



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 No. 9060, District No. 798 – Reconstruct 17th Avenue South (South Columbia Road to South 20th Street)

Submitted by: Engineering Department, Logan LeTexier, PE (Civil Engineer, Senior)
Edward Liberman, PE (Assistant City Engineer)

Staff Recommended Action: **Approve Engineer's Report, create Special Assessment District, direct Engineering Department to prepare Plans & Specifications for Project No. 9060 District No. 798 - Reconstruct 17th Avenue South (South Columbia Road to South 20th Street)**

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

Council Action: Motion by Berg, second by Fridolfs to approve staff recommendation on consent agenda. Motion passed unanimously.

BACKGROUND:

This project consists of reconstructing the existing roadway on 17th Avenue South from South Columbia Road to South 20th Street. The existing roadway is 37 feet wide and was originally constructed in 1968. The existing pavement is broken, cracked, and spalled throughout the project limits. Several alternatives were considered for rehabilitation in this area. After analyzing the condition of the pavement, it was determined that rehabilitation would not provide a long-term solution.

Public works performed investigative efforts on the underground utilities to identify areas that were in poor condition. Following their work, it was determined that improvements would be beneficial to the storm sewer and were incorporated.

Storm sewer analysis was performed in this area. Models showed that it would benefit the area to incorporate a storm water pond adjacent to the project. The proposed stormwater pond will be presented at a later date.

The proposed reconstruction will consist of replacing the existing pavement, storm sewer improvements, installation of rectangular rapid flashing beacons (RRFB's), replacement of street light conduit and conductors, relocation of a fire hydrant, and ADA improvements.

ANALYSIS AND FINDINGS OF FACT:

- The work for this project will consist of constructing an 8" concrete pavement on 12" aggregate base, improving the storm sewer, installing RRFB's at two locations, replacing street light conduit and conductors, relocating a fire hydrant, and ADA improvements.
- The total construction cost for this project is estimated to be \$3M.
- A portion of this project will be funded with a City share, as current City policy is to fund 70% of the cost of the reconstruction projects for roadways with the remaining 30% being special assessed to the benefitting properties.
- The City share is currently estimated to be \$2.1M, which will be funded from the Street/Infrastructure Fund 4815.
- This project is currently programmed in the budget in 2026 and 2027, however, the Engineering Department believes it may be more beneficial to construct the entirety of this project in 2026. A budget amendment will be requested at the time of bidding.
- There is currently \$966K budgeted in 2026 and \$1.05M budgeted in 2027 for this project.
- It is expected that the benefits of this project outweigh the cost. A full cost-to-benefit analysis will be conducted prior to bid opening.
- The resolution of necessity for the paving project can be protested per State law [Ref: ND Century Code Ch. 40-22]; the protest period is scheduled to expire on April 3, 2026.
- A project timetable with milestone dates is attached with this staff report.

SUPPORT MATERIALS:

- Engineers Report and Assessment District (2 pages)
- Project Location Map (1 page)
- Project Timetable (1 page)
- Page 548 of the 2026 City Budget indicating funding source for this project (1 page)

ENGINEER'S REPORT

District No. 798

(Project No. 9060) 02/02/2026



The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 9060 benefiting

District No. 798

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Improvement of the municipal system serving the district by reconstructing the street to serve the properties adjacent to 30th Avenue South. This project will benefit adjacent property owners by providing paved roadways, thereby reducing vehicle wear and bringing increased traffic to the served properties. It is also expected paved roadways will increase the value of properties served by this system.

2. Location:

Described as follows:
17th Avenue South (South Columbia Road to South 20th Street)

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 \$1,098,000*, including construction, engineering, financing, contingencies, and other incidental costs.

