



City of Grand Forks
Staff Report (UPDATED 2/27/2026)
Committee of the Whole – February 23, 2026
City Council – March 2, 2026



Agenda Item: Special Assessment District for City Project No. 9049, District No. 796 – Reconstruct 11th Ave N (N 4th St to Gateway Dr)

Submitted by: Engineering Department, Rachel Bremer, PE (Civil Engineer, Sr)
Edward Liberman, PE (Assistant City Engineer)

Staff Recommended Action: **Approve Engineer's Report, create Special Assessment District, and direct Engineering Department to prepare Plans & Specifications for Project No. 9049, District No. 796 – Reconstruct 11th Ave N (N 4th St to Gateway Dr)**

Committee Recommended Action:

Motion by Berg, second by Fridolfs to refer staff recommendation to City Council with a recommendation to approve. Motion carried unanimously.

Council Action:

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

BACKGROUND:

This staff report was updated to include an updated Engineer's Report, which reflects revised assessment costs. The updates account for additional driveway and sidewalk work requested by a property owner; these costs will be assessed at 100% to the adjacent property.

This project consists of reconstruction of the existing concrete roadway with asphalt overlay on 11th Ave N from N 4th St to Gateway Dr.

The existing concrete roadway was likely constructed prior to 1920 and is in poor condition. The concrete pavement has severely deteriorated and has been overlaid with asphalt multiple times, most recently in 2000. The existing asphalt overlay is severely cracked and potholed. This section of 11th Ave N was initially included in the 2025 Mill & Overlay project; however, the City received a petition from the property owners adjacent to this section asking to have it reconstructed rather than milled and overlaid. This segment was then removed from the 2025 project with the intent of reconstruction in 2026.

The proposed reconstruction will replace the existing section with a 21-foot-wide concrete urban roadway section with curb and gutter.

ANALYSIS AND FINDINGS OF FACT:

- The work for these projects will consist of constructing 6” concrete pavement on 12” aggregate base and other miscellaneous work.
- The benefits received from the paving project are for access, both for property and fire protection, dust suppression, pedestrian accommodations, pedestrian safety, and preserving existing development.
- The total construction cost for the project is estimated to be \$177,500.
- A portion of the project will be funded with a City Share as current City policy is to fund 70% of the cost of reconstruction for local streets with the remaining 30% being special assessed to the benefiting properties.
- City Share for Project 9049 is estimated to be \$100,000. The City share is to be funded from the Street and Infrastructure fund 4815, where a total of \$154,000 has been budgeted for this project in 2026. The City Share does not include driveways and sidewalks which are 100% assessed to the adjacent property.
- 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 17, 2026.
- Construction is anticipated to take place during the 2026 construction season. See attached project timetable for additional milestone dates.

SUPPORT MATERIALS:

- Engineer’s Report and Assessment District (2 pages)
- Timetable (1 page)
- Excerpt from 2026 City Budget (1 page)



ENGINEER'S REPORT

District No. 796

(Project No. 9049)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 9049 benefiting

District No. 796

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Reconstruction of existing pavement.

2. Location:

Described as follows:

11th Ave N from N 4th St to Gateway Dr

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 \$94,550*, including construction, engineering, financing, contingencies, and other incidental costs.

