



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*  
Maureen Storstad  
City Auditor

**Agenda Item:** Plans and Specifications for City Project No. 9010, District No. 799 – 2026 Mill & Overlay

**Submitted by:** Engineering Department, Angelica Beto, EIT (Civil Engineer)  
Shane Duchscher, PE (Civil Engineer, Principal)  
Edward Liberman, PE (Assistant City Engineer)

**Staff Recommended Action:** Approve Plans and Specifications and direct Engineering Department to advertise for construction bids for Project Nos.:

**9010.1, District No. 799.1 – Mill & Overlay for S 4<sup>th</sup> St (Railroad to Gertude Ave), Bruce Ave (S 5<sup>th</sup> St to County Ramp), Division Ave (S 5<sup>th</sup> St to S 3<sup>rd</sup> St), & Gertrude Ave (S 4<sup>th</sup> St to mid-block between S 3<sup>rd</sup> St and S 4<sup>th</sup> St)**

**9010.2, District No. 799.2 – Mill & Overlay for 17<sup>th</sup> Ave S (Cherry St to Belmont Rd)**

**9010.3, District No. 799.3 – Mill & Overlay for S 26<sup>th</sup> St (24<sup>th</sup> Ave S to 26<sup>th</sup> Ave S) & 26<sup>th</sup> Ave S (S Columbia Rd to S 25<sup>th</sup> St)**

**9010.4, District No. 799.4 – Mill & Overlay for 62<sup>nd</sup> Ave S (Columbia Rd to S Washington St)**

**Committee Recommended Action:** Motion by Osowski, second by Berg 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 consists of performing mill and overlay rehabilitation on several sections of deteriorated streets. Project locations were chosen based on rigorous investigation of city streets by Engineering personnel. Multiple areas were assessed and selected based on pavement conditions, classification of streets, and rideability. The selected roadways are in very poor condition, including extensive longitudinal and transverse cracking, alligator cracking, potholes, and general deterioration.

S 4<sup>th</sup> St (Railroad to Gertrude Ave), Bruce Ave (S 5<sup>th</sup> St to County Ramp), Division Ave (S 5<sup>th</sup> St to S 3<sup>rd</sup> St), Gertrude Ave (S 4<sup>th</sup> St to mid-block between S 3<sup>rd</sup> St and S 4<sup>th</sup> St) were originally constructed in 1949. This street was most recently overlaid with asphalt in 1999.

17<sup>th</sup> Ave S (Cherry St to Belmont Rd) was originally constructed in 1952. It was milled and overlaid in 1999. A seal coat was applied in 2008 and a scrub seal was done in 2022.

S 26<sup>th</sup> St (24<sup>th</sup> Ave S to 26<sup>th</sup> Ave S) was constructed in 1979. There were no other records of this road being milled and overlaid.

26<sup>th</sup> Ave S (S Columbia Rd to S 25<sup>th</sup> St) was constructed in 1983. There were no other records of this road being milled and overlaid.

