



City of Grand Forks
Staff Report

Committee of the Whole – January 26, 2026
City Council – February 2, 2026

APPROVED & ACCEPTED
by City Council

02/02/2026

Maureen Storstad
Maureen Storstad
City Auditor

Agenda Item: Special Assessment District for City Project #8850.02 – Paving & Street Lighting for S 34th St (45th – 47th Ave S)

Submitted by: Engineering Department, Matthew Maguire (Civil Engineer, Sr.)
Christian Danielson, PE (Assistant City Engineer)

Staff Recommended Action: **Approve Engineer’s Report, Create Special Assessment District, and Direct Engineering Department to prepare Plans & Specifications for City Project #8850.02 – Paving & Street Lighting for S 34th St (45th – 47th Ave S)**

Committee Recommended Action: Motion by Berg, second by Fridolfs to move staff recommendation to city council with a recommendation to approve. Motion carried unanimously.

Council Action:

BACKGROUND:

As the upcoming 47th Ave Interchange project progresses closer towards implementation, the City has a requirement to provide all of the connecting infrastructure for the interchange. This paving project is a continued piece of the infrastructure build out. City project #8850.02 consists of paving and street lights for S 34th St (45th – 47th Ave S). This project will be special assessed to the benefiting properties with a 70% City share, as per City cost share policy.

This project will be bid separately but on an identical timeline as City project 8850.01 Paving and Street Lighting for 47th Ave S (S Columbia Rd to S 34th St). The 47th Ave S Paving project will have no associated special assessments and be funded by a combination of NDDOT Flex Funding and City Funds. It is anticipated that both paving projects will be constructed in tandem during the 2026 construction season.

S 34th St is currently an undeveloped ag field with recently platted right-of-way. Utilities for this project were bid, and construction largely completed during the 2025 construction season with final completion scheduled for June of 2026.

The proposed new construction on S 34th St will be a 41' wide concrete roadway with curb & gutter, storm sewer, and commercial street lights.

This project will serve as both a connection point for the planned 47th Ave S paving project and provide amenities to support future development in this area.

ANALYSIS AND FINDINGS OF FACT:

- The work of this project is proposed to consist of paving on S 34th St from 45th to 47th Ave S, install storm sewer catch basins and leads, streetlights, and other miscellaneous work.
- City project 8850.01 Paving for 47th Ave S (S Columbia Rd – S 34th St) will be bid on an identical timeline as this project but due to having no associated special assessments, will be bid separately.
- Estimated total construction cost for this project is 627K.
- A portion of this project is to be funded with a City share, as current City policy is to fund 70% of the cost for new construction of Urban Three Lane streets.
- City share is estimated at \$439K where a total of 819K has been budgeted in the 2026 City budget.
- The resolution of necessity for this paving project can be protested per State law [Ref: ND Century Code Ch. 40-22].
- The benefits for these projects include public health, fire protection, and development value. These benefits are expected to outweigh the cost of the project. A full benefit analysis will be conducted at the time of bid.
- Construction is anticipated to take place during the 2026 construction season. See attached project timetable for additional milestone dates.

SUPPORT MATERIALS:

- Project Location Map (1 page)
- Engineer's Report with Assessment District Map (2 pages)
- Project Timetable (1 page)
- Page 341 from 2026 City Budget (1 page)