4. A map of the district is attached.

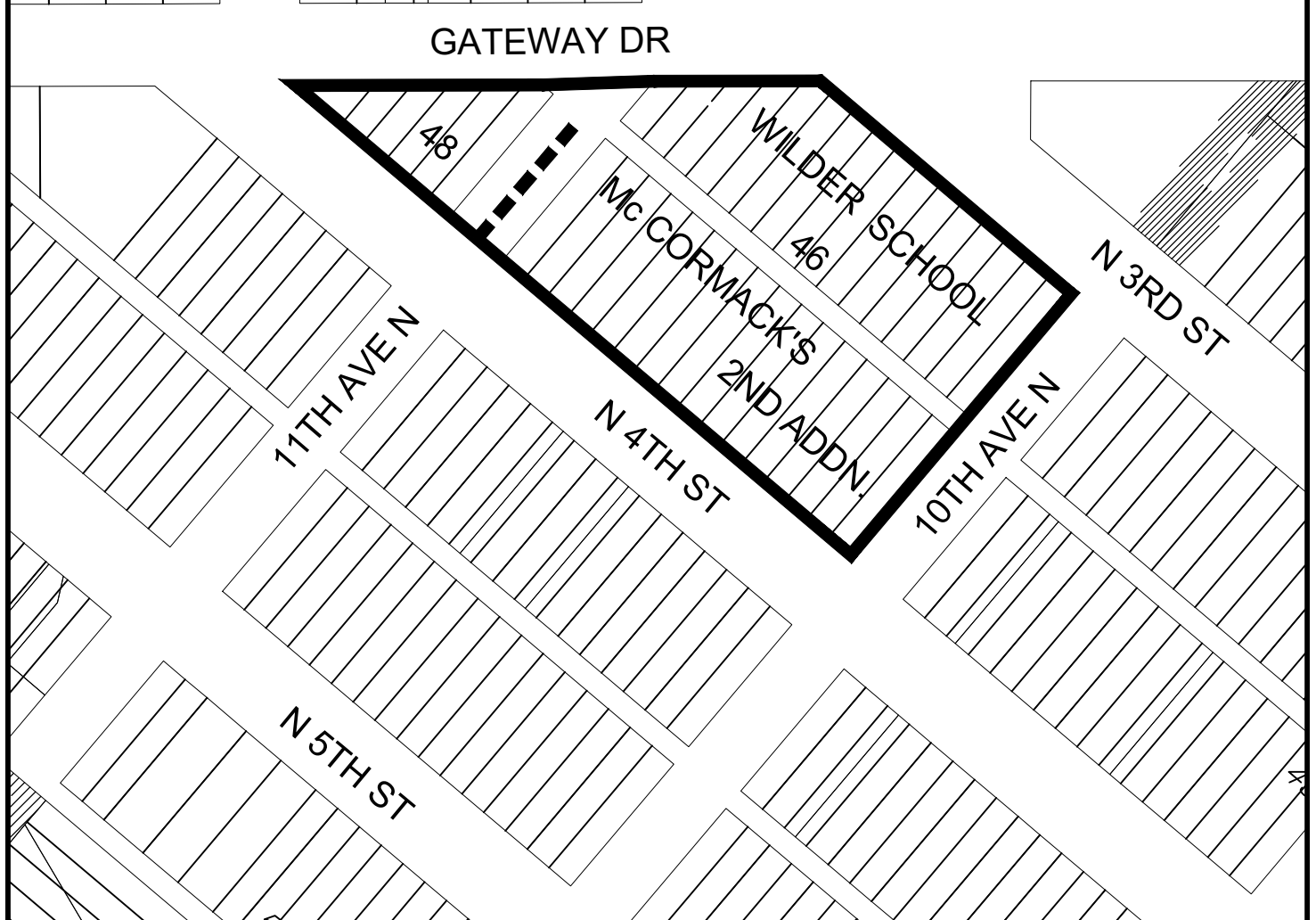
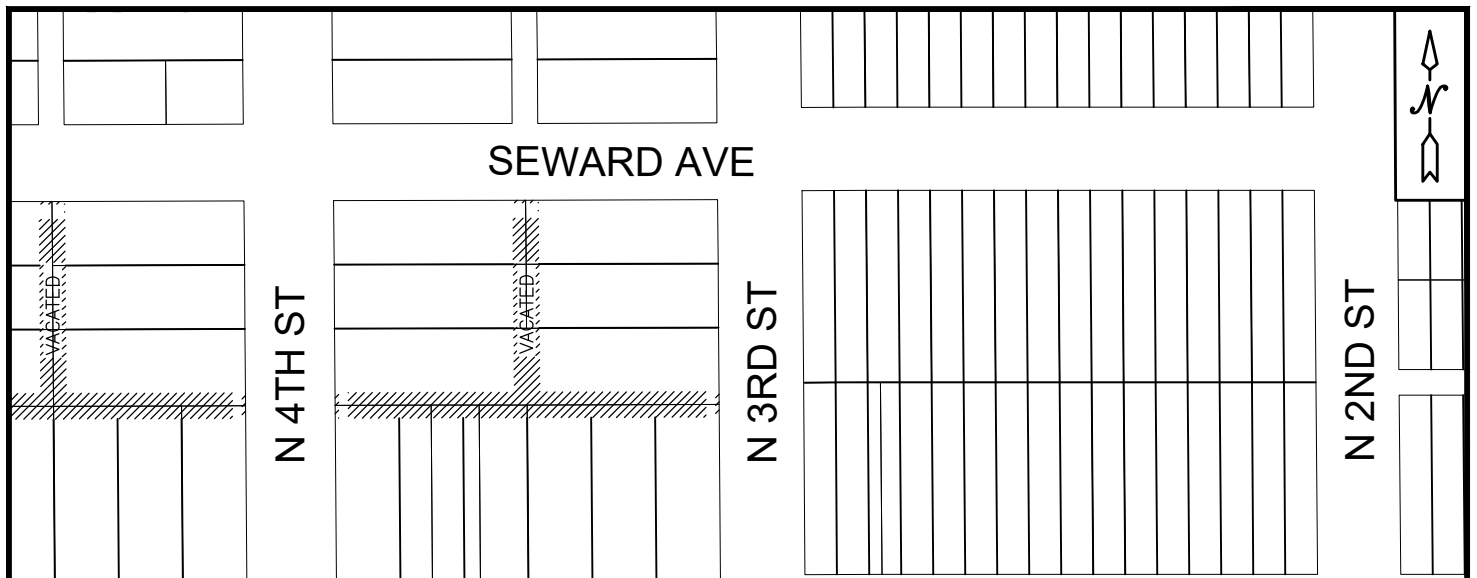
3/2/26
Date