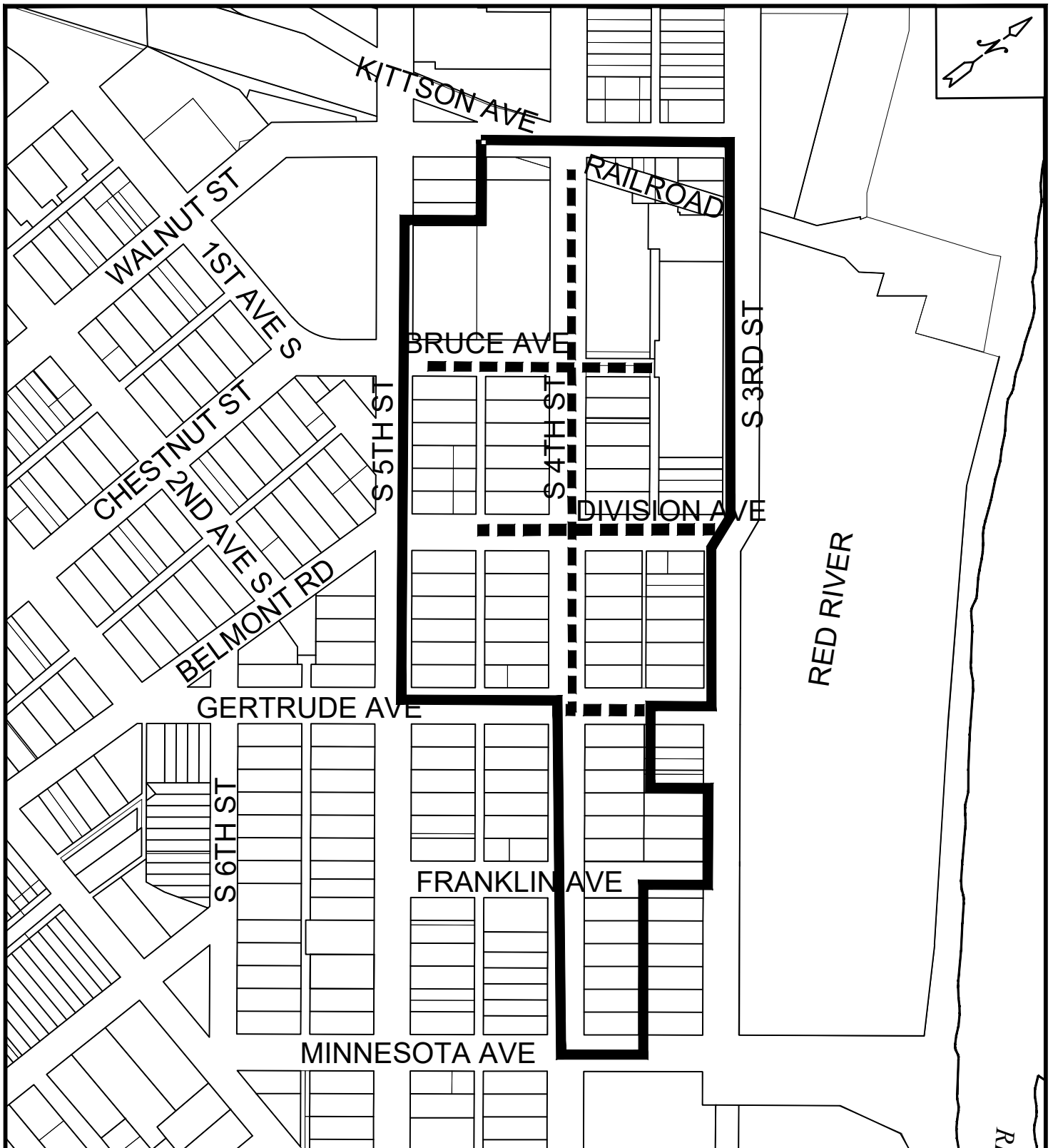
It is unknown when 62<sup>nd</sup> Ave S (S Columbia Rd to S Washington St) was constructed. In 2018 62<sup>nd</sup> Ave from Washington St to 500' west of Belmont Rd was milled and overlaid.

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

- The work of this project will consist of milling the existing surface; overlaying the milled surface with hot mix asphalt; miscellaneous concrete repairs; replacing sidewalk ramps to bring them into ADA compliance; as well as various manhole, catch basin, and gate valve repairs.
- The benefits received from the project include access (both for property and fire protection), dust suppression, pedestrian accommodations, pedestrian safety and increased development.
- The total construction cost for this project is estimated to be \$1,782,000.
- A portion of this project is to be funded with a City Share, as current City policy is to fund 70% of the cost of rehabilitation projects for both local and classified streets, with the remaining 30% being special assessed to benefiting properties.
- City Share for the projects is currently estimated to be \$1,248,000 which will be funded from the Street/Infrastructure Fund 4815 where a total of \$1,068,500 has been budgeted in 2026. Should the low bid exceed budgeted funds, Engineering will request a budget amendment at the time bids are presented to City Council for award.
- A timetable of project administrative milestone dates is attached to this Staff Report.
- 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 March 13, 2026.
- Construction is anticipated to take place during the 2026 construction season.

### **SUPPORT MATERIALS:**

- Assessment District Maps (4 Pgs)
- Timetable (1 Pg)
- Excerpt from 2026 City Budget Book (1 Pg)



**2026 MILL & OVERLAY**

**S 4TH ST (RR TO GERTRUDE) BRUCE (S 5TH ST TO PARKING GARAGE)  
 DIVISION (S 4TH ST TO S 3RD ST) GERTRUDE AVE (S 4TH ST TO ALLEY)**