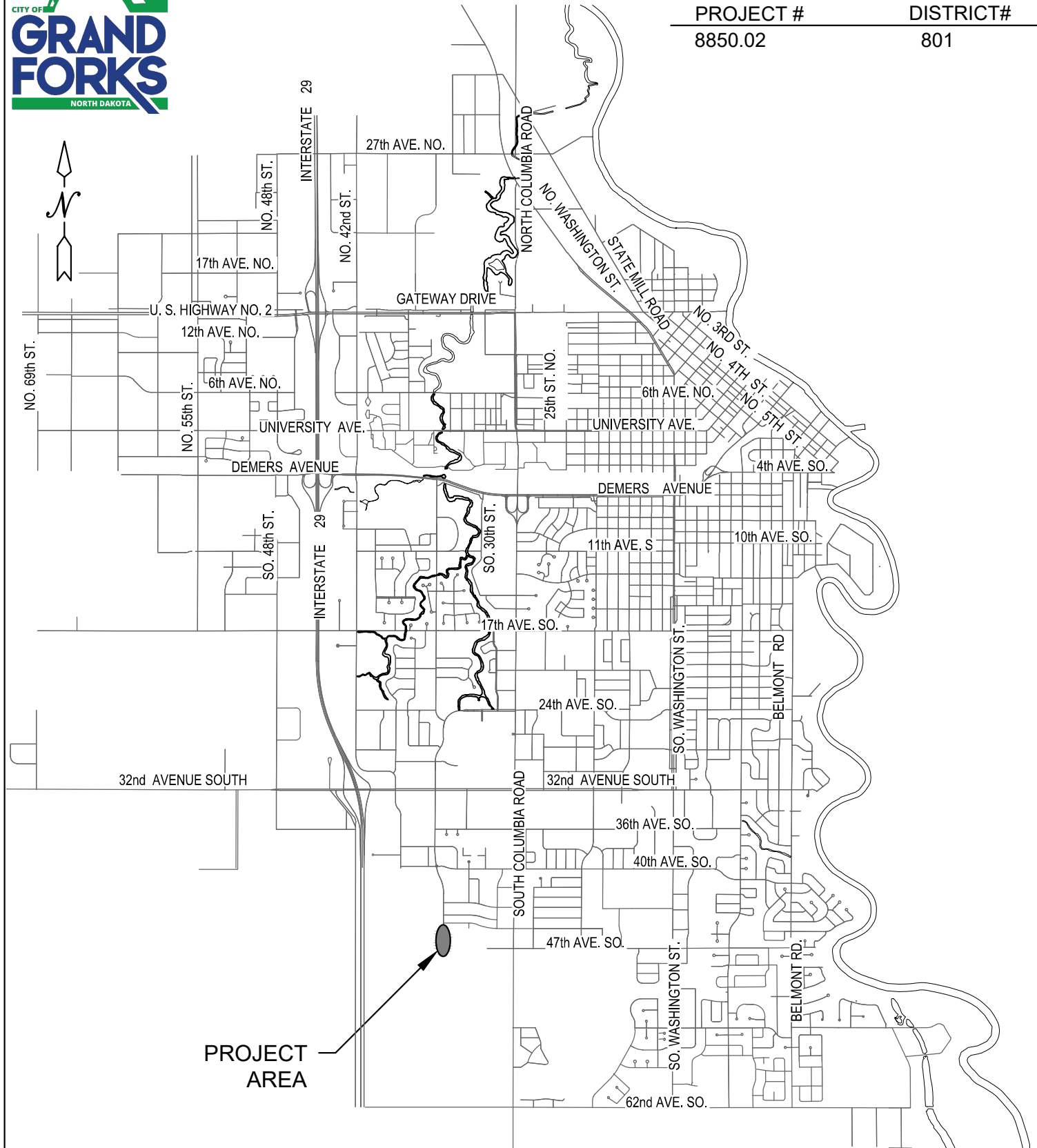
PROJECT LOCATION MAP GRAND FORKS, NORTH DAKOTA

PAVING & STREET LIGHTING ON S 34TH ST
(45TH AVE S TO 47TH AVE S)



PROJECT #
8850.02

DISTRICT #
801





ENGINEER'S REPORT

District No. 801

(Project No. 8850.02)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 8850.02 benefiting

District No. 801

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Installation of new pavement and streetlights

2. Location:

Described as follows:


S 34th St (45th Ave S to 47th Ave S)

3. Feasibility and cost:

In the opinion of the undersigned, the improvement is feasible and the probable assessed cost thereof is estimated to be approximately \$229,500*, including construction, engineering, financing, contingencies, and other incidental costs.

