Committee of the Whole
Meeting Minutes April 14, 2025 – 5:30pm

The Committee of the Whole met on Monday, April 14, 2025, at 5:30 p.m. President Sande called the meeting to order. Present at roll call were Osowski, Berg, Lunski, Fridolfs, Vein, Weigel, and Sande; absent – none.

**INFORMATIONAL ITEMS**

### Legislative Update

City staff presented to committee members and update on the current legislative session, in particular HB1332 and HB1020. Staff also shared that the property tax bill was not discussed.

### Safe Streets For All (SS4A) Update

A presentation was provided to committee members on the Safe Streets for All Safety Action Plan. This presentation shared the schedule, engagement update, implementation, project prioritization, and next steps. The next Public Engagement will be held in May 2025.

### Strategic Priority – Housing Development Action Planning

City staff presented to committee members an update on the Housing Development Action Plan. Staff shared that from 2010-2022 that the median home value increased by 64%, from $144,300 to $237,000, median rent increased by 49%, from $571 to $851. In comparison, median household income grew by 46%. Staff shared that housing costs for everyone are increasing at a higher rate than income can keep up with. Staff shared that the affordability gaps in the rental market show a significant deficit at the higher- and lower-end of the rental housing level. There is a greater supply needed to meet the demand at all levels. Gaps in the ownership market within Grand Forks perform okay at upper housing levels. The major gaps exist at the entry- and workforce-level housing. These types of houses are not being built at-scale.

City staff also shared that single-family and multi-family permitting has decreased. Staff shared trends that they are monitoring. These are the average annual growth of 0.7% in population since 2013, average annual decrease of -1.95% in single-family permits since 2013. Staff shared that to keep up with the demand, 250-300 multi-family units would be needed. Also, there were zero multi-family permits in 2024, and zero to date for 2025. Rental vacancies are at historic lows. The Grand Forks Apartment Association completed a survey for quarter one of 2025, which shows 3.60%, and the national average rate is 6.9%. Staff shares that the near-term significant demand increase is due to the following: record high UND enrollment, increased activity at Grand Forks Air Force Base/Grand Sky, major job growth driven in agribusiness, and Altru recruitment and retention. Both the Grand Forks Air Force Base and Altru provided letters of support for this plan.

The plan for the West End Housing Development would have single-family and multi-family development incentives. Those were outlined within the presentation, along with a housing cost analysis was provided to committee members.

**DISCUSSION ITEMS**

### Application for transfer of Class 4 Alcoholic Beverage License for Charras & Tequila

City staff presented to committee members the staff recommendation to approve an application from Team Charras Grand Forks, LLC, with approval subject to final review of various city departments and payment of associated fees. The Finance Department received a request from David Mendoza on behalf of Charras B, Inc.,

dba Charras and Tequila, to transfer the Class 4 (Food & Beverage) Alcoholic Beverage License to Team Charras GF, LLC, dba Charras and Tequila.

Motion by Weigel, seconded by Osowski, to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Application for transfer of Class 5 Hotel/Motel Alcoholic Beverage License - Hilton Garden Inn**

City staff presented to committee members the staff recommendation to approve an application from GFH Hospitality, LLC, with approval subject to final review of various city departments and payment of associated fees. The Finance Department received a request from Thomas Arnot on behalf of University Hotel Development LLC, dba Hilton Garden Inn Grand Forks – UND, to transfer the Class 5 (Hotel/Motel) Alcoholic Beverage License to GFH Hospitality, LLC, dba Hilton Garden Inn Grand Forks.

Motion by Weigel, seconded by Osowski, to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Updated Drug and Alcohol Policy**

City staff presented to committee members the staff recommendation to approve the revised City of Grand Forks Drug and Alcohol Testing Policy. The Human Resources Director, in coordination with the City Attorney, recommends updating the current City of Grand Forks Drug and Alcohol Testing Policy. The changes in the updated policy reflect the recommendations provided by the Federal Transit Administration (FTA) during the drug and alcohol audit of 2024 and ensure compliance with 49 CFR Part 655, or Part 40.

Motion by Weigel, seconded by Berg, to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Cooperative Rehab Agreement between GF/EGF for Proj #8730 – Point Bridge Rehab**

City staff presented to committee members the recommendation to approve a Cooperation rehabilitation Agreement with the City of East Grand Forks for the division of costs and responsibilities for City Project No. 8730, Point Bridge rehab, contingent upon City Attorney and North Dakota Department of Transportation review. The Point Bridge was built in 1967. The agreement lays out the responsibilities and cost share for the City of East Grand Forks and the City of Grand Forks. Since this bridge serves two communities and involves two different state Departments of Transportation, there needs to be a single agency to lead the project. A meeting was held, and it was decided that the City of East Grand Forks would be the leading agency. The City of East Grand completed a bridge condition report on the Point Bridge in 2024 with their city engineer, Widseth. The recommendation from that report included scarifying the bridge deck and installing a new 2" concrete overlay, crack sealing, joint reconstruction, and erosion control. The last bridge rehabilitation was completed in 2006.

