

COVER SHEET
CITY OF FARGO PROJECTS

This sheet must be completed and turned in with all City of Fargo projects. NO items will be accepted by either the City Commission Office or the City Auditor's Office without this cover sheet attached and properly filled out.

Exact, full name of improvement district as it will appear in the contract:

Sanitary Sewer Lining

Improvement
District No.

UR-26-G

Call For Bids	<u>May 26</u>	, <u>2026</u>
Advertise Dates	<u>June 3 & 10</u>	, <u>2026</u>
Bid Opening Date	<u>July 1</u>	, <u>2026</u>
Substantial Completion Date	<u>June 1</u>	, <u>2027</u>
Final Completion Date	<u>July 1</u>	, <u>2027</u>

<u>X</u>	PWPEC Report (Attach Copy)
<u>X</u>	Engineer's Report (Attach Copy)
<u>X</u>	Direct City Auditor to Advertise for Bids
<u>X</u>	Bid Quantities (Attach Copy for Auditor's Office Only)
<u>X</u>	Notice to Property Owners (Special Assessments)
<u>N/A</u>	Supplemental Funding Language Included

Project Engineer Shane Geraghty

Phone No. (701) 241-1545

The items listed above are for use on all City projects. The additional items listed below are to be checked only when all or part of a project is to be special assessed:

<u>X</u>	Create District (Attach Copy of Legal Description)
<u>X</u>	Order & Approve Plans & Specifications
<u>X</u>	Adopt Resolution of Necessity
<u>N/A</u>	Approve Escrow Agreement (Attach Copy for Commission Office Only)
<u>X</u>	Assessment Map (Attach Copy for Auditor's Office Only)
<u>X</u>	Review Special Assessment Letter of Credit

REPORT OF ACTION

PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Improvement District No. UR-26-G1

Type: 2026 CIP Revision

Location: 3rd Ave S, 32nd St – 40th St
19th Ave N, 18th St – 57th St

Date of Hearing: 5/18/2026

Routing

City Commission

PWPEC File

Project File

Date

5/26/26

X

Jason Leonard

The Committee reviewed a communication from Division Engineer, Jason Leonard, regarding the addition of Improvement District No. UR-26-G1 to the 2026 CIP.

Engineering is requesting approval to add Improvement District No. UR-26-G1 to the 2026 CIP. This project is for Sanitary Sewer CIPP Lining Improvements and Manhole Rehabilitation.

The estimated construction cost for this project is \$1,750,000 and will be funded by Special Assessments and Wastewater Utility Funds.

On a motion by Ben Dow, seconded by Gary Lorenz, the Committee voted to recommend approval of adding Improvement District No. UR-26-G1 to the 2026 CIP.

RECOMMENDED MOTION

Concur with the recommendations of PWPEC and approve the addition of Improvement District No. UR-26-G1 to the 2026 CIP.

PROJECT FINANCING INFORMATION:

Recommended source of funding for project: Special Assessments & Wastewater Utility Funds

Developer meets City policy for payment of delinquent specials
Agreement for payment of specials required of developer
Letter of Credit required (per policy approved 5-28-13)

Yes No

N/A

N/A

N/A

COMMITTEE

Present Yes No Unanimous

☒

Tim Mahoney, Mayor

☒

☒

☐

Nicole Crutchfield, Director of Planning

☒

☒

☐

Gary Lorenz, Fire Chief

☒

☒

☐

Brenda Derrig, Assistant City Administrator

☐

☐

☐

Ben Dow, Director of Operations

☒

☒

☐

Tom Knakmuhs, City Engineer

☒

☒

☐

Susan Thompson, Finance Director

☒

☒

☐

ATTEST:



Tom Knakmuhs, P.E.
City Engineer

C: Kristi Olson

RESOLUTIONS PERTAINING TO IMPROVEMENT DISTRICT NO. UR-26-G

SANITARY SEWER LINING

BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF FARGO:

That the Board of City Commissioners deems it expedient that Improvement District No. UR-26-G (Sanitary Sewer Lining) in the City of Fargo, North Dakota, be created in accordance with North Dakota Century Code, Section 40-22-08 and the location and comprising included with the Engineer's Report,

NOW THEREFORE BE IT RESOLVED, the Improvement District UR-26-G in the City of Fargo, North Dakota, be and the same is hereby created.

That, pursuant to North Dakota Century Code, Section 40-22-10, the Board of City Commissioners has directed the City Engineer to report as to the general nature, purpose and feasibility relative to the construction of Improvement District No. UR-26-G in the City of Fargo, North Dakota; as well as an estimate of the approximate cost of said construction,

That, pursuant to North Dakota Century Code, Section 40-22-11, the Board of City Commissioners has directed the City Engineer to prepare Plans and Specifications for the construction of Improvement District No. UR-26-G in the City of Fargo, North Dakota

WHEREAS, The Board of City Commissioners of the City of Fargo, North Dakota, has created Improvement District No. UR-26-G in the City of Fargo, North Dakota, as required by law; and

WHEREAS, Plans and Specifications and the Engineer's Report prepared by the City Engineer, have been considered;

NOW THEREFORE BE IT RESOLVED, That the Plans and Specifications and Engineer's Report for the construction of Improvement District No. UR-26-G in the City of Fargo North Dakota, be and the same are hereby approved and ordered filed in the Office of the Auditor.