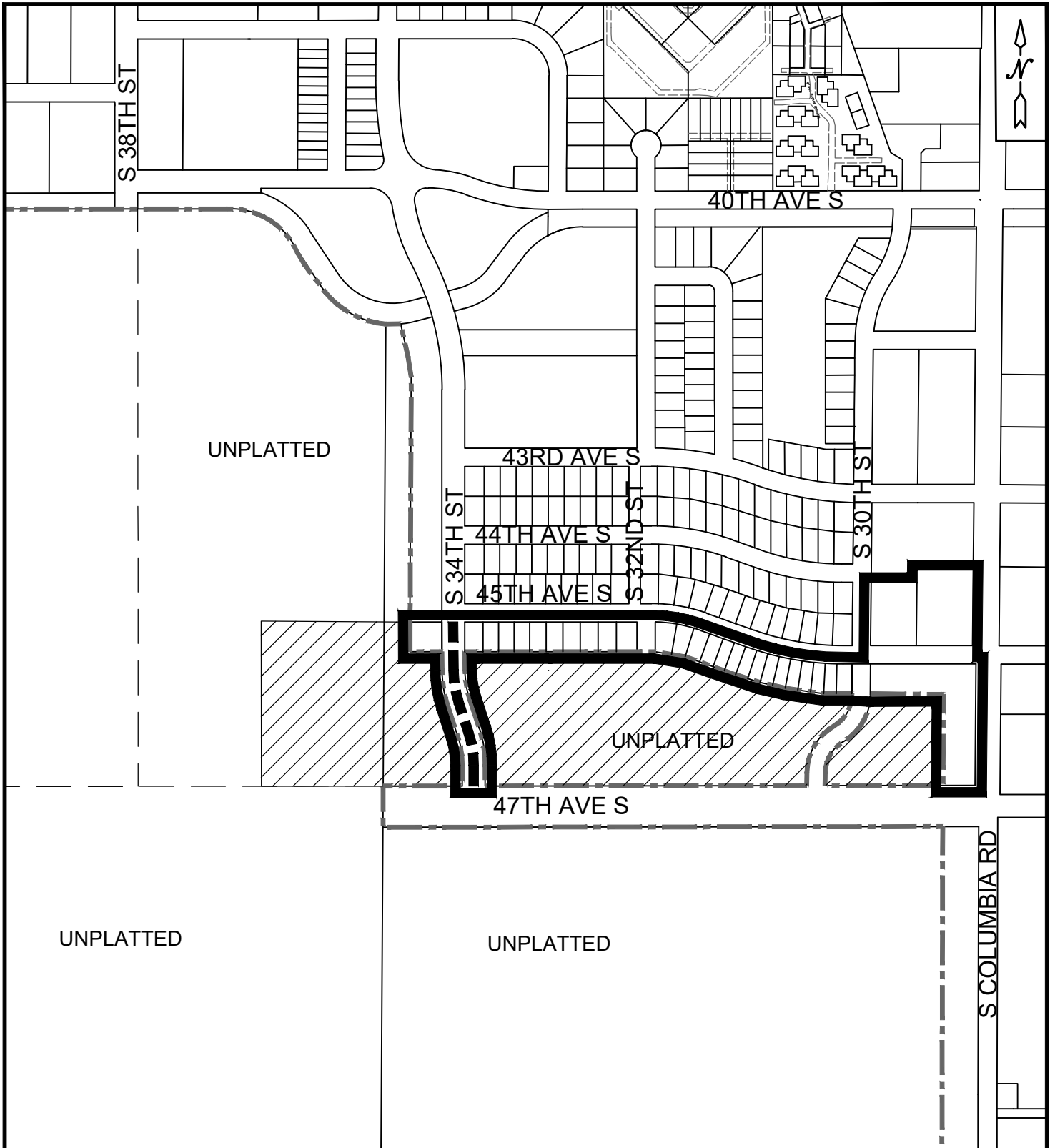
4. A map of the district is attached.