Motion by Vein, seconded by Lunski, to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Plans & Specs for Project #8556 – 2025 Speed Minders**

City staff presented to committee members the staff recommendation to approve the plans and specifications for City Project No. 8556- Grand Forks School Zone Speed Minders and any necessary

budget amendments. The project being proposed by the City of Grand Forks in cooperation with the North Dakota Department of Transportation (NDDOT), with a 90% Federal and 10% local cost share, consists of purchasing five new speed minder signs in Grand Forks school zones and installing them by city forces. A speed minder sign is a unit that consists of a sign indicating the posted speed limit, a radar unit for determining the speed of the approaching vehicle, a digital display to show the vehicle's current speed, a solar panel, and a battery pack mounted to a pole. The purpose of the project is to install dynamic speed minder signs to help reduce unintentional speeding in the school zones of: Discovery, Phoenix, and Ben Franklin elementary schools.

Motion by Berg, second by Lunski, to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Plans & Specs for Project #8954 – Fire Station #5 Sidewalk**

City staff presented to committee members the staff recommendation to approve the plans and specifications for City Project No. 8954-Fire Station #5 Sidewalk and to direct Engineering to advertise for construction bids. This project consists of installing a six-foot-wide sidewalk on the north side of 47th Ave S. A majority of this project will be installed on Fire Station #5's property. This project was brought forward by a resident and will complete the sidewalk network from 40th Ave S to 47th Ave S. The completed project will help tie the sidewalk from the nearby neighborhoods to the Icon Sports Complex, Choice Wellness Center, and the existing shared use path network.

Motion by Osowski, seconded by Weigel, to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Award Bid & Task Order Amendment for Project #8917 – 2025 Bridge Rehabilitation**

City staff presented to committee members the staff recommendation to award a contract to the lower bidder, Tony Anderson Construction LLC, in the amount of $364,595.00 for Project No. 8917 – 2025 Bridge Rehab and approve amendment #1 with Houston Engineering not to exceed $49,864 for Construction Engineering Services, and any necessary budget amendments. Bids for this project were received on April 10, 2025. The low bid of $364,595.00 was submitted by Tony Anderson Construction LLC and was approximately 9% over the Engineer's Estimate.

As a part of the due diligence that surrounds maintaining City infrastructure, City staff has been working on implementing systematic routine repairs and rehab on bridges and structures that reside within Grand Forks, aided by The North Dakota Department of Transportation's (NDDOT) systematic third-party inspections on these structures. The main goal with this system is to identify repairs and rehab early on to proactively identify low-cost solutions to aid in avoiding high-cost repairs that would otherwise be deferred to a future time.

City project #8917 consists of the rehabilitation of four of the City of Grand Forks' bridge structures as described and recommended in the 2024 Bridge Inspection Review completed by Houston Engineering. These four structures include a plethora of various repairs, including surface treatments, crack sealing, spall repairs, debris removal, barrier repairs, with earthwork and other miscellaneous items. Initially, this project was to include six identified structures, but after a thorough field review, refinement of estimates, and an increase in type and quantity of work, it was determined to reduce the number of structures in this project from six to four. This determination was an attempt to allow the

project to remain at or near initial budgeted amounts and to maintain the ability for full and proper work to be completed on all structures. It is anticipated that both structures deferred from this project will remain fully functional and are likely to receive rehabilitation in a future project.
The scope of work being performed on the identified structures contains repairs that will be specialized in nature and are unique to structure-specific rehabilitation inspections. Houston Engineering has completed various projects containing these specialized techniques and materials, as well as having a detailed familiarity and history with these structures dating back to the original Bridge Inspection Review in 2023, including the detailed field inspections and preliminary engineering services completed under the original task order. Due to these reasons, it has been determined that Houston Engineering would be the best candidate to perform the construction engineering (CE) and inspection on these structures. The original Task order No. 8917 was created to perform preliminary structure inspections, development of plans and specifications, and bidding services. CE services were not included in the original task order to allow refinement of both the scope of work and cost estimates to calculate a more accurate cost of CE services to appropriately ascertain the best price. Including this in the original task order likely would have created a much higher estimate on CE services. This task order amendment will allow the completion of this project with the oversight of specialized experts on methods and materials involved. This project originally had $370,000 programmed for 2025, therefore, a budget amendment will be necessary to include the CE services.

Motion by Osowski, seconded by Berg to refer to City Council with a recommendation to approve. Motion carried 5-2 with Sande and Weigel dissenting.

**Award Bid for Project 8872 – 2025 Watermain Replacement**

City staff presented to committee members the staff recommendation to award the contract to the low bidder, A&D Excavating LLC, in the amount of $476,400 for Project No. 8872 – 2025 Watermain Replacement. Bids for this project were received on April 10, 2025. Four (4) bids were opened, and one (1) bid was rejected. The low bid of $476,400 was submitted by A&D Excavating LLC and was approximately 9.4% under the Engineer's Estimate. Engineering has contacted A&D Excavating LLC and discussed the project and their available equipment and feels confident in their ability to complete the work for this project. This project consists of replacing the existing watermains on North 4th Street (Alpha Avenue to Park Avenue) and 11th Avenue South (South 14th Street to South Washington Street). Both of the existing mains are 6" cast iron. North 4th Street was constructed in 1946, and 11th Avenue South was constructed in 1949. These areas were selected for replacement due to significant deterioration of the pipe, resulting in numerous costly repairs in recent years. Replacing the existing mains will help avoid further repairs. The existing mains will be left in place, and new 8" PVC mains will be installed. Funding for this project will come from Fund 5300 (Water – Transmission & Distribution), where $650,000 is budgeted for this project in 2025.

