



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
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City Auditor

Agenda Item: Plans & Specifications for City Project No. 9064, District No. 800 – Paving 27th Ave N (N 36th St to N Washington St).

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

Staff Recommended Action: **Approve Plans & Specifications for City Projects No. 9064, District No. 800 – Paving 27th Ave N (N 36th St to N Washington St).**

Committee Recommended Action: Motion by Vein, second by Osowski to move staff recommendation to City Council with a recommendation to approve. Motion carried 6-1 with Osowski dissenting.

Council Action: Motion by Berg, second by Weigel to approve staff recommendation of plans and specifications for city project 9064, district 800. Motion carried 6-1 with Osowski dissenting.

BACKGROUND:

The work of this project consists of installing paving and street lights on 27th Ave N from N 36th St. to N Washington St. The road currently exists as a rural gravel section with ditches. The proposed section will be 10” doweled pavement with curb and gutter. Swales are proposed for the project to facilitate drainage in the area. This project is part of the continued development of the Highway 81 area. It is expected to be phase 1 of 2. Phase 2 will install pavement from N 39th St to N 36th St and is expected to be constructed in 2027 or 2028.

A public input meeting for this project was held on March 18, 2026 from 4:30pm to 6:00pm at City Hall. A total of two property owners attended the meeting, both representing the same property. The feedback received was positive and supportive from those in attendance.

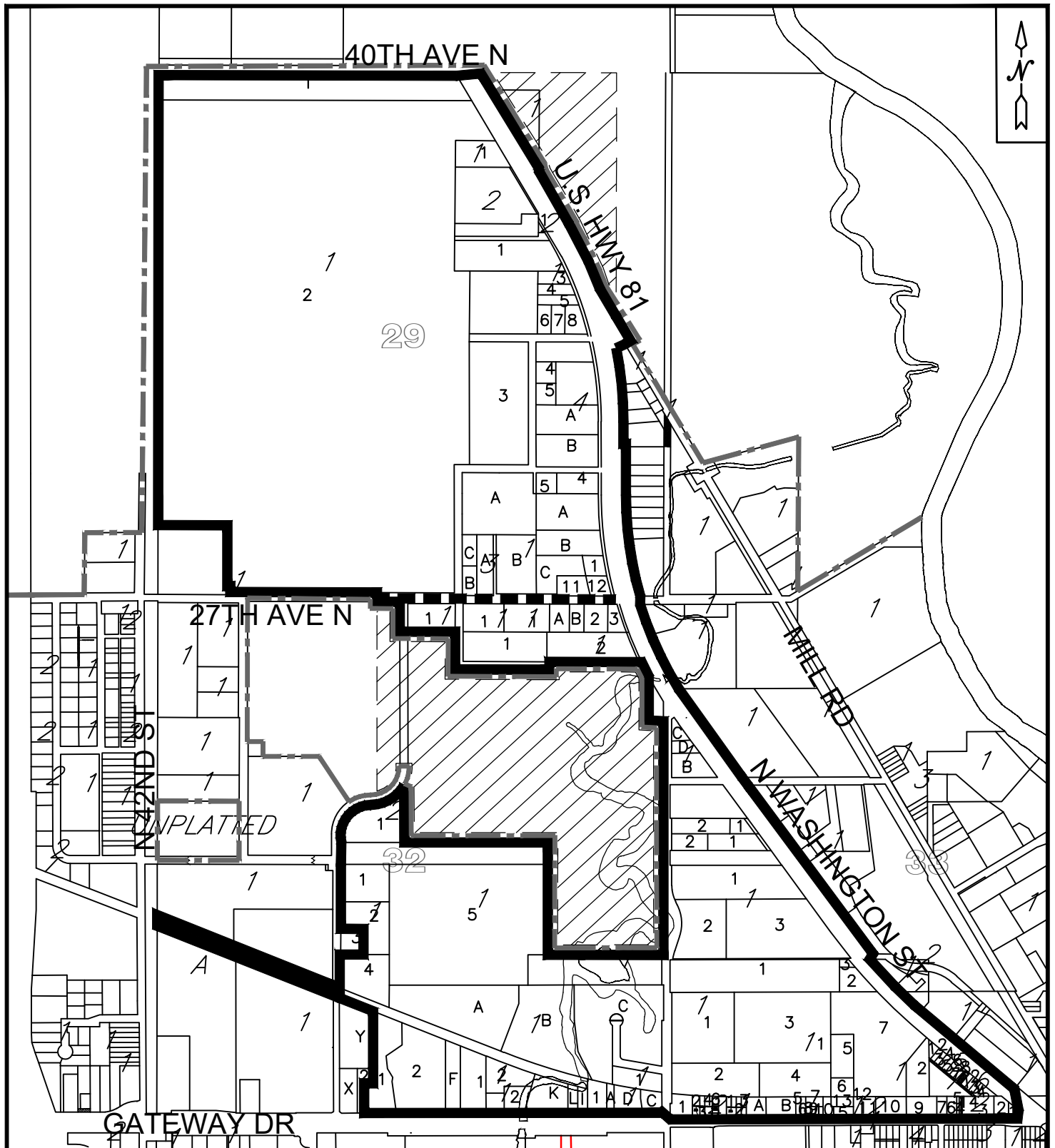
ANALYSIS AND FINDINGS OF FACT:

- The estimated construction cost for this project is \$3,300,000
- The project will have an 80/20 (City/Assessed) cost share.
- The assessed portion of this project, after standard assessment markups, is estimated to be \$805,200.
- The City funded portion of this project is estimated to be \$2,640,000.

- The City funded portion of this project is planned to be funded from Fund 4815 – Street/Infrastructure where \$1,587,600 is budgeted.
- Due to the shortfall between the estimated City cost and budgeted amount, it is likely a budget amendment will be requested at the time of bid award.
- This project was submitted for consideration in the NDDO Flex Fund/Prairie Dog funding programs. It was submitted for consideration of a 50% cost share. It was not awarded any funding through the Flex Fund, but was selected for potential funding through the Prairie Dog funding program. If those funds become available, this project may be awarded up to 50% cost share.
- The resolution of necessity for a 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.

SUPPORT MATERIALS:

- District Map (1 page)



PAVING & STREET LIGHTS FOR 27TH AVE N (N 36TH ST TO N WASHINGTON ST)

LEGEND

PROJECT # 9064

DISTRICT # 800

 ASSESSMENT DISTRICT BOUNDARY

 PROJECT LIMITS

 CITY LIMITS

 FUTURE ASSESSMENT DISTRICT