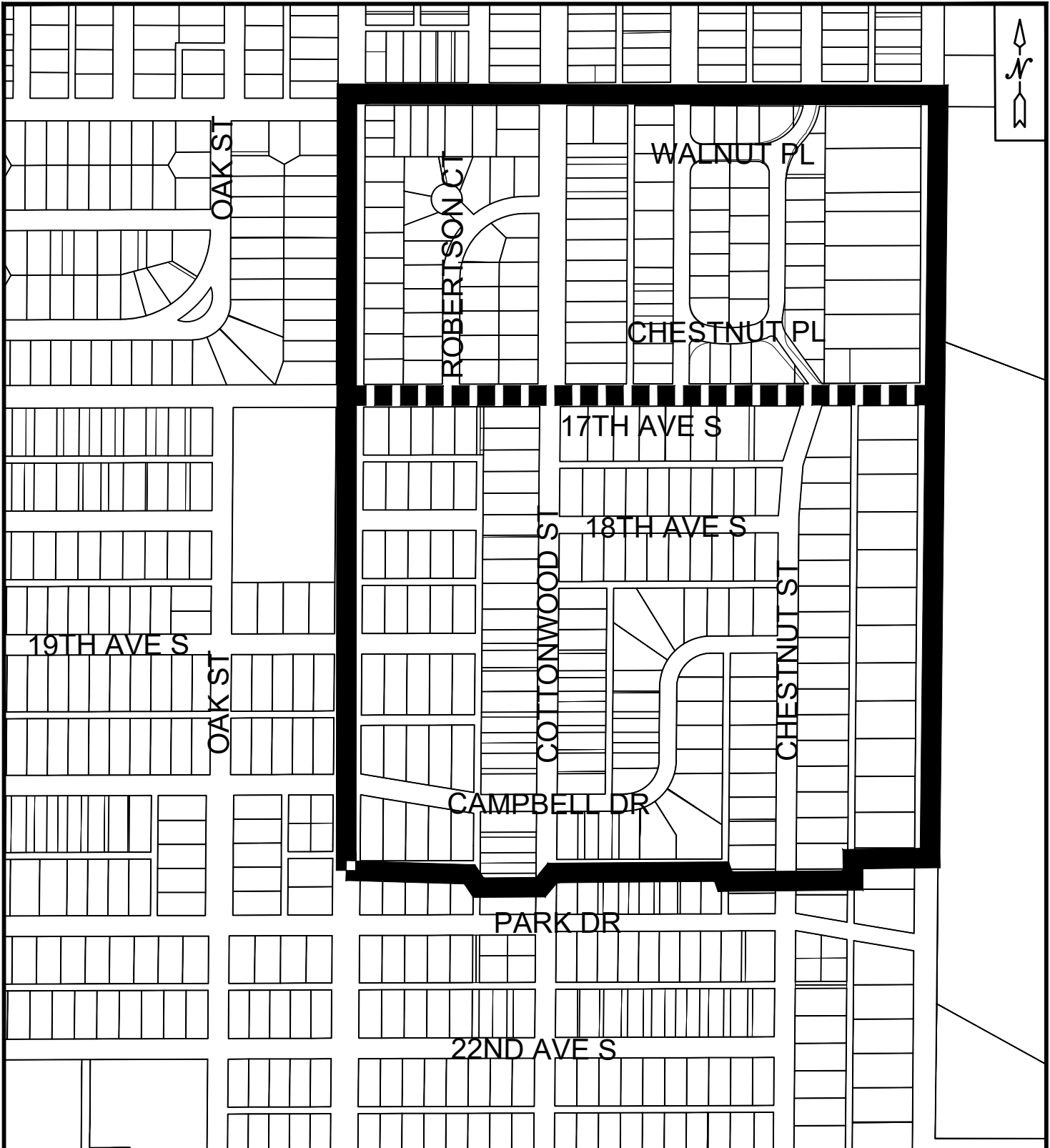
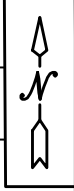
LEGEND