Motion by Vein, seconded by Fridolfs to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Award Bid for Project #8927 (District #791) – Reconstruct & CPR on 24th Ave S (S Columbia Rd – 34th St.)**

City staff presented to committee members the staff recommendation to award a contract to the low bidder, Strata Corporation, in the amount of $1,537,550.13 and approve any necessary budget

amendments for Project No. 8927, District No. 791-Reconstruct & CPR for 24th Ave S (S Columbia Rd-S 34th St). Bids for this project were received on April 10, 2025. The low bid of $1,537,550.13 was submitted by Strata Corporation and was approximately 8% under the Engineer's Estimate.

This project consists of reconstructing a portion of the existing concrete roadway, replacing damaged concrete panels, and grinding the existing pavement on 24th Ave S from S Columbia Rd to S 34th St.

The existing roadway was constructed in three different years. In 1979, 24th Ave S was constructed from S Columbia Rd through the intersection of S 29th St. The majority of this section has since been replaced by the NDDOT in the reconstruction of S Columbia Rd. In 1986, the block from S Columbia Rd to S 30th St was constructed. In 1996, the remaining portion was constructed from S 30th St to S 34th St. Pavement deficiencies identified for this roadway include longitudinal cracking, corner spalling, joint separation, and faulting concrete panels. The resulting impact of these deficiencies is an extremely poor quality of ride. Due to the varying quality and types of concrete failures identified, this project proposes to reconstruct and rehabilitate the pavement utilizing a variety of techniques. A complete street reconstruction is being proposed for the worst section of the project. Another section is proposed to have the concrete roadway panels removed and replaced while leaving the existing acceptable curb & gutter in place. The remaining section of roadway will be addressed via a concrete panel replacement with concrete grinding, leaving most of the existing roadway in place. The roadway is planned to retain the same footprint, and all pavement determined to be in acceptable condition will be saved.

Engineering has evaluated the storm sewer in this area. The mainline pipe was inspected and determined to be structurally adequate. This service area does not have any known major flooding. The mainline storm sewer is planned to remain in place. Storm sewer work to be included with this project will be replacing a failing catch basin and lead pipe. It has been identified that a sidewalk will be required on the north side of the roadway where it does not currently exist. To support this construction, the project is proposing to extend existing storm sewer pipes and regrade the immediate areas located adjacent to the English Coulee. This work will ensure adequate berm width and slope for ADA compliance of the sidewalk. Work within the English Coulee will require a permit from the Army Corps of Engineers. The application for this permit has been submitted, and it is anticipated to receive approval before the start of work. If, for some reason, the permit is not approved, the work will be removed from the project. The existing 8-foot-wide asphalt bike path on the south side of the road between Columbia Rd and S 29th St is in disrepair and is proposed to be replaced with concrete. This bike path will be 100% City-funded as per City policy from the bikeway capital and maintenance budget in Fund 4815.

Motion by Vein, seconded by Berg to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Award Bid for Project #8884 (District #793) – 2025 Mill & Overlay**

City staff presented to committee members the staff recommendation to award the contract to the low bidder, Strata Corporation, in the amount of $1,958,207.20 and approve any necessary budget amendments for City Project Nos. 8884.1, Dist No. 793.1 – Mill & Overlay for Near Northside Neighborhood; 8884.2, Dist No. 793.2 – Mill & Overlay for Minnesota Ave (S 4th St to mid-block between S 5th St and S 6th St); 8884.3, District No. 793.3 – Mill & Overlay for S 3rd St (Kittson Ave to RR), S 4th St (Demers to Kittson Ave) & Kittson Ave (S 3rd St to S 4th St); 8884.4, District No.

793.4 – Mill & Overlay for Spruce Ct and 32nd Ave S (Belmont Rd to E Elmwood Dr); 8884.5, District No. 793.5 – Mill & Overlay for N 8th St (1st Ave N to 2nd Ave N). Bids for these projects were received on April 10, 2025. 3 bids were received. The low bid of $1,958,207.20 was submitted by Strata Corporation. The bid is approximately 14% under the Engineer's Estimate of $2,285,881.50.

Motion by Weigel, seconded by Osowski to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Award Bid for Project #8880 – 2025 Asphalt Street Repairs**

City staff presented to committee members the staff recommendation to award a contract to the low bidder, Opp Construction LLC, in the amount of $53,350 for City Project No. 8880 – 2025 Asphalt Street Repairs. Bids for this project were received on April 10, 2025. A total of 3 bids were received. A low bid of $53,350 was submitted by Opp Construction LLC, which is approximately 2% under the Engineer's Estimate of $54,485. This project consists of the annual maintenance project for asphalt streets. This project is intended to make spot repairs throughout the city in locations that have been previously identified, as well as those that develop during the course of the project.

