



“Consent” or “Regular” Agenda Item?
[Regular]

To: West Fargo City Commission
From: Dan Hanson, City Engineer
Date: August 15, 2022
Subject: District No. 1339 – Stockyards 1st Addition
Action: Approve Amended Engineer’s Report and Resolution approving Amended Engineer’s Report

Commission President

Bernie Dardis
Primary Portfolio:
 Administration/Finance
Secondary Portfolio:
 Street, Water and Sewer

Commission Vice President

Brad Olson
Primary Portfolio:
 Street, Water and Sewer
Secondary Portfolio:
 Sanitation

Commissioner

Roben Anderson
Primary Portfolio:
 Planning, Zoning and Engineering
Secondary Portfolio:
 Administration/Finance

Commissioner

Mark Simmons
Primary Portfolio:
 Police and Fire
Secondary Portfolio:
 Planning, Zoning and Engineering

Commissioner

Mandy George
Primary Portfolio:
 Sanitation
Secondary Portfolio:
 Police and Fire

City Administrator

Tina Fisk

Assistant City Administrator

Dustin T. Scott

New Information and Recommendation:

The overall size of this project was originally much larger in scope and nature than the current approved improvements as the interior improvements to the site will be completed privately. The work involved with the proposed to be constructed public improvements is only to provide sewer and water service to the site from the north and the south to be connected to in the future by the private improvements.

Due to the reduction in size of the proposed improvements as well as recent inflation, a revised Engineer’s Report is being provided for approval with an increased estimate of cost.

The following documents are attached for review/consideration:

- Amended Engineer’s Report
- Resolution Directing Engineer to prepare Amended Engineer’s Report
- Resolution Accepting Amended Engineer’s Report

Staff Recommendation: Approve Amended Engineer’s Report and Resolution approving Amended Engineer’s Report

Previously Presented Information and Commission Actions:

July 18, 2022 –

- Staff Recommendation: Approve Plans and Specs and authorize advertisement for bids
- Commission Action: Commissioner Olson moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

March 21, 2022-

- Staff Recommendation: Approve the Amended Engineer’s Report, approve Task Order 49-2, and authorize the Engineer to prepare Plans and Specifications.
- Commission Action: Commissioner Olson moved and Commissioner Simmons seconded to approve. Commissioners George and Dardis opposed, Majority having voted aye motion carried.

September 7, 2021-

- Staff Recommendation: Approve Task Order No. 49-1 in the amount of \$267,630 for Improvement District No. 1339
- Commission Action: Commissioner Gjerdevig moved and Commissioner Simmons seconded to approve. No opposition, motion carried.

August 16, 2021 -

- Staff Recommendation: Create Improvement District No. 1339; Direct Engineer to prepare report; Approve Engineer’s Report (\$2,900,000); Approve Task Order No. 49 (\$60,500); AND Direct Engineer to prepare Plans and Specifications.
- Commission Action: Commissioner Simmons moved and Commissioner Olson seconded to approve. Commissioner George was absent and not voting. No opposition, motion carried.

June 21, 2021-

- Staff Recommendation: Create Improvement District No. 1339; Direct Engineer to prepare report; Approve Engineer’s Report; Approve Task Order No. 49, AND Direct Engineer to prepare Plans and Specifications.
- Commission Action: Commissioner Olson moved, No second. Motion failed due to lack of a second. Commissioner Gjerdevig was absent and not voting.

May 17, 2021-

- **Staff Recommendation:** Accept "Petition for Improvements" and authorize preliminary engineering
 - **Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to approve. No opposition, motion carried.
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Daniel R. Hanson, City Engineer
Jerry Wallace, Asst. City Engineer
Andrew Wrucke, Asst. City Engineer
Kayla Volness, Office Manager

Engineering Department
800 4th Ave E, West Fargo, ND
(701) 515-5100
westfargond.gov/Engineer

Amended Engineer's Report

(Pursuant to N.D.C.C. 40-22-10)

Improvement District No.