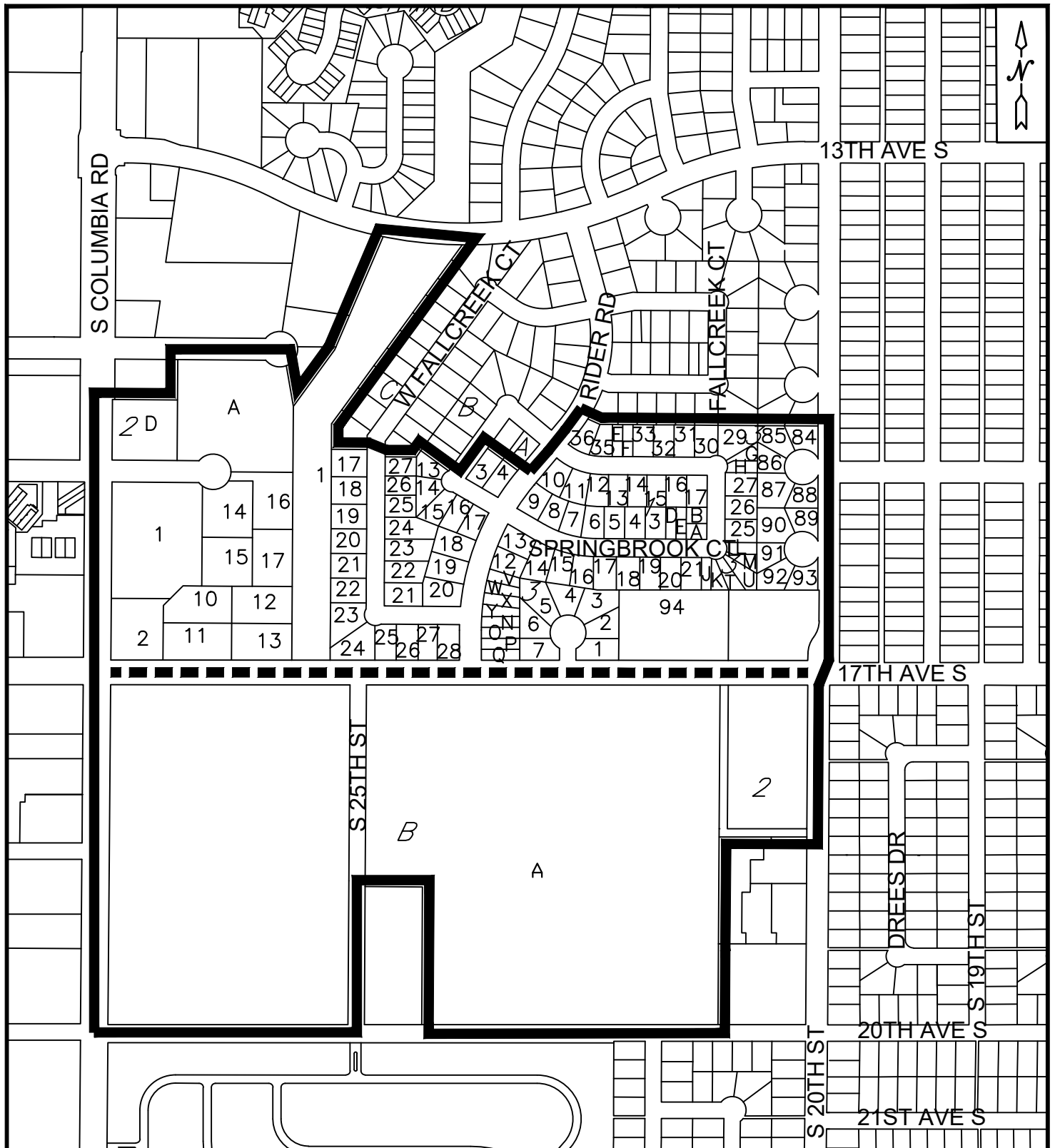
4. A map of the district is attached.

