

The Committee of the Whole met on Monday, May 12, 2025, at 5:30 p.m. Vice President Weigel called the meeting to order. Present at roll call were Osowski, Berg, Lunski, Fridolfs, Vein, Weigel, and Sande; absent – none.

DISCUSSION ITEMS

Request from Grand Forks Youth Hockey for approval of a site authorization in a designated 21+ bar area at Little Bangkok

City staff presented to committee members the staff recommendation to review and take action on an application for a site authorization at Little Bangkok. Little Bangkok holds a Class 3 (Beer & Wine) Alcoholic Beverage License and has submitted a floor plan revision for their business to include a designated 21+ lounge area in which gaming would be located. City Council approval of the new site authorization is required.

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

Request from River Cities Speedway for an amendment to their Class 6 Alcohol License

City staff presented to committee members the staff recommendation to review and take action on a request from River Cities Speedway for a modification of their Class 6 (Fairgrounds) Alcoholic Beverage License. Under their license, they can serve beer & wine and are requesting to also be able to serve canned cocktails. A few years ago, approval was given to remove the prohibition for the sale of beverages in cans from several specialty licenses, including the Class 6 license; however, when the City Code was revised, the Class 6 definition was missed and will now be updated.

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

Bid Award for Project #8928 – Upgrade Lift Station #21 & #33

City staff presented to committee members the staff recommendation to award the General Contract to the low bidder, ICS, Inc., in the amount of \$428,000. Approve request to withdraw bids from H & S Electrical Services LLC, Northern Valley Electrical Service, Inc., for Schedule B and from ICS, Inc. for Schedule A 3. Award Electrical Contract to Sun Electric, Inc. in the amount of \$410,120 for City project No. 8928 – Upgrade Lift Station #21 & #33. Bids for this project were opened on May 8, 2025. 2 bids were received for the General Contract work, and both bids were opened. The low bid for the General Contract work was from ICS, Inc. in the amount of \$428,000. Three (3) bids were received for the Electrical Contract work, and all bids were opened. 2 of the bids had an error in the bid tab and have asked to withdraw their bid. ICS, Inc., used H & S Electrical Services for the Schedule A bid and, due to the error in the bidding documents, has also asked to withdraw their bid. The Electrical bid had an alternate to install power from the storm pump station 189 to the lift station 21 as a backup power solution during a power outage. Staff are recommending accepting the alternative. The bid recommended for approval for the Electrical Contract work is from Sun Electric, Inc. in the amount of \$410,120 with the proposed alternate.

This project is intended to renew Sanitary Lift Station No. 21 and No. 33 so that it can provide efficient and reliable service for the next 20-plus years. Lift Station No. 21 is located at 2000 24th Avenue S, and Lift Station 33 is located at 3997 S 20th Street. Lift Stations 21 and 33 were last rehabbed in 1999. The existing drives and most of the controls are obsolete, and parts are no longer available. The pumps and many of the station components are at the end of their useful life, and there are safety concerns that need to be addressed at both stations.

Motion by Osowski, second by Berg, to refer to City Council with a recommendation to approve as presented by staff. Motion carried unanimously.

Revised Engineer’s Report for Project #8576 (District #362) - Watermain for Peony Addn & Hwy 81 Area, Phase 2

City staff presented to committee members the staff recommendation to approve the revised Engineer’s report for City Project No. 8576, District No. 362 – Highway 81 & Associated Area Watermain Phase II. City Council approved an Engineer’s Report for this project on October 21, 2024. Since the approval of the report, this project has expanded slightly to include some additional highway crossings. The highway crossings for this type of work are expensive due to the techniques required by NDDOT to do the work. Additionally, some other increased project costs have since been identified. While the total project costs have increased, the current project layout allows for the remaining watermain buildout to be finished in a single future phase. Due to the increase in cost on the project, an updated Engineer’s Report is required. The work of this proposed project consists of installing a watermain in the Highway 81 annexation area. This phase covers most of the properties adjacent to the east side of Highway 81 from 27th Ave N up to 33rd Ave N. It also includes several properties along the north end of Mill Rd. This project will provide water service and fire protection to the properties adjacent to the project. The attached assessment district map shows the location of the proposed watermain project.

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

Redevelopment of the former Water Treatment Plant Site

City staff presented to committee members the staff recommendation to accept the Phase 1 report submitted by Development Strategies. Authorize City officials to execute a contract amendment, subject to City Attorney review and approval, to extend Development Strategies’ consultant services to include Phase 2 work as described herein. Approve the acquisition of properties adjacent to the WTP site as described herein, subject to City Attorney review and approval. Authorize issuing the attached Request for Qualifications for engineering services for abatement/demolition of the decommissioned WTP. Approve funding the above items from the Waterworks Enterprise Fund (5300) and authorize any necessary budget amendments. The City of Grand Forks (City) issued a Request for Qualifications (RFQ) seeking a consultant to help reimagine the former Water Treatment Plant (WTP) site just south of downtown. As outlined in the RFQ, the City sought an experienced consultant to help the community “dream big responsibly,” balancing inspirational and aspirational public amenities with the realities of market, construction costs, financial constraints, etc. We were fortunate to find a skilled partner in Development Strategies, and the goals outlined in that RFQ have been met successfully.

Motion by Osowski, second by Lunski, to refer to City Council with a recommendation to receive and file. Motion carried unanimously.

Amendment to City Code relating to Towing

City staff presented to committee members the staff recommendation to review maximum fees allowed for towing vehicles from private property without the vehicle owner’s consent and consider an increase in the fees allowed. Since March, the Staff and City Attorneys’ office have met with Interstate Towing to review City Code and discuss the request. As part of the City Code review, some minor language cleanup is being proposed to clarify the intent of that section. Consideration of removing the maximum rates from the ordinance and changing to adoption by resolution could be a further update to this section of the code. If City Council provides approval at Committee of the Whole to approve, a formal ordinance will be drafted and attached for the City Council meeting. City Code Chapter 21, Article 9, Towing Vehicles and Towing Vehicle Driver’s License was enacted September 6, 2011, in response to concerns relating towing of vehicles from private property without the vehicle owner’s permission. This section of City Code sets licensing requirements for any company holding contracts to perform this service for private property owners and also set requirements for maximum fees allowed and regulations for the impound and release of towed vehicles. We currently have 2 companies holding licenses to provide this service.

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The fees have not been reviewed and adjusted since adoption in 2011. The Finance Department has received a request for an increase in the allowable fees to reflect changes in the industry and what is required to complete this service, and increases in operational expenses. The proposed fees would be reflective of industry standards and provide a structure that better covers costs associated with this service.

Motion by Osowski, second by Lunski, to refer to City Council with a recommendation to remove caps on fees and keep other changes as recommended. Motion carried 6-1 with Berg dissenting.

CITY COUNCIL MEMBER DISCUSSION MATTERS

None

ADJOURNMENT

Motion by Osowski, second by Berg, to adjourn the meeting at 7:05 p.m. Motion carried unanimously.