1/23/26
Date


Allen R. Grasser, PE – City Engineer

Construction Cost	\$627,000
Less City Share	\$439,000
Assessed Construction Cost	\$188,000
Project Related Expenses	
City Engineering (8%)	\$15,100
Advertising, Legal & Miscellaneous (2%)	\$3,800
Administration (8%)	\$15,100
Interm Financing (4%)	\$7,500
Total Assessment Amount	\$229,500

* Includes Assessment District, Future Assessment District &/or Tapping Area Share



PAVING & STREET LIGHTS FOR S 34TH ST (45TH AVE S TO 47TH AVE S)

LEGEND

- | | | | |
|-------------------|------------------------------|-------------|----------------------------|
| PROJECT # 8850.02 | ASSESSMENT DISTRICT BOUNDARY | CITY LIMITS | FUTURE ASSESSMENT DISTRICT |
| DISTRICT # 801 | PROJECT LIMITS | | |

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name: Paving & Street Lighting for S 34th St (45th – 47th Ave S)

Project Number: 8850.02

District No. 801

- Paving
 Street Lighting
 Other _____

This timetable prepared by MEM
 Revised by _____

Date 1/16/26
 Date _____

Action	Date of Action			Approved
	Other	Committee	Council	
Approval of Engineers Report including estimate. Resolution creating assessment district. Direct engineering to prepare plans & specifications, and advertise for construction bids.		1/26/26	2/2/26	We are Here
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 2/2/26			
*Notices sent to property owners.	Week of 2/2/26			
Public Input Mtg	2/11/25			
Approval of plans & specs.		2/23/26	3/2/26	
**Advertisement for bids prepared.	2/26/26			
Resolution of Necessity published.	3/4/26			
*Advertisement for bids published.	3/4/26			
***Bids received, opened & tabulated.	3/26/26			
#Recommend award of contract.		3/23/26		
Expiration of protest period.	4/3/26			
***Certificate as to sufficiency.	4/6/26			
Resolution as to protest and awarding contract.			4/6/26	

*Responsibility of Finance & Administrative Services Office

**Responsibility of Engineering Department.

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

#If bids are more than 25% higher than engineers estimate, Finance & Administrative Services Office will notify property owners and protest period will be extended 2 weeks.



Street/Infrastructure Fund

G/L Account	Account Description	2023 Amended Budget	2023 Actual Amount	2024 Amended Budget	2024 Actual Amount	2025 Adopted Budget	2026 Adopted Budget	
Fund 4815 - Street/Infrastructure Fund								
	Council Adopted					1.0000	350,000.00	350,000.00
4815.100.650.0010	Council Adopted					1.0000	1,500,000.00	1,500,000.00
	Council Adopted					1.0000	1,331,000.00	1,331,000.00
	Council Adopted					1.0000	1,100,000.00	1,100,000.00
	Council Adopted					1.0000	1,800,000.00	1,800,000.00
	Council Adopted					1.0000	100,000.00	100,000.00
	Council Adopted					1.0000	100,000.00	100,000.00
	Council Adopted					1.0000	250,000.00	250,000.00
	Council Adopted					1.0000	210,000.00	210,000.00
	Council Adopted					1.0000	87,500.00	87,500.00
	Council Adopted					1.0000	50,000.00	50,000.00
	Council Adopted					1.0000	90,000.00	90,000.00
	Council Adopted					1.0000	4,500,000.00	4,500,000.00
	Council Adopted					1.0000	60,000.00	60,000.00
	Council Adopted					1.0000	525,000.00	525,000.00
	Council Adopted					1.0000	542,500.00	542,500.00
	Council Adopted					1.0000	10,000.00	10,000.00
	Council Adopted					1.0000	230,000.00	230,000.00
	Council Adopted					1.0000	50,000.00	50,000.00
	Council Adopted					1.0000	100,000.00	100,000.00
	Council Adopted					1.0000	154,000.00	154,000.00
	Council Adopted					1.0000	966,000.00	966,000.00
	Council Adopted					1.0000	420,000.00	420,000.00
	Council Adopted					1.0000	168,000.00	168,000.00
	Council Adopted					1.0000	819,000.00	819,000.00
	Council Adopted					1.0000	833,600.00	833,600.00
	Council Adopted					1.0000	80,000.00	80,000.00
	Council Adopted					1.0000	300,000.00	300,000.00