1/21/26
Date

Allen R. Grasser
Allen R. Grasser, PE – City Engineer

Construction Cost	\$3,000,000
Consultant Cost	
Less City Share	\$2,100,000
<hr/>	
Assessed Construction Cost	\$900,000
Project Related Expenses	
City Engineering (8%)	\$72,000
Advertising, Legal & Miscellaneous (2%)	\$18,000
Administration (8%)	\$72,000
Interm Financing (4%)	\$36,000
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Total Assessment Amount	\$1,098,000

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



RECONSTRUCT 17TH AVE S (S COLUMBIA RD TO S 20TH ST)

LEGEND

PROJECT # 9060

DISTRICT # 798

ASSESSMENT DISTRICT BOUNDARY

PROJECT LIMITS

PROJECT LOCATION MAP GRAND FORKS, NORTH DAKOTA

RECONSTRUCT 17TH AVENUE SOUTH
(S COLUMBIA RD TO S 20TH ST)

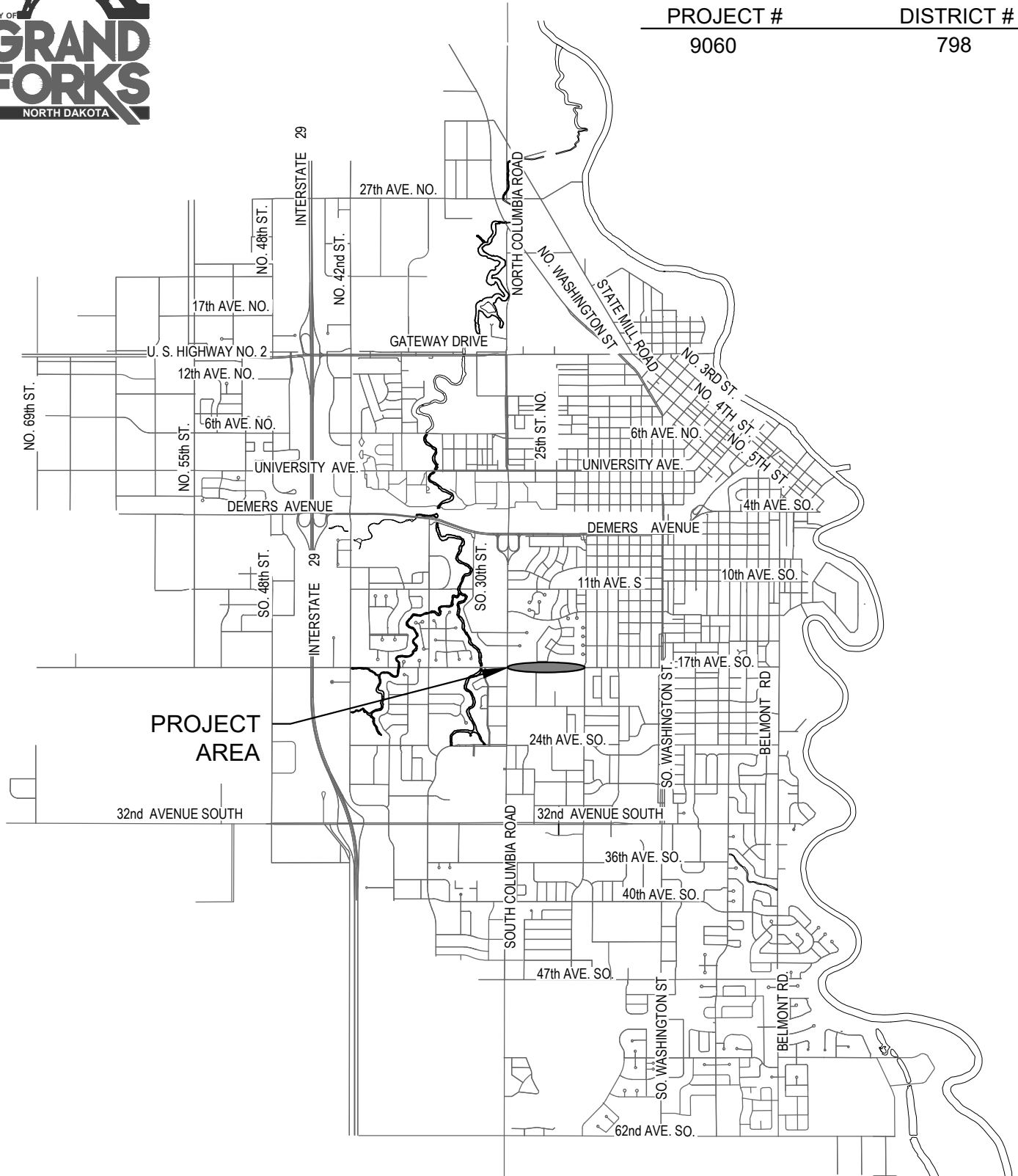


PROJECT #

9060

DISTRICT #

798



TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Reconstruct 17th Ave S (S Columbia Rd to S 20th St)
 Project Number 9060 District No. 798

- Paving
- Street Lighting
- Other _____

This timetable prepared by LJL
 Revised by _____

Date 10/27/25
 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.		1/26/26	2/2/26	We are Here
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 2/3/26			
*Notices sent to property owners.	Week of 2/3/26			
Public Input Meeting	TBD			
**Advertisement for bids prepared.	2/25/26			
Approval of plans & specs and direct engineering to advertise for construction bids.		2/23/26	3/2/26	
Resolution of Necessity published.	3/4/26			
*Advertisement for bids published.	3/5/26			
Discuss Project. (Optional)				
***Bids received, opened & tabulated.	3/19/26			
#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.

