



City of Grand Forks
Staff Report
Committee of the Whole – February 9, 2026
City Council – February 17, 2026

APPROVED & ACCEPTED
by City Council

02/17/2026

Maureen Storstad
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City Auditor

Agenda Item: Plans and Specifications for City Project No. 8922, District No. 613 – Highway 81 & Associated Area Sanitary Sewer Phase IV

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

Staff Recommended Action: **Approve Plans and Specifications, approve revised Engineer’s Report, and direct staff to advertise for bids for City Project No. 8922, District No. 613 – Highway 81 & Associated Area Sanitary Sewer Phase IV.**

Committee Recommended Action: Motion by Osowski, second by Lunski to move staff recommendation to City Council with a recommendation to approve. Motion carried unanimously.

Council Action:

Motion by Berg, second by Sande to approve on consent agenda.
Motion passed unanimously.

BACKGROUND:

The work of this project is proposed to consist of installing sanitary sewer in the Highway 81 annexation area. This project is expected to complete the sanitary sewer buildout in this development. This phase (Phase IV) covers most of the properties adjacent to the east side of Highway 81 from 27th Ave N to Mill Rd. It also includes several properties along the north end of Mill Rd.

This project and its predecessors have been funded utilizing North Dakota State Revolving Fund (SRF) Loans. Because of this, a Special Assessment District was already created on October 21, 2024. For the sewer in this area, the City has agreed to assume all of the special assessments that would otherwise be assigned to the private lots. So, while this project does have a special assessment district, it is not anticipated that any special assessments would be placed on private property owners.

The Engineer’s Report for this project was approved in the fall of 2024 in order to include qualify the project for SRF loans. The original cost estimate that was prepared for this project is now dated. Using more recent cost data, the estimate has been revised and subsequently, the Engineer’s Report needs to be revised.

ANALYSIS AND FINDINGS OF FACT:

- This project is not protestable as per ND Century Code 40-22-15.
- The current construction estimate for these projects is as follows:

Construction Estimate	Engineering
\$1,835,600	\$209,560

- This project will be funded utilizing special assessments that will be repaid utilizing North Dakota State Revolving Fund Loans.
- The City has previously agreed to assume the assessments for all properties excluding Lot 2, Block 1 which is currently owned by a private party. This lot does not lie within the proposed assessment district for any of these projects.
- The City assumption of assessments is to be funded from the Wastewater Fund 5200, utilizing a State Revolving Fund Loan. The estimated City share for this project is \$2,392,850.
- This project is expected to be bid in Spring of 2026.

SUPPORT MATERIALS:

- Revised Engineer’s Report (1 Page)
- Assessment District Map (1 Page)

**ENGINEER'S REPORT
(REVISED 2/5/2026)**

District No. 613

(Project No. 8922)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 8922 benefiting.

District No. 613

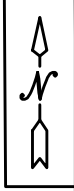
- 1. Purpose and general nature:
Improvement of the municipal system serving the district by:
Sanitary Sewer Installation
- 2. Location:
Described as follows:
Peony First Addition (Along the east side of Hwy 81 from 27th Ave N to Mill Rd and along the northern end of Mill Rd)
- 3. Feasibility and cost:
In the opinion of the undersigned, the improvement is feasible and the probable assessed cost thereof is estimated to be approximately \$0.00*, including construction, engineering, financing, contingencies, and other incidental costs.
- 4. A map of the district is attached.

2/5/26
Date


Allen R. Grasser, PE – City Engineer

Construction Cost	\$ 1,835,600.00
Professional Fees	\$ 209,560.00
Subtotal	\$ 2,045,160.00
Special Assessment Overhead (17%)	\$ 347,677
Special Assessment Subtotal	\$ 2,392,837.20
Unique City Assumption of Special Assessment	\$ (2,392,837.20)
Total Special Assessment Amount	\$ -

* Estimated Assessed costs contingent on approval by Special Assessment Commission



29

33RD AVE N

30TH AVE N

27TH AVE N

HWY 81




MILL RD

SANITARY SEWER FOR HWY 81 & ASSOCIATED AREA - PHASE IV

LEGEND

PROJECT #8922

DISTRICT # 613

-  ASSESSMENT DISTRICT BOUNDARY
-  PROJECT LIMITS
-  CITY LIMITS