Motion by Fridolfs, seconded by Lunski to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Award Bid for Project #8881-82-83 – 2025 Concrete Street Repairs/Subdivision Concrete Rehab/Arterial Streets Concrete Rehab**

City staff presented to committee members the staff recommendation to award a contract to the low bidder, United Crane & Excavation, in the amount of $322,292 for City Project Nos.: 8881 – 2025 Concrete Street Repairs, No. 8882 – 2025 Subdivision Concrete Rehab, No. 8883 – 2025 Arterial Streets Concrete Rehab. Bids for these projects were received on April 10, 2025. A total of 4 total bids were received. A low bid of $322,292 was submitted by United Crane & Excavation, which is approximately 8% under the Engineer's Estimate of $350,865.

Project 8881 – 2025 Concrete Street Repairs includes the routine and emergency repairs of concrete streets across the City. The intent of this project is to make spot repairs throughout the City in locations that have been previously identified by the Engineering Department, as well as those that develop during the course of the project (emergency repairs). This project may be used to restock the Public Works Yard with new castings as needed and may also be used for the replacement of pavements that are associated with watermain and sewer repairs.

Project 8882 – 2025 Subdivision Concrete Rehab includes the minor repairs to concrete streets in identified subdivisions that have been constructed in the past twenty (20) years and are now fully developed. Historically, it has been observed that newly constructed local roads become damaged over their first 3-5 years of life due to heavy traffic associated with the completion of development construction. Generally, the damage observed on these roads is minor and typically consists of shattered panels, cracking, and broken curbs. Once development construction has been completed in a subdivision, the road will typically only see local traffic for the remainder of its lifecycle. This project will replace a minor amount of failing concrete to prevent further damage and extend the lifespan of the street.

Project 8883 – 2025 Arterial Streets Concrete Rehab will repair or replace small sections of damaged pavement along arterial roadways in the City in order to prolong the overall life of the street. Typically, the damage observed in these areas consists of sunken and heaved panels, as well as cracked or shattered panels and broken curbs.

Motion by Weigel, seconded by Berg to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Plans & Specs for Project #8924 – 2025 English Coulee Diversion Cleaning (32nd – 47th Ave South)**

City staff presented to committee members the staff recommendation to approve the plans and specifications for City Project No. 8924 – 2025 English Coulee Diversion Cleaning (47th Ave S to 32nd Ave S) and direct Engineering to advertise for construction bids. This project consists of cleaning the English Coulee Diversion Channel from 47th Ave S to 32nd Ave S. Over time, sediment, silt, and vegetation filled this area of the diversion bottom. City staff's goal is to remove this sediment by excavating a pilot channel below the existing ground that would fill in over time with any additional sediment. The pilot channel will also serve to reestablish the capacity of the diversion in this area and limit cattail growth in the diversion bottom. City staff also observed that there is severe sediment buildup surrounding the box culverts at either end of the project. The sediment covers almost all of the riprap that is supposed to be exposed in the location. With this project, city staff will remove the sediment atop the riprap and the riprap itself. New, clean riprap will be installed per the U.S. Army Corps' original design. The U.S. Army Corps of Engineers requires the city to upkeep maintenance of the flood protection system to be eligible for PL84-99 assistance during a major flood event. This project is maintenance that will help the city maintain its eligibility for assistance from the Corps.

Motion by Osowski, seconded by Berg to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Plans & Specs for Project #8925 – 2025 Pond Cleaning at 15th Ave S & Belmont Road**

City staff presented to committee members the staff recommendation to approve plans and specifications for City Project No. 8925 – Lincoln Drive Pond Cleaning(15th Ave S and Belmont Rd.) and to direct the engineering departments to advertise for construction bids. This Project consists of silt and vegetation removal from the pond south of Lincoln Park on the wet side of the levee (15th Ave S and Belmont Rd). This pond was originally constructed by the Corps of Engineers as part of the Flood Protection Project. In the years following construction, the pond has filled with silt deposited from storm sewers draining into the pond and from silt deposited by frequent flood events. In recent years, the silt has caused the water to back up into the gate structure. The gate structure is closed in advance of a flood to prevent floodwaters from backing up under the levee and into the city's storm sewer system. In the spring, accumulated ice and frozen silt deposits must be removed in advance of a flood to make sure the slide gates are securely closed. Public Works has indicated that the removal of the ice and material is difficult and labor-intensive. It is expected that this project will facilitate the maintenance and operation of the pond and associated structures.

