



City of Grand Forks
Staff Report
Committee of the Whole – March 23, 2026
City Council – April 6, 2026

APPROVED & ACCEPTED
by City Council

04/06/2026

Maureen Storstad
Maureen Storstad
City Auditor

Agenda Item: Revised Engineers for City Project No. 8577, District No. 363 – Highway 81 & Associated Area Watermain Phase III

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

Staff Recommended Action: **Approve revised Engineer’s Report for City Project No. 8577, District No. 363 – Highway 81 & Associated Area Watermain Phase III.**

Committee Recommended Action: Motion by Osowski, 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 Sande to approve on consent agenda. Motion carried unanimously.

BACKGROUND:

The Engineer’s Report for this project was approved in the fall of 2024 in order to include qualify the project for SRF loans. It was then revised on March 16, 2026 to reflect current industry prices on the work. Both the initial and revised Engineer’s Reports anticipated that the North Dakota State Water Commission (ND SWC) would provide a 60% cost share on the project which is consistent with the previous two watermain projects in this area. Staff was informed on March 20, 2026 that due to State oil revenue challenges, the ND SWC cost share program has allocated the remainder of its funding for this program for the biennium. The attached revised Engineer’s Report is reflective of this new information and presents the costs in absence of the ND SWC cost sharing.

The work of this project is proposed to consist of installing watermain in the Highway 81 annexation area. This project is expected to complete the watermain buildout in this development. This phase (Phase III) will provide water service to the remaining properties along N 30th St and those north of 33rd Ave N. This project will be a special assessment project where the City absorbs the assessments and funds them using a State Revolving Fund Loan.

ANALYSIS AND FINDINGS OF FACT:

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

Construction Estimate	Engineering
\$1,281,600	\$227,490

- 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 this project.
- The City assumption of assessments is to be funded by Water Utility Revenue through Fund 5300, utilizing a State Revolving Fund Loan. The estimated City share for this project is \$1,765,647.
- The project is expected to be bid in Spring of 2026

SUPPORT MATERIALS:

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

ENGINEER'S REPORT (REVISED 3/20/2026)

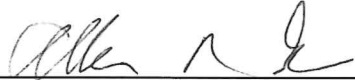
District No. 363

(Project No. 8577)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 8577 benefiting.

District No. 363

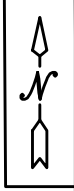
1. Purpose and general nature:
Improvement of the municipal system serving the district by:
Watermain Installation
2. Location:
Described as follows:
N 30th St from 30th Ave N to 33rd Ave N
30th Ave N from N 30th St to Highway 81
Highway 81 from 33rd Ave N to 1500' North of 33rd Ave N
3. Feasibility 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.

3/20/26


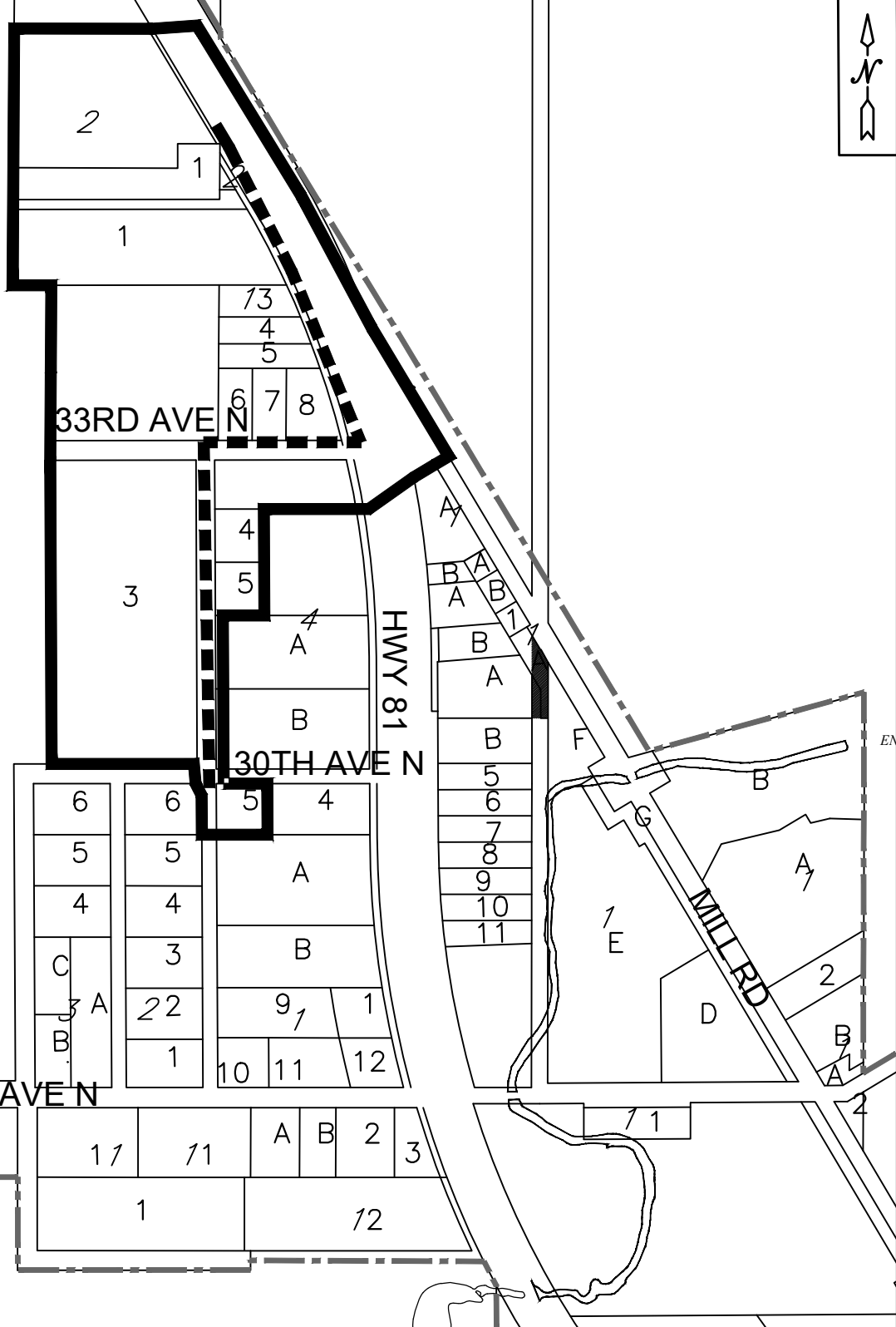
 Date _____ Allen R. Grasser, PE – City Engineer

Construction Cost	\$ 1,281,600.00
Professional Fees	\$ 227,500.00
Subtotal	\$ 1,509,100.00
Special Assessment Subtotal	\$ 1,509,100.00
Special Assessment Overhead (17%)	\$ 256,547.00
Special Assessment Total	\$ 1,765,647.00
Unique City Assumption of Special Assessment	\$ (1,765,647.00)
Total Special Assessment Amount	\$ -

* Estimated Assessed costs contingent on approval by Special Assessment Commission



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WATERMAIN FOR HWY 81 & ASSOCIATED AREA - PHASE III

LEGEND

PROJECT # 8577

DISTRICT # 363

- ASSESSMENT DISTRICT BOUNDARY
- PROJECT LIMITS
- CITY LIMITS