**City of Grand Forks
2026 Budget**

**CIP (Continued)
Street Infrastructure Fund - Multi Year Plan**

	2025	2026	2027	2028	2029	2030	2031	Out Years
Bridge GF-09 Columbia Rd/English Coulee	-	-	-	-	80,000	-	-	-
Bridge 18-136-18.0 N 69th St/English Coulee Diversion	-	-	-	-	-	-	-	2,000,000
Railroad Crossing Improvements	-	100,000	-	-	-	-	-	-
Rail Crossing #086750Y N 55th St	-	-	-	-	-	-	-	-
Rail Crossing #0812865 2nd Ave N/Mill Spur	-	-	-	100,000	-	-	-	-
Rail Crossing #081292V 7th Ave N/Mill Spur	-	-	-	-	-	100,000	-	-
Contingency (Pre & Post Project Costs)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	-
Mill & Overlay Undesignated	-	-	787,500	787,500	787,500	787,500	787,500	-
M/O Near North Side Neighborhood (S of 7th Ave N)	924,000	-	-	-	-	-	-	-
2025 Fog & Scrub Seal	300,000	87,500	87,500	87,500	87,500	87,500	87,500	-
M/O Near North Side Neighborhood (North of 7th Ave N)	739,200	-	-	-	-	-	-	-
Reconstruct Alley Between N 3rd St & N 4th St	-	168,000	-	-	-	-	-	-
Reconstruct 2nd Ave N (N 23rd St to N Columbia Rd)	1,394,400	-	-	-	-	-	-	-
Reconstruct 24th Ave S (S 29th St to Roundabout)	1,239,000	-	-	-	-	-	-	-
Reconstruct 17th Ave S (S 20th St to Rider)	-	966,000	-	-	-	-	-	-
M&O Belmont Rd (S 5th St to 17th Ave S)	-	542,500	-	-	-	-	-	-
M&O 62nd Ave S (S Washington St to S Columbia Rd)	-	525,000	-	-	-	-	-	-
Reconstruct 17th Ave S (Rider Rd to S Columbia Rd)	-	-	1,046,500	-	-	-	-	-
M/O 24th Ave S (Belmont Rd to S Washington St)	-	-	527,800	-	-	-	-	-
Reconstruct 32nd Ave S (Belmont Rd to Cherry St)	-	-	1,344,000	-	-	-	-	-
M&O S 30th St (Demers Ave to 14th Ave S)	-	-	-	218,750	-	-	-	-
Reconstruct 13th Ave N (Wash to N 20th St)	-	-	-	851,200	-	-	-	-
Reconstruct 30th Ave S (S 34th St to S 38th St)	887,000	-	-	-	-	-	-	-
Reconstruct 5th Ave S (Demers to Xcel)	-	420,000	-	-	-	-	-	-
Reconstruct 11th Ave N (Gateway to N 4th St)	-	154,000	-	-	-	-	-	-
Reconstruct N 43rd St (5th Ave N to 10th Ave N)	-	-	-	-	1,682,800	-	-	-
Reconstruct 13th Ave S (S Washington St to S 10th St)	-	-	-	-	914,900	-	-	-
Reconstruct Walnut St (1st Ave S to 4th Ave S)	-	-	-	-	738,500	-	-	-
Reconstruct S Columbia Rd (47th Ave S to 55th Ave S) 5-Lane	-	-	-	-	-	-	8,910,000	-
CPR 29th Ave S (S 38th St to S 42nd St)	-	-	-	-	-	172,200	-	-
CPR&G 36th Ave S (S Columbia Rd to S 31st St)	-	-	-	-	-	236,600	-	-