The US Army Corps of Engineers requires the City to upkeep maintenance of the flood protection system to be eligible for PL84-99 assistance during a major flood event. This Project is maintenance

that will help the City maintain its eligibility for assistance from the Corps in addition to assisting with operating efforts.
Motion by Osowski, seconded by Berg to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Award Bid for 8859 – South End Drainway Flood Pond Expansions**

City staff presented to committee members the staff recommendation to award a contract to the low bidder, Gowan Construction, in the amount of $1,059,809.13 for City Project No. 8859 Southend Drainway Flood Pond Expansions (Kiwanis, Southern Estates 9th, Southern Estates 7th, and Highland Point Ponds) and approve any necessary budget amendments. Bids for this project were received on April 10, 2025. The low bid of $1,509,809.13 was submitted by Gowan Construction and was approximately 62% under the Engineer's Estimate. The project consists of expanding four regional stormwater ponds along 40th Ave S near the Southend Drainway, in addition to removing a culvert crossing within the Southend Drainway. The primary work of this project will be the excavation and reshaping of the pond slopes. The ponds being expanded are the Kiwanis Pond (Northwest of Discovery Elementary School), Southern Estates 9th Pond (West of S 30th St), Southern Estates 7th Pond (Southwest of 40th Ave S and S Washington St), and Highland Point Pond (40th Ave S and S 16th St), The culvert crossing to be removed is south of Ruemmele Rd, adjacent to the Kiwanis Pond expansion. Over the past year and a half, the Engineering staff have been working on a South End Flood Protection Drainage Study. The completed study and subsequent City Stormwater Design Manual Amendment were accepted by the City Council on February 18, 2025. The final recommendation from the study included expanded storage for the four regional ponds and crossing removal.

Motion by Osowski, seconded by Berg to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Create District for Projects #8848 (District #365), #8849 (District #620), 8966 (District #621) – Utilities for 47th Ave S, S 30th St, and S 34th St (Columbia Rd to S 34th St and 45th Ave S to 47th Ave S)**

City presented to committee members the staff recommendation to approve the Engineer's report, create Special Assessment District, direct Engineering Department to prepare Plans and Specification for Project No. 8848 (District No. 356), No, 8849 (District No. 620), No. 8966 (District No. 621) – Utilities for 47th Ave S, S 30th St, and S 34th St (Columbia Rd to S 34th St and 45th Ave S to 47th Ave S) and direct the Engineering department to advertise for construction bids. With the upcoming 47th Ave Interchange project progressing closer towards implementation, the city has a requirement to provide all of the connecting infrastructure for the interchange. These projects are the first pieces of the infrastructure build-out. These projects are proposed to be funded through a combination of special assessments, grant money, and City funds. Since there is a special assessment portion to these projects, Assessment Districts are required to be created, and the Engineer's reports approved. This area of the city is not yet annexed or platted. This entire area is owned by a single property owner, and City staff have been in discussions with them about these project. Discussions have been positive thus far, notable points of the discussion and preliminary agreements made are:

- City is set to receive ~$5mil to pave 47th Ave. S from Columbia to S 34th St.
- The above-mentioned paving project will not be special assessed.
- The landowner will donate all necessary rights of way for 47th Ave. S, S 30th St., and S 34th St. in this area through a plat.
- The city will fund and produce the plat.
- All utility projects will have a special assessment portion.

- Sanitary will follow standard City practice
- Watermain will apply for a State Water Commission (SWC) cost share of 60%
- Due to the large size of the watermain on 47th Ave. S an equivalent 8" line will be assessed.
- City will cost-share the remaining balance after SWC cost-share and assessments
- Storm sewer will follow standard City practice
- City will demo buildings in the future right-of-way and assess costs to the project.

- Only the City right-of-way will be annexed, effectively deferring special assessments until the land in the area is developed.
- As the City is initiating these projects, there will be no requirement for upfront money on the project from developers.

In 2024, the City was awarded approximately $5mil from the NDDOT Flexible Transportation Fund to construct the pavement on 47th Ave. S from Columbia Rd. to S 34th St. That paving project is scheduled for 2026. Prior to that, the utilities along 47th Ave. S as well as the connecting streets must be installed. These projects will include:

**8966 - Sanitary Sewer**

- S 30th St. (45th Ave. S to 47th Ave. S)
- S 34th St. (45th Ave. S to 47th Ave. S)

The sanitary sewer project is straightforward and provides a standard size connection along S 34th St. and 30th St. There will be no gravity sanitary sewer along 47th Ave. S as properties will be expected to make their connections off the north-south streets.

**8848 – Watermain**

- 47th Ave. S (Columbia Rd. to S 34th St.)
- S 30th St. (45th Ave S to 47th Ave S)
- S 34th St. (45th Ave S to 47th Ave S)

The watermain on 47th Ave. S is proposed to be a 20" main, which will serve as one of the network's main transmission lines. This line is planned to extend to the west across the Interstate, eventually heading north on S 48th St. to tie into an existing line. The watermain on S 34th St. and S 30th St. are proposed to be 12" and 8" lines, respectively.