C E R T I F I C A T E

STATE OF NORTH DAKOTA)

)

COUNTY OF CASS) ss.

I, Susan Thompson, the duly appointed, qualified and acting City Auditor of the City of Fargo, North Dakota do hereby certify that the foregoing is a full, true and correct copy of the resolution adopted by the Board of City Commissioners of the City of Fargo at the Regular Meeting of the Board held on Tuesday, May 26th, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Fargo, North Dakota, this 20th day of May, 2026.

Susan Thompson
City Auditor

(SEAL)



**ENGINEER'S REPORT
SANITARY SEWER LINING
IMPROVEMENT DISTRICT NO. UR-26-G**

**2ND AVENUE SOUTH FROM 40TH STREET SOUTH TO
38TH STREET SOUTH, 38TH STREET SOUTH FROM 2ND
AVENUE SOUTH TO 3RD AVENUE SOUTH, 3RD AVENUE
SOUTH FROM 36TH STREET SOUTH TO 32ND STREET
SOUTH; 19TH AVENUE NORTH FROM 57TH STREET
NORTH TO INTERSTATE 29.**

Nature & Scope

Cured-in-place lining for sanitary sewer mains and sanitary services. Manhole hole repair of bottom section of sanitary manholes with epoxy liner.

Purpose

Repair deficiencies in sanitary sewer system by lining of sanitary pipes and manhole repairs without the need for excavation and replacement.

Special Assessment District

All properties within the Special Assessment District will benefit from the infrastructure improvements and were determined through consideration of the longevity, consistency, and uniformity of benefiting properties within the City of Fargo. Special Assessments will be levied to each property in accordance with the City's Infrastructure Funding Policy and are subject to the approval of the Special Assessment Commission and the City Commission.

Feasibility

The estimated cost of construction is \$1,419,235.00. The cost breakdown is as follows:

Sanitary Sewer - 3rd Avenue S

Construction Cost		\$490,935.00
Fees		

Admin	4%	\$19,637.40
Contingency	5%	\$24,546.75
Engineering	10%	\$49,093.50
Interest	4%	\$19,637.40
Legal	3%	\$14,728.05

Total Estimated Cost		\$618,578.10
-----------------------------	--	---------------------

Funding

Utility Funds - Wastewater - 521	55.18%	\$341,313.30
Special Assessments	44.82%	\$277,264.80

Sanitary Sewer - 19th Avenue N

Construction Cost		\$928,300.00
Fees		

Admin	4%	\$37,132.00
Contingency	5%	\$46,415.00
Engineering	10%	\$92,830.00
Interest	4%	\$37,132.00
Legal	3%	\$27,849.00

Total Estimated Cost		\$1,169,658.00
-----------------------------	--	-----------------------

Funding

Utility Funds - Wastewater - 521	100.00%	\$1,169,658.00
----------------------------------	---------	----------------

Project Funding Summary

Utility Funds - Wastewater - 521	84.50%	\$1,510,971.30
Special Assessments	15.50%	\$277,264.80

Total Estimated Project Cost		\$1,788,236.10
-------------------------------------	--	-----------------------

We believe this project to be cost effective.



A handwritten signature in black ink, appearing to read "T. Knakmuhs".

Thomas Knakmuhs, P.E.
City Engineer



**LOCATION AND COMPRISING
SANITARY SEWER LINING
IMPROVEMENT DISTRICT NO. UR-26-G**

**2ND AVENUE SOUTH FROM 40TH STREET SOUTH TO
38TH STREET SOUTH, 38TH STREET SOUTH FROM 2ND
AVENUE SOUTH TO 3RD AVENUE SOUTH, 3RD AVENUE
SOUTH FROM 36TH STREET SOUTH TO 32ND STREET
SOUTH; 19TH AVENUE NORTH FROM 57TH STREET
NORTH TO INTERSTATE 29.**

LOCATION:

On 2nd Avenue South from 250' east of 40th Street South to 38th Street South.