Reconstruct S 4th St (Demers Ave to Woodland Ave)	-	-	-	-	-	-	-	2,908,500
Recon S Washington St (57th Ave S to 62nd Ave S) 5-Lane	-	-	-	-	-	7,600,000	-	-
Recon S Columbia Rd (55th Ave S to 62nd Ave S) 5-Lane	-	-	-	-	-	-	-	8,580,000
Reconstruct N 43rd St (Gateway Dr to 10th Ave N)	-	-	-	-	-	-	-	1,059,100
Reconstruct S 29th St (17th Ave S to 24th Ave S)	-	-	-	-	-	-	-	2,009,700
Recon 62nd Ave S S Washington St to S Columbia Rd) 3-Lane	-	-	-	-	-	-	-	6,625,000
Reconstruct Chestnut St (25th Ave S to 32nd Ave S)	-	-	-	-	-	-	-	1,547,000
Reconstruct Chestnut St (1st Ave S to 5th Ave S)	-	-	-	-	-	-	-	841,400
Reconstruct Gertrude Ave (S 3rd St to Belmont Rd)	-	-	-	-	-	-	-	778,400
Reconstruct Franklin Ave (S 3rd St to S 5th St)	-	-	-	-	-	-	-	455,700
Reconstruct 19th Ave S (Cherry St to S Washington)	-	-	-	-	-	-	-	1,400,000
Reconstruct 1st Ave N (N Washington St to N 14th St)	-	-	-	-	-	-	-	217,000
Sub-total Operations and Maintenance	7,311,400	4,662,600	5,296,900	3,598,950	6,185,200	10,492,800	11,349,000	32,921,800
PRIORITY D								
SUPPORTING EXPANDING DEVELOPMENT								
27th Ave N Storm Sewer (Covered by Transfer from 2175)	3,000,000	-	-	-	-	-	-	-
40th Ave S (S 42nd St to S 44th St)	1,440,000	-	-	-	-	-	-	-
Korynta-Lemmm Paving N 55th St and 17th Ave N	-	4,500,000	-	-	-	-	-	-
27th Ave N (N Washington St to N 32nd St)	-	1,587,600	-	-	-	-	-	-
27th Ave N (N 32nd St to N 39th St)	-	-	1,764,000	-	-	-	-	-
Unknown Future Development	-	-	437,500	437,500	437,500	437,500	437,500	-
6th Ave (55th to 58th)	-	-	-	-	-	-	-	1,274,000
Sub-total Supporting Expanding Development	4,440,000	6,087,600	2,201,500	437,500	437,500	437,500	437,500	1,274,000
PRIORITY E								
ADDITIONAL PROJECTS								
University Ave Reconstruct (N Columbia Rd to N 25th St)	-	-	1,982,400	-	-	-	-	-
Reconstruct 42nd St (17th Ave S to 24th Ave S) for Birkholz (5-Jane)	-	-	-	-	-	-	-	6,237,000
S 30th St (Demers Ave to 11th Ave S)	-	-	-	-	-	-	-	1,890,000
S 30th St (11th Ave S-14th Ave S)	-	-	-	-	-	-	-	1,680,000
AISAC 17th Ave S	-	1,800,000	-	-	-	-	-	-
Alerus Parking Lot Rehabilitation	-	-	-	250,000	-	250,000	-	-
Sub-total Additional Projects	-	1,800,000	1,982,400	250,000	-	250,000	-	9,807,000
PRIORITY F1								
LARGE REGIONAL PROJECTS (42nd St Underpass)								
42nd St Underpass Support	1,000,000	-	-	-	-	-	-	-
42nd St Underpass	-	-	-	-	-	-	-	-
