



City of Grand Forks  
Staff Report  
Committee of the Whole June 23, 2025  
City Council – July 7, 2025

**APPROVED & ACCEPTED**

*by City Council*

07/07/2025

*Maureen Storstad*  
Maureen Storstad  
City Auditor

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**Agenda Item:** Amend Special Assessment District for City Project No. 8921, District No. 612 – Highway 81 & Associated Area Sanitary Sewer Phase III

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

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**Staff Recommended Action:** Amend Special Assessment District for City Project No. 8921, District No. 612 – Highway 81 & Associated Area Sanitary Sewer Phase III.

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

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

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## **BACKGROUND:**

The scope of this project provides sanitary sewer to the properties along the west side Highway 81 from 27<sup>th</sup> Ave N up to 33<sup>rd</sup> Ave N and along 33<sup>rd</sup> Ave N. The remaining properties in this area were anticipated to have sanitary sewer installed over 2 more phases of work in 2026 and 2027. Staff received a letter from two property owners along Highway 81, north of 33<sup>rd</sup> Ave N requesting to extend the current sanitary sewer project north to their properties.

Staff has reviewed this request and believe it can be accommodated through a change order on this project. However, the area requested to be included is outside of the current Assessment District limits. ND Century Code allows for assessment district to be expanded as long as 1) the project has not been completed and 2)  $\frac{3}{4}$  of the expanded area requests to be brought in. Both of these conditions are met. The project is only just starting construction and the two property owners on the letter represent over  $\frac{3}{4}$  of the expanded assessment area. A change order and amended Engineering Task Order for the expanded work will be brought to a future Council meeting.

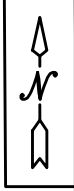
## **ANALYSIS AND FINDINGS OF FACT:**

- This project is being funded utilizing special assessments.

- The awarded bid for the project is \$2,597,538.75.
- Construction engineering has been previously approved to cover the current scope in the amount of \$256,494.
- A change order will be brought forward at a later date for approval to expand the scope of the project.
- The increase in work is expected to cost approximately \$850,000 including Engineering.
- The City has previously agreed to assume the assessments for all properties in this area.
- The City assumption of assessments is to be funded, utilizing a State Revolving Fund Loan.

**SUPPORT MATERIALS:**

- Amended Assessment District Map (1 page)



 Expanded Area

29

33RD AVE N

30TH AVE N

27TH AVE N




HWY 81

MILL RD

# SANITARY SEWER FOR HWY 81 & ASSOCIATED AREA - PHASE III

## LEGEND

PROJECT # 8921  
DISTRICT # 612

-  ASSESSMENT DISTRICT BOUNDARY
-  PROJECT LIMITS
-  CITY LIMITS