PROJECT # 9010.1

— ASSESSMENT DISTRICT BOUNDARY

DISTRICT # 799.1

- - - PROJECT LIMITS



**2026 MILL & OVERLAY  
17TH AVE S (CHERRY TO BELMONT)**

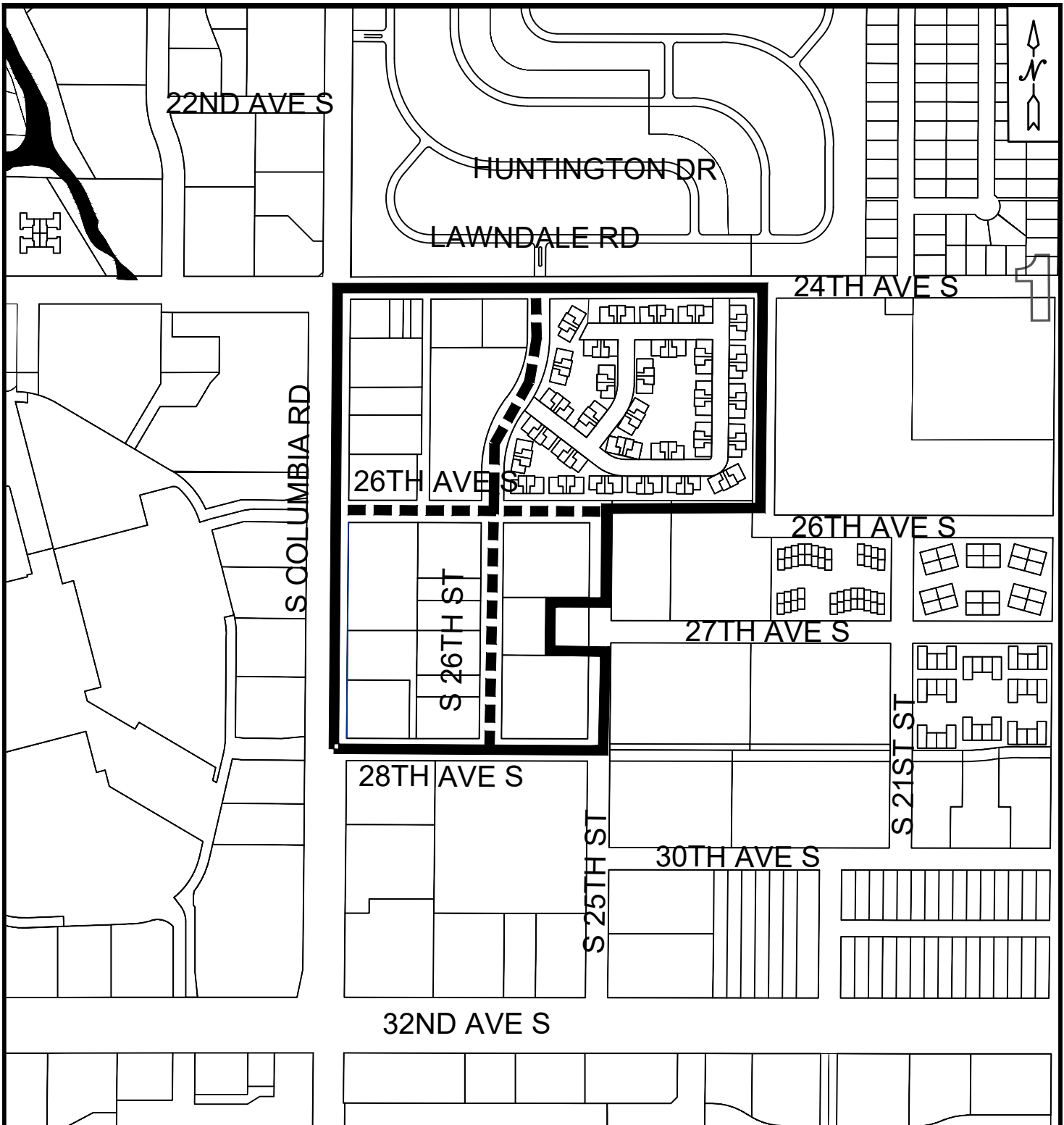
LEGEND

PROJECT # 9010.2

 ASSESSMENT DISTRICT BOUNDARY

DISTRICT # 799.2

 PROJECT LIMITS

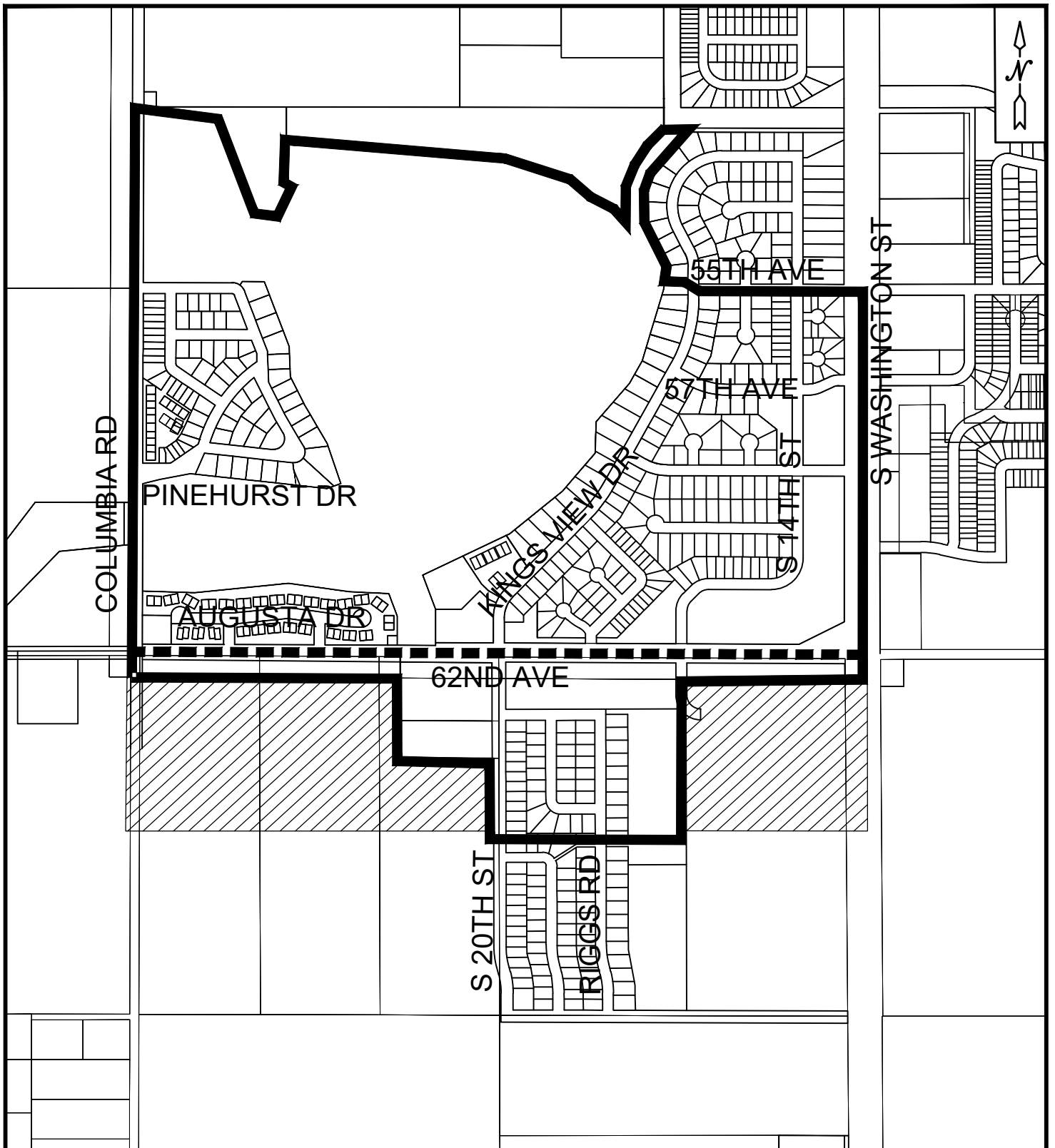


**2026 MILL & OVERLAY**  
**S 26TH ST (24TH AVE S TO 28TH AVE S) 26TH AVE S (S COLUMBIA RD TO S 25TH ST)**

LEGEND

PROJECT # 9010.3  
 DISTRICT # 799.3

- ASSESSMENT DISTRICT BOUNDARY
- PROJECT LIMITS



**2026 MILL & OVERLAY  
62ND AVE (COLUMBIA RD TO S WASHINGTON)**

LEGEND

PROJECT # 9010.4

DISTRICT # 799.4

 ASSESSMENT DISTRICT BOUNDARY

 PROJECT LIMITS

 FUTURE ASSESSMENT DISTRICT

## TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name 2026 Mill & Overlay

Project Number 9010-.01-.04

District No. 799

- Paving
- Street Lighting
- Other \_\_\_\_\_

This timetable prepared by AB

Revised by \_\_\_\_\_

Date 1/9/25

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, and advertise for construction bids.		1/12/26	1/20/26	
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 1/20/26			
*Notices sent to property owners.	Week of 1/26/26			
Public Input Mtg	Week of 1/26/26			
**Advertisement for bids prepared.	2/12/26			
Resolution of Necessity published.	2/11/26			
*Advertisement for bids published.	2/18/26			
Approval of plans & specs.		2/9/26	2/17/26	We are Here
Discuss Project. (Optional)				
***Bids received, opened & tabulated.	3/5/26			
#Recommend award of contract.		3/9/26		
Expiration of protest period.	3/13/26			
***Certificate as to sufficiency.	3/16/26			
Resolution as to protest and awarding contract.			3/16/26	

\*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