**8849 – Storm Sewer**

- 47th Ave. S (Columbia Rd. to S 34th St.)
- S 30th St. (45th Ave S to 47th Ave S)
- S 34th St. (45th Ave S to 47th Ave S)

The storm sewer along 47th Ave. S is proposed to collect runoff from the future street as well as approximately 250' of property on either side of 47th Ave. S. The 47th Ave. S storm sewer eventually drains to S 30th St., where it ultimately discharges to an existing pipe at the intersection of 45th Ave. S and S 30th St. Also included in this project is a pipe for additional capacity along what would be S 32nd St. This pipe allows the sizing of the pipe on 47th Ave. S and S 30th St. to be kept smaller. S 34th St. is proposed to drain into an existing storm pipe at the intersection of 45$^{th}$ Ave S & S 34$^{th}$ St.

These utilities will not only serve as the connection point for future expansion towards the interchange, but will also provide the area with City utilities so that they have the amenities available to develop. As the interchange project gets closer to implementation, this area of 47th Ave. S is anticipated to become desirable development land, and these projects allow the City to get ahead with development. This area of the City is not yet annexed or platted. This entire area is owned by a single property owner, and City staff has been in discussions with them about these projects. Discussions have been positive, and the group is working towards finalizing annexation and platting. It is expected that an easement will be needed to start work prior to the

completion of the annexation and platting. The property owner has indicated preliminary approval of moving forward with this plan.

Also included in these projects, but not proposed to be special assessed, is a 48" storm sewer pipe on S 34th St. This pipe drains directly to the South End Drainway and is proposed to serve as a drainage conduit for stormwater ponds that are expected to be constructed south of 47th Ave. S. Additionally, these projects will be bid with a box culvert, which will be installed across 47th Ave. S at 32nd St. This box culvert will be further incorporated into the future paving project to serve as a pedestrian underpass. The box culvert is proposed to be funded using City funds as well as NDDOT Flexible Transportation funds. Additional details on the box culvert will be provided when these projects are brought forward for approval of plans and specifications.

Motion by Vein, seconded by Osowski to refer to City Council with a recommendation to approve. Motion carried unanimously.

**Cirrus Aircraft Tax Incentive Pre-Application**

City staff presented to committee members the staff recommendation to approve a Tax Incentive Pre-Application for Cirrus Aircraft moving through tax incentive final review and approval process to include preliminary recommendation of a 10 year/100% Payment In Lieu of Taxes (PILOT), and set City Council Public Hearing date for Monday, June 2, 2025. Cirrus Aircraft (Cirrus) is a global leader in personal aviation with manufacturing, sales, and flight training services for the SR Series and Vision Jet. Cirrus currently owns and operates a 170,000 square foot manufacturing production facility in the Grand Forks industrial park as part of its aircraft manufacturing and sales business. As an industry leader, Cirrus has been and is currently in a growth and expansion mode in the production of its aircraft. Cirrus is contemplating an approximate $10.5 million and 30,000 square foot addition onto their existing 170,000 square foot production facility, investing $1.5 million in renovations to the existing production facility, and investing $2.5 million in capital equipment in 2025 as they continue to grow and expand their operations.

The proposed 30,000 square foot expansion will enable Cirrus to increase production capacity, streamline processes, and incorporate advanced technologies, which will lead to higher output and improved product quality. The additional space will allow for the introduction of new production lines, expanded warehousing, and enhanced storage systems, which will reduce lead times, improve inventory management, and meet customer demand and commitments. The expansion will create new job opportunities, contribute to the local economy, and workforce development. The investment in cutting-edge technology and machinery in the facility will better allow Cirrus to meet growing demands and enhance its competitiveness in the rapidly evolving industry. The expansion is the first of two planned expansions. With continued and similar support in Grand Forks and North Dakota, Cirrus is planning, within the next five (5) years, for an additional 60,000 to 90,000 square foot composite facility expansion in Grand Forks and North Dakota.

Mayor Brandon Bochenski has followed up with the U.S. Department of Defense (DoD), U.S. Department of the Air Force (DAF), and Grand Forks Air Force Base (GFAFB) related to the Cirrus investment and expansion. The DAF representative, Mr. Daniel Burker, has provided that "neither the DAF nor our DoD counterparts have any concerns or objections regarding the proposed expansion of the Cirrus facility".

Motion of Lunski, seconded by Fridolfs to refer to City Council with a recommendation to approve. Motion carried 6-1 with Osowski dissenting.

**Greenview Living, LLC Tax Incentive Pre-Application.**

City staff presented to committee members the staff recommendation to invite Greenview Living LLC to submit a full tax incentive application. The proposed Greenview Living LLC development is the redevelopment of the University of North Dakota's (UND) Ray Richards Golf Course clubhouse, driving

range, and parking lot areas. The proposed development is a significant mixed-use redevelopment investment. The development is a public/private partnership development between the University of North Dakota and the private development team of Dakota Commercial, Community Contractors, Burian & Associates, LLC, and Mak Construction. The University of North Dakota advertised for a private development partner to further develop the Ray Richards Golf Course area in providing a Home of UND Golf mixed-use development, and entertainment/quality of life investments for UND and the Grand Forks community. The development is proposed to integrate and enhance the Ray Richard Golf Course and coincide with its redevelopment related to the 42nd Avenue/Demers Grade Separation Project that is scheduled for construction during the construction seasons of 2026 and 2027. The entertainment and quality of life investments are also intended to enhance and integrate well with the current and proposed area entertainment and quality of life investments of the Alerus Center, Ralph Englestad Arena, Altru Sports Complex, and Children's Museum.

