

March 29, 2021

**PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF GRAND FORKS, NORTH
DAKOTA
March 29, 2021**

The city council of the city of Grand Forks, North Dakota met in the council chambers in City Hall on Monday, March 29, 2021 at the hour of 5:30 o'clock p.m. with Mayor Bochenski presiding. Present at roll call were Council Members Weigel, Dachtler, Weber, Kvamme, Sande, Vein-6; absent: Mock - 1.

Mayor Bochenski announced that anyone wishing to speak to any item may do so by being recognized prior to a vote being taken on the matter, and that the meeting is being televised.

PLEDGE OF ALLEGIANCE

Mayor Bochenski led the Pledge of Allegiance.

MAYOR'S ANNOUNCEMENT

Mayor Bochenski commented regarding vaccination sign up process.

**AWARD CONTRACT FOR PROJECT NO. 8352,
COLUMBIA ROAD FORCEMAIN RELOCATION
AT UND MEMORIAL VILLAGE DEVELOPMENT**

The staff report from the engineering department relating to bids for Project No. 8352, Sanitary Sewer Forcemain Relocation for UND Memorial Village Development, with a recommendation to award the contract to low bidder United Crane & Excavation, Inc. in the amount of \$389,224.00 and approve any necessary budget amendments.

It was moved by Council Member Vein and seconded by Council Member Weber, to approve the recommendation. Motion carried unanimously.

**AWARD CONTRACT FOR PROJECT NO. 8059,
RECONSTRUCT N COLUMBIA RD
(OVERPASS TO NORTH OF UNIVERSITY AVE)**

The staff report from the engineering department relating to bids for Project No. 8059, Reconstruct N Columbia Rd (Overpass to North of University Ave), with a recommendation to award the contract to KPH, Inc. in the amount of \$5,395,449.58, subject to concurrence on approval of NDDOT of second lowest bidder KPH, Inc.

Feland explained that the low bidder on this project, TiZack Concrete, did not meet the Disadvantaged Business Enterprise goals or good faith efforts set forth by the NDDOT, therefore their bid was rejected. The second lowest bid was provided by KPH, Inc. and appear to meet these requirements, however the award is still under review. Staff is requesting to table this item to the April 5, 2021 City Council meeting to allow time for NDDOT to complete their review and concur in the award.

It was moved by Council Member Vein and seconded by Council Member Kvamme that the bid award to KPH be forwarded to City Council for their April 5, 2021 meeting with a recommendation to approve the award subject to concurrence of the NDDOT. Motion carried unanimously.

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**APPROVE DEMOLITION AGREEMENT FOR
BEACON BY EPIC DEVELOPMENT**

The staff report from the city administrator relating to Beacon by EPIC Development – Demolition Agreement, with a recommendation to approve the demolition agreement related to the Beacon By EPIC Development to include the following parties: City of Grand Forks, Beacon Landholdings, LLC, Northern Pacific, LLC, and Heartland Exchange, LLC.

Feland explained that this agreement is coming forward to make sure that the demolition cost for the existing building can be included in the bond sold for this project. The developer would like to begin the demolition as soon as possible so that work can occur while we work through the full development agreement.

It was moved by Council Member Weigel and seconded by Council Member Weber that this recommendation be approved. Motion carried unanimously.

**APPROVE CITY LAND LICENSE AGREEMENT
WITH RED RIVER BMX**

The staff report from the city administrator relating to city land (south of Alerus Center) Use Analysis and Master Plan Overview and City Land License Agreement with Red River BMX, with a recommendation to approve a City Land License Agreement with Red River BMX at the proposed location, subject to final review and approval of the City Attorney's Office.

Feland explained that there is City-owned land south of the Alerus Center that is currently not being utilized. A proposal was brought forward to the GF Events Center Commission from Red River BMX to use the land for a new track location. The GF Events Center Commission reviewed the proposal and is in favor of allowing the group to utilize the land while they work through their long term master plan for this area.

As part of the master plan process Mark Schill, Praxis Strategy Group, Sean Gaddie, AE2S, and Tom Wesley, Icon Architectural Group, have been brought in to assist with the master planning process. The City Council received information related to community and visitor demographics, potential amenities that do not exist in the community currently, but which could increase the quality of life for residents as well as attracting visitors to the community, and reviewed a concept drawing showing how a development could be laid out on the parcel including several of those amenities. It was noted that any long-term development would also be brought forward with the intent to compliment the Alerus Center and its operational purpose. As several of these amenities are recreational and involve youth sport activities, the Park District is also included in this planning and has put together a collaborative team including those from a variety of youth groups in the community including lacrosse, Wahoo's swimming, athletics, BMX, baseball, and adventure park supporters. They are looking at this area and also other areas for amenity improvement throughout the community, including Columbia Mall, University of North Dakota, and adjacent privately owned land south of the Alerus Center.

Feland explained that the agreement coming forward from BMX is for a 5 year agreement and would allow the group to have a more easily accessible site for their sport and provide them with the ability to host competitions for all ages. The group would like to get the track established this year and has had conversations with the Alerus Center regarding partnering for concessions. There would be some needed infrastructure for the project and are making a request to the city for assistance with stormwater and drainage infrastructure and electrical. The track will be dirt, with some asphalt on the curves. Icon and AE2S would work with the group on a design to ensure that design fits and works well.

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Members of Red River BMX were present and shared information on their organization and event plans. With the proposed track, they would be able to host national events and also introduce more people to the sport. They stated that there are resources to assist families with getting into the sport due to local partners that support the program. The goal would be to bring in the track builders mid-May and have construction complete to host the first event on June 1.

Mayor commented that this proposal has been reviewed by Alerus Center staff and Grand Forks Events Center Commission and they are in support of moving forward with this agreement. Feland stated that are looking for approval of the agreement tonight along with some in-kind support for the project. Long-term if development of the site continues there will need to be wastewater and water infrastructure needed.

It was moved by Council Member Weber and seconded by Council Member Vein to recuse Council Member Weigel from voting on this item. Motion carried unanimously.

It was moved by Council Member Weber and seconded by Council Member Vein to approve the agreement including in-kind support for asphalt, electrical, stormwater improvements, and with the developer to make sure the project is completed.

The agreement was not available this evening for review, but Council Members consensus was for City Attorney to draft the agreement according to terms discussed, with provisions for termination, non-exclusive use, and to complete within a couple of weeks to keep the project moving forward.

Vein commented that the GF Events Center Commission voted unanimously in favor of proceeding and noted that this land has been vacant for over 20 years and this lease makes sense at this time.

Dachtler asked if there will be opportunities for non-club members to access the facility. It was explained that the group is run by volunteers, but there is a potential for other activities such as field trips, group activities such as birthday parties, etc on nights when there are not practices or competitions.

Upon call for the question, the motion carried 5 votes affirmative with Weigel recused.

ADJOURN

It was moved by Council Member Weber and seconded by Council Member Vein that we adjourn at 6:20 p.m. Motion carried unanimously.

Respectfully submitted,

Maureen
Storstad City
Auditor

Approved:

Brandon Bochenski, Mayor

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