1339 – New Water Supply, Sewerage, Street Systems; and Incidentals

General Nature (Scope)

This multi-phase project will see the old cattle stockyards east of 9th St NW (formerly County Highway 19) develop into heavy industrial usage. The existing area consists of a single large 81.8 acre parcel that surrounds existing heavy industrial sites and the Sheyenne River. The recently revised plat of the Stockyards 1st Addition consists of 3 lots serviced entirely by privately installed and maintained infrastructure. Previous proposals involved public right of way dedication for street systems and city maintained underground utilities. The revised scope includes public improvements to extend utility infrastructure to the property and would include wetland permitting and mitigation.

Purpose

The developer for this project is GS5, LLC. They have expressed that their market analysis demonstrates the need for additional heavy industrial properties in West Fargo to meet current demands. The project will enable the connection of sanitary sewer and water main to service the private system.

Feasibility

The majority of the existing infrastructure in the area is set up to service the property. The revised scope and feasibility study drastically reduces the work to be completed as part of the public improvement project and increases the responsibility of the developer to maintain the proposed private infrastructure network. The challenging existing nature of the site demonstrates that the proposed public improvements are necessary to begin the development of this area of the City of West Fargo. The project is consistent with the City of West Fargo Comprehensive plan, and the developer is hopeful to start construction in 2022. The project is constructible and funding would be accomplished via the special assessment process.

Estimate of Probable Cost

Construction			\$475,000
	Bid Proposal Items	\$432,000	
	Contingency (10%)	\$43,000	
Study and Report			\$30,000
Consultant (Design/Construction)			\$52,250
Additional Consulting Services			\$57,250
Permitting			\$65,000
Wetland Mitigation (7.35ac @\$65,000/ac)			\$477,750
Legal/Administration			\$23,750
Bonding/Interest			\$47,000
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Total Estimated Cost			<u>\$1,228,000</u>

Source of Funds

Special Assessments			\$1,228,000
City Funds			\$0
	Capital Impr. Sales Tax	\$0	
	Water/Sewer Revenue	\$0	
	Water/Sewer Bond	\$0	
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Total			<u>\$1,228,000</u>

Supporting Documents (available upon request)

- A. C.I.P. Project Summary
- B. Itemized Estimate of Probable Cost
- C. Consultant's feasibility report
- D. Maps, Drawings, Etc.
- E. Photos

The proposed improvements are cost effective and will adhere to city policies as well as applicable state and/or federal regulations.



Daniel R. Hanson, P.E.
ND Registration No. 4962



Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION APPROVING AMENDED ENGINEER'S REPORT

BE IT RESOLVED by the Board of City Commissioners of the City of West Fargo, North Dakota, that the amended report of the Engineer for the City of West Fargo as to the general nature, purpose and feasibility along with an estimate of the probable cost of the work has been filed with this Board and that the same is hereby approved as amended for Improvement District 1339 – New Water Supply, Sewerage, Street Systems, and Incidentals.

Dated: August 15, 2022

APPROVED:

President of Board of City Commissioners

ATTEST:

City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____. Upon roll call vote being taken thereon, the following commissioners voted in favor thereof: _____. The following commissioners were absent and not voting: _____. The following commissioners voted nay: _____. The majority having voted aye, the motion was carried and the resolution was duly adopted.

Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION DIRECTING ENGINEER TO PREPARE AMENDED REPORT

BE IT RESOLVED by the Board of City Commissioners of the City of West Fargo, deeming it necessary to make certain improvements consisting of water main, sanitary sewer, storm sewer, streets, lot services, and other essential infrastructure necessary to service the properties in connection with the above specified improvements, be constructed and made in Improvement District No. 1339 – New Water Supply, Sewerage, Street Systems; and Incidentals of the City of West Fargo, the City hereby directs Daniel Hanson, the Engineer for the City of West Fargo and being a competent engineer, to prepare an amended report as to the general nature, purpose and feasibility of the proposed project and an estimate of the probable cost of the work.

Dated: August 15, 2022

APPROVED:

President of Board of City Commissioners

ATTEST:

City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____. On roll call vote the following commissioners voted aye: _____. The following commissioners voted nay: _____. The following commissioners were absent and not voting: _____. The majority having voted aye, the motion carried and the resolution was duly adopted.