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

Construction Cost	\$177,500
Consultant Cost	
Less City Share**	\$100,000
<hr/>	
Assessed Construction Cost	\$77,500
Project Related Expenses	
City Engineering (8%)	\$6,200
Advertising, Legal & Miscellaneous (2%)	\$1,550
Administration (8%)	\$6,200
Interm Financing (4%)	\$3,100
<hr/>	
Total Assessment Amount	\$94,550

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

** City Share is on common features only and does not include sidewalks and driveways that are 100% assessed to adjacent property.



**RECONSTRUCT 11TH AVE N
(N 4TH ST TO GATEWAY DR)**

LEGEND

PROJECT # 9049

DISTRICT # 796

- ASSESSMENT DISTRICT BOUNDARY
- - - - -** PROJECT LIMITS

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Reconstruct 11th Ave N (N 4th St to Gateway Dr)

Project Number 9049

District No. 796

- Paving
- Street Lighting
- Other _____

This timetable prepared by RAB

Date 2/9/2026

Revised by _____

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.		2/23/26	3/2/2026	We are Here
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 3/2/26			
*Notices sent to property owners.	Week of 3/2/26			
Public Input Mtg	Week of 3/9/26			
**Advertisement for bids prepared.	3/12/26			
Resolution of Necessity published.	3/18/26			
*Advertisement for bids published.	3/18/26			
Approval of plans & specs.		3/9/26	3/16/26	
Discuss Project. (Optional)				
***Bids received, opened & tabulated.	4/2/26			
#Recommend award of contract.		4/13/26		
Expiration of protest period.	4/17/26			
***Certificate as to sufficiency.	4/20/26			
Resolution as to protest and awarding contract.			4/20/26	

*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