2025 \$1MM Upfront Support Cash	-	1,000,000	2,833,000	-	-	-	-	-
2027 \$2.8MM from S 48th St Transfer	-	-	-	-	-	-	-	-
42nd St Underpass (Bond Payments)	-	-	-	-	-	-	-	-
2026 ROW, Utility Relocation & Environmental Mitigation \$5M Bond	-	350,000	1,150,000	1,150,000	1,150,000	1,150,000	1,150,000	1,150,000
2027 Construction & Construction Engineering \$12.8M Bond	-	-	-	-	-	-	-	-
PRIORITY F2								
LARGE REGIONAL PROJECTS (47th Ave Interchange)								
47th Ave Interchange Supporting Roadways ROW	1,000,000	1,500,000	-	-	-	-	-	-
S 34th St (45th Ave S to 47th Ave S)	-	819,000	-	-	-	-	-	-
47th Ave S (S 34th St to S 38th St) (5 Lane)	-	-	-	-	-	-	-	5,610,000
I-29 and 47th Ave S Interchange Utility Relocate	-	-	-	-	-	-	-	403,700
S 38th St (40th Ave S to 47th Ave S)	-	-	-	-	-	-	-	2,268,000
S 48th St (32nd Ave S to 40th Ave S)	-	-	-	-	-	-	-	3,141,600
S 48th St (40th Ave S to 47th Ave S)	-	-	-	-	-	-	-	3,094,000
47th Ave S (I-29 to S 48th St) (5 Lane)	-	-	-	-	-	-	-	7,590,000
S 42nd St (40th Ave S to S 48th St)	-	-	-	-	-	-	-	3,367,000
Inter City Bridge	-	-	-	-	-	-	-	-
Sub-total Large Regional Projects	2,000,000	3,669,000	3,983,000	1,150,000	1,150,000	1,150,000	1,150,000	27,274,300
Summary of Sub-total Priorities								
Sub-total of Annual Non-Project Operating Costs Priority A	2,165,291	2,619,759	3,244,727	2,309,069	2,375,341	2,443,601	2,513,909	-
Sub-total of Projects with Federal Funding	1,305,227	3,271,000	1,651,826	1,252,845	6,515,000	3,420,000	2,750,000	-
Sub-total of Operations and Maintenance	7,311,400	4,662,600	5,296,900	3,598,950	6,185,200	10,492,800	11,349,000	-
Sub-total of Expanding Development	4,440,000	6,087,600	2,201,500	437,500	437,500	437,500	437,500	-
Sub-total of Additional Projects	-	1,800,000	1,982,400	250,000	-	250,000	-	-
Sub-total of Large Regional Projects (42nd St Underpass)	1,000,000	1,350,000	3,983,000	1,150,000	1,150,000	1,150,000	1,150,000	-
Sub-total of Large Regional Projects (47th Ave Interchange)	1,000,000	2,319,000	-	-	-	-	-	-
Total Expenditures	17,221,918	22,109,959	18,360,353	6,998,364	16,663,041	18,193,901	18,200,409	
Net Amount Available for Carryover (Cash)	\$ 14,711,084	\$ 8,257,259	\$ 3,591,006	\$ 10,209,713	\$ 7,849,599	\$ 5,922,335	\$ 2,607,168	
Revenue over/(under) expenditures annually	\$ 6,361,084	\$ (6,453,825)	\$ (4,666,252)	\$ 6,618,707	\$ (2,360,114)	\$ (1,927,264)	\$ (3,315,167)	