (Watermain) is to be funded with a City Share on the costs exceeding a typical 8” watermain.
- Funding for the local share on watermain will be from a combination of special assessment of the benefitting property owners, a City Share on the watermain for large pipe, and anticipated State Water Commission Cost sharing on the watermain.
- City Share on watermain is anticipated to be funded from the Fund 5300 – Water.
- Storm sewer is proposed to be funded through special assessments to benefitting properties excluding the 48” pipe on S 34<sup>th</sup> St. for future pond drainage.
- The future pond drainage pipe is proposed to be funded using Fund 4154 – Flood Protection Capital Maintenance because the interconnection of those future ponds to South End Drainway was a recommendation of the 2025 South End Drainway Overland Flooding Study to prevent flooding on the south end of the City.
- Bids are anticipated to be opened in mid-June of 2025.
- The projects are planned to be completed in time to pave 47<sup>th</sup> Ave S in 2026.

### **SUPPORT MATERIALS:**

- Project location map (1 pages)

# PROJECT LOCATION MAP

## GRAND FORKS, NORTH DAKOTA

UTILITIES ON 47TH AVE S, S 34TH ST, & S 30TH S  
 (S 34TH ST TO COLUMBIA RD & 45TH AVE S TO 47TH AVE S)



PROJECT #	DISTRICT#
8848	365
8849	620
8966	621

