



REQUEST FOR ACTION

City-Owner Contract: Phase 1 Public Improvements to Serve Prairie Oaks Subdivision, including the extension of off-site Sanitary Sewer - Project No. J5676

MEETING DATE:

August 17, 2026

ORIGINATING DEPT:

Public Works

AGENDA SECTION:

Consent Agenda

PRESENTER:

Dillon Dombrowski

Action Requested:

Authorizing:

1. A City-Owner contract for Project No. J5676, "Phase 1 Public Improvements to Serve Prairie Oaks Subdivision, including the extension of off-site Sanitary Sewer" with City execution conditional upon full execution of the contract by Owner, Contractor, and Engineer, project and grading plan approvals, and Contractor's submission of the appropriate bond and insurance documentation and;
2. A professional technical services contract with WSE Engineering Services Ltd., for \$85,235.00, for work related to Project No. J5676, "Phase 1 Public Improvements to Serve Prairie Oaks Subdivision, including the extension of off-site Sanitary Sewer," subject to City execution of the City-Owner contract.

Report Narrative:

Public Works brings forward City-Owner and professional technical services contracts for consideration by the Council for Project No. J5676, "Phase 1 Public Improvements to Serve Prairie Oaks Subdivision, including the extension of off-site Sanitary Sewer." A City-Owner contract is recommended with Oak Grove RST LLC, (as Owner), Riverland Excavating LLC, (as Contractor), and WSE Engineering Services Ltd., (as Design Engineer). The use of a City-Owner contract will accommodate Owner's timeline for development while ensuring that the quality of public infrastructure meets City Standards, and it is the preferred contract to utilize for this project. A professional technical services contract is recommended with WSE Engineering Services Ltd., (as Consulting Engineer) for \$85,235, to be paid by Owner. It is required by the contract that Owner provides professional technical services for the project, as defined in the City Specifications and Standards.

Priorities & Foundational Principles:

Housing Access

Fiscal Responsibility and Sustainability

Policy Considerations & DEI Impact:

A City-Owner contract is a required part of the City-Owner Construction Program, which is designed to ensure that the installation of public infrastructure, within a private development or due to a private development, is constructed to City Standards.

Prior Legislative Actions & Community Engagement:

January 5, 2026: Council Meeting - Major Land Subdivision No. CD2025-041PLAT approved

Fiscal & Resource Impact:

As required by the contracts, Owner has paid the City for the preparation of the City-Owner contract, and Owner will provide pre-payment to City for use in compensating Consulting Engineer for their services according to the professional technical services contract.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Mark Baker

Attachments:

[City-Owner Contract - Phase 1 Public Improvements to Serve Prairie Oaks Subdivision - Project No. J5676](#)

[Professional Technical Services Contract - Prairie Oaks, Phase 1 - Project No. J5676](#)

[Exhibit - Prairie Oaks, Phase 1 - Project No. J5676](#)