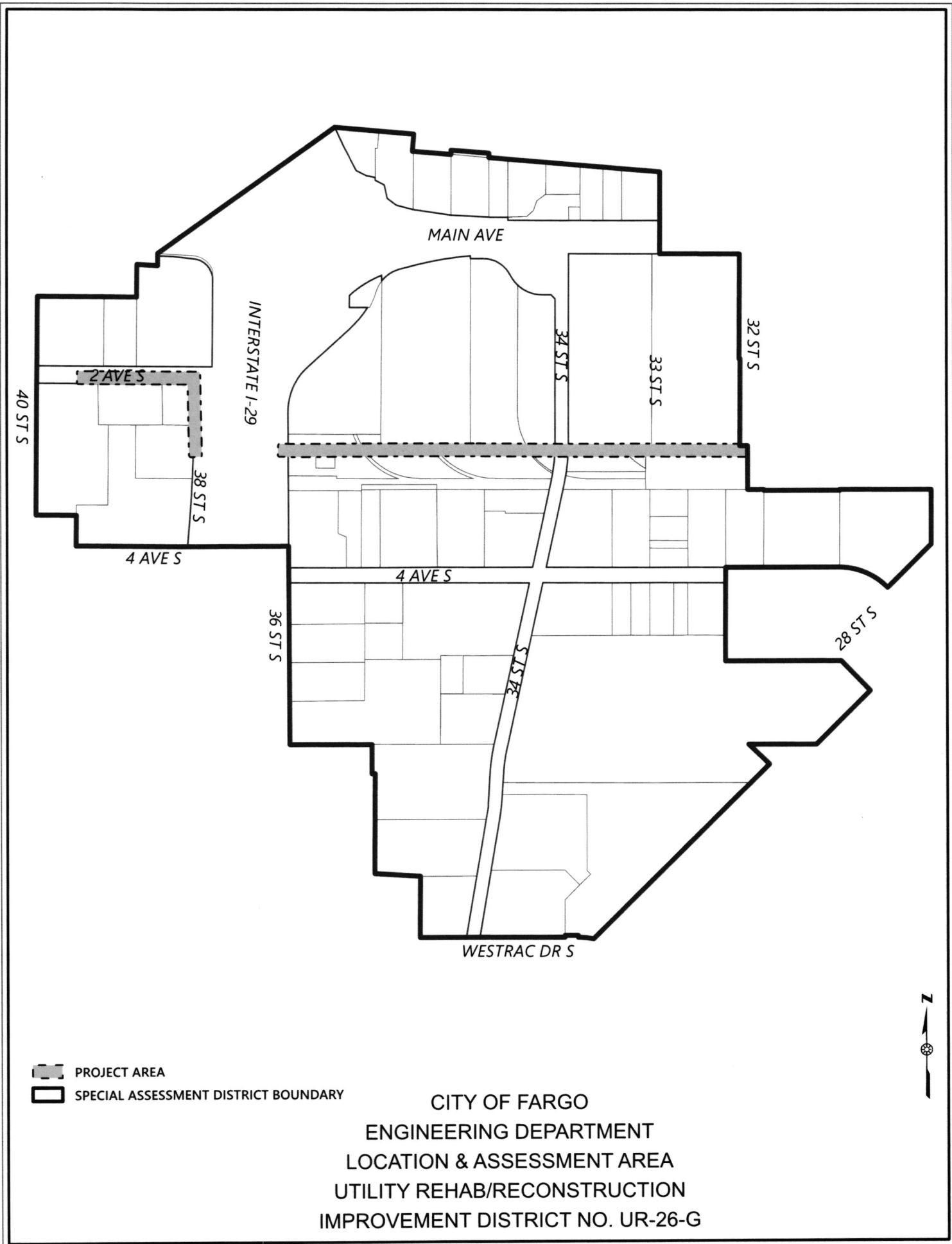
On 38th Street South from 2nd Avenue South to 3rd Avenue South.

On 3rd Avenue South from 36th Street South to 32nd Street South.

COMPRISING:

The area bounded on the north by 1st Avenue North, on the east by 29th Street South, on the south by Westrac Drive South and on the west by 40th Street South.

Please refer to the Special Assessment Map for precise parcel locations within the assessment area.



**RESOLUTION DECLARING
SANITARY SEWER LINING
NECESSARY
IMPROVEMENT DISTRICT NO. UR-26-G**

BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF FARGO:

That it be and is hereby declared necessary to construct Sanitary Sewer Lining, Improvement District No. UR-26-G in the City of Fargo, North Dakota, according to the Engineer's Report for this district and the Plans and Specifications approved by the Board of City Commissioners of the City of Fargo, North Dakota, filed in the Office of the City Auditor, and open for public inspection. A map of the district is attached hereto and incorporated as if fully set forth herein.

That a portion of said Sanitary Sewer Lining improvement is to be paid from State and Local Funds, and approximately 15.50% is to be assessed against the benefited property in amounts proportionate to and not exceeding the benefits to be derived by them respectively from said improvement.

Protests against the proposed Sanitary Sewer Lining must be in writing and must be filed with the City Auditor's Office within 30 days after the First publication of this Resolution.

BE IT FURTHER RESOLVED, That the City Auditor's Office is hereby instructed to publish this Resolution, as required by law.

C E R T I F I C A T E

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS) ss.

I, Susan Thompson, the duly appointed, qualified and acting City Auditor of the City of Fargo, North Dakota do hereby certify that the foregoing is a full, true, and correct copy of a Resolution adopted by the Board of City Commissioners of the City of Fargo at the Regular Meeting of the Board held on Tuesday, May 26th, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Fargo, North Dakota, this 26th day of May, 2026.

40-22-15

40-22-17

Susan Thompson
City Auditor

(SEAL)

(June 3 and 10, 2026)