Phase I development includes the following: 167 residential rental units with 10,000 square feet of commercial space to include the Home of UND Golf. The start of the Phase I development is the fall of 2025/Spring of 2026. The Phase II development is a year-round driving range/entertainment venue. The start of Phase II is Fall 2025/Spring 2026. The Phase III development consists of residential units. The start of Phase III is 2028/2029. The property is currently not taxable as it is UND Property. With the public/private redevelopment project concept, the development will be taxable to a degree still to be determined. The redevelopment project is an estimated $85 million investment. The redevelopment and served by public infrastructure. The developer is requesting the consideration of a tax incentive exemption for a greater than five (5) year period of time. The development is a strategic partnership opportunity that will redevelop a needed golf course area, provide a more competitive strategy for UND Athletics, provide for a more attractive and competitive UND campus and will continue to drive enrollment growth, and meet the Grand Forks community's strategic interest of growing the tax and economic base, provide further and needed housing opportunities, and enhanced quality of life/entertainment opportunities.

With City Council concurrence, the next step in the process is to invite the applicant to submit a full tax incentive application, which includes a $2,500 fee. The tax incentive request is proposed to exceed five (5) years. The complete application will be provided to Baker Tilly for third-party financial review and analysis. This review will then be presented to the Local Government Advisory Committee (LGAC), which consists of representatives of the four local taxing entities. City Council President Dana Sande and City Council Vice President Danny Weigel serve as the City's LGAC representatives. The recommendation from LGAC will then be forwarded to City Council for preliminary action, at which point a public hearing date (approximately 45 days later) will be set. During that time period, the tax incentive request will be heard by the Grand Forks Commission and Grand Forks School Board, per North Dakota Century Code requirements.

Motion by Vein, seconded by Osowski, to postpone the agenda item for one(1) month. Motion failed 3-4, with Weigel, Berg, Lunski, & Fridolfs dissenting. Motion by Weigel, seconded by Berg to refer to City Council with a recommendation to approve. Motion carried 5-2 with Vein and Osowski dissenting.

**RTVMPS, LLC Tax Incentive Pre-Application**

City staff presented to committee members the staff recommendation to invite RTVMPS, LLC to submit a full tax incentive application. The proposed RTVMPS, LLC development is a mixed-use development in the southeast corner of 47th Avenue and South Washington Street, and near the proposed location of Hugo's Family Marketplace grocery store. The proposed development is a significant mixed-use development investment. The development is a private development, and the development team consists of Valley Markets (Hugo's Family Marketplace), Dakota Commercial, and Community Contractors. The development includes the following: approximately 153 residential rental units with 10,000 square feet of commercial space. The start of the development is proposed for the spring of 2027 with a 20259 completion. The development project is an estimated $42 million investment. The development project will not require significant public infrastructure development as it is an infill development and is served by the public infrastructure. The

developer is requesting the consideration of a tax incentive exemption for a greater than five(5) year period of time. The development will meet the Grand Forks community's strategic interest in growing the tax and economic base and provide further and needed housing opportunities.
With City Council concurrence, the next step in the process is to invite the applicant to submit a full tax incentive application, which includes a $2,500 fee. The tax incentive request is proposed to exceed five (5) years. The complete application will be provided to Baker Tilly for third-party financial review and analysis. This review will then be presented to the Local Government Advisory Committee (LGAC), which consists of representatives of the four local taxing entities. City Council President Dana Sande and City Council Vice President Danny Weigel serve as the City's LGAC representatives. The recommendation from LGAC will then be forwarded to City Council for preliminary action, at which point a public hearing date (approximately 45 days later) will be set. During that time period, the tax incentive request will be heard by the Grand Forks Commission and Grand Forks School Board, per North Dakota Century Code requirements.

Motion by Berg, seconded by Weigel to refer to City Council with a recommendation to approve. Motion carried 6-1, with Osowski dissenting.

**CK Commercial, LLC Tax Incentive Pre-Application.**

City staff presented to committee members the staff recommendation to invite CK Commercial LLC to submit a full tax incentive application. This proposed CK Commercial LLC development is a new multi-family building on Kings View Drive and north of 62nd Street South. The proposed development is a significant development investment. The development is a private development that is led by Dakota Commercial. The development includes the following: approximately 45 residential rental units with underground parking. The start of the development is proposed for the Fall 2025/Spring 2026 with a 2027/2028 completion. This development project is an estimated $12 million investment. The development project will not require significant public infrastructure development as it is an infill de and served by public infrastructure. The developer is requesting the consideration of a tax incentive exemption for a greater than five (5) year period of time. The development will meet the Grand Forks community's strategic interest in growing the tax and economic base and provide further and needed housing opportunities.

With City Council concurrence, the next step in the process is to invite the applicant to submit a full tax incentive application, which includes a $2,500 fee. The tax incentive request is proposed to exceed five (5) years. The complete application will be provided to Baker Tilly for third-party financial review and analysis. This review will then be presented to the Local Government Advisory Committee (LGAC), which consists of representatives of the four local taxing entities. City Council President Dana Sande and City Council Vice President Danny Weigel serve as the City's LGAC representatives. The recommendation from LGAC will then be forwarded to City Council for preliminary action, at which point a public hearing date (approximately 45 days later) will be set. During that time period, the tax incentive request will be heard by the Grand Forks Commission and Grand Forks School Board, per North Dakota Century Code requirements.

Motion by Berg, seconded by Weigel to refer to City Council with a recommendation to approve. Motion carried 6-1. With Osowski dissenting.

**Northridge Construction Tax Incentive Pre-Application**

City staff presented to committee members the staff recommendation to invite Northridge Construction to submit a full tax incentive application. This proposed Northridge Construction development is a multi-family development at 4551 South 17th Street. The proposed development is a significant development investment. The development is a private development, and the developer is Northridge Construction. This development includes the following: approximately 155 residential rental units with underground parking. The start of the development is proposed for August 2025, with March 2027 completion. The development project is an estimated $38 million investment. The development project will not require significant public infrastructure

development as it is an infill development and is served by public infrastructure. The developer is requesting the consideration of a tax incentive exemption for a greater than five (5) year period of time. The development will meet the Grand Forks community's strategic interest in growing the tax and economic base and provide further and needed housing opportunities.

With City Council concurrence, the next step in the process is to invite the applicant to submit a full tax incentive application, which includes a $2,500 fee. The tax incentive request is proposed to exceed five (5) years. The complete application will be provided to Baker Tilly for third-party financial review and analysis. This review will then be presented to the Local Government Advisory Committee (LGAC), which consists of representatives of the four local taxing entities. City Council President Dana Sande and City Council Vice President Danny Weigel serve as the City's LGAC representatives. The recommendation from LGAC will then be forwarded to City Council for preliminary action, at which point a public hearing date (approximately 45 days later) will be set. During that time period, the tax incentive request will be heard by the Grand Forks Commission and Grand Forks School Board, per North Dakota Century Code requirements.

Motion by Lunski, seconded by Berg to refer to City Council with a recommendation to approve. Motion carried 6-1, with Osowski dissenting.

**Public Safety Answering Point (PSAP) Department Restructure and Termination of the Joint Powers Agreement**

City staff presented to committee members the staff recommendation for approval of the organizational restructuring of the Public Safety Answering Point (PSAP) under the Fire Department. Along with replacing the Joint Powers Agreement with User Agreements for service for all entities wanting to utilize the City's PSAP services, subject to final review and approval of the City Attorney. On an ongoing basis, the City of Grand Forks (City) examines, anticipates, and reacts to the strategic opportunities to improve organizational efficiency. IN response to ongoing staffing challenges, leadership and management concerns, and public objection from stakeholder entities, a mutual separation agreement was executed with the City's former Public Safety Answering Point (PSAP) Director on March 26, 2025. The PSAP department has been placed temporarily under the direction and control of Fire Department Chief Gary Lorenz, with direct operational control of the PSAP center falling under Deputy Chief Chuck Marcott.

The City administration desires to make this a permanent restructuring of the PSAP to provide continuity and stability within the center. Moving the PSAP department under the Fire Department will improve collaboration and communication channels to ensure all levels of staff are supported and informed. The restructuring will also make additional resources available for PSAP, if needed. New leadership will maintain alignment with the needs of local and regional entities. It will be a strategic priority to increase the retention of staff by decreasing turnover and increasing morale through providing stability and opportunities for growth, which will ultimately result in a higher-performing team. PSAP currently functions under a Joint Powers Agreement with key partners, including the Grand Forks County Sheriff's Office and other rural law enforcement entities University of North Dakota Police Department, the Grand Forks Fire Department, the Grand Forks Police Department, Altru Health Systems, and many area rural fire and ambulance services. Under the Joint Powers Agreement, there is a one-year termination provision to end the agreement, although parties can agree to an early termination. The Joint Powers Agreement will no longer be necessary as the PSAP Department will be integrated into the leadership, management, and operations of the Fire Department. The City administration recommends that the City Attorney work with our key partners to develop a new User Agreement for Services. The new User Agreement for services will be brought to the City Council for review and approval. Due to current budget preparation timeline constraints for 2026, the City Administration recommends utilizing the cost-allocation structure as defined in the existing Joint Powers Agreement with the intention of evaluating possible alternative methods of calculating cost allocation once the new CAD (Computer Aided Dispatch) system is implemented later this year.

Motion by Osowski, seconded by Lunski to refer to City Council with a recommendation to approve. Motion carried unanimously.

**CITY COUNCIL MEMBER DISCUSSION MATTERS**

Council Member Lunski, shared about Wednesday Bites taking place each Wednesday in Town Square and invited community members to check it out.

President Sande expressed concerns about some bridge work being done and stated that he feels the City should have a drug policy for contractors doing work within the City of Grand Forks.

**ADJOURNMENT**

Motion by Osowski, seconded by Berg, to adjourn the meeting at 7:42 pm. Motion carried unanimously.