

The Committee of the Whole met on Tuesday, May 27, 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**

### **City of Grand Forks / Grand Forks County Collaborations Update**

City staff presented to committee members an update on the City of Grand Forks/Grand Forks County Collaborations. City staff provided an informational briefing and update to the County Commission on Tuesday, May 20, 2025, regarding the City and County collaborations. The County Commission was appreciative and heartened by the City and County collaborations and requested that the work continue together on these value-added collaborations on behalf of the City and County taxpayers.

## **DISCUSSION ITEMS**

### **Request from Grand Forks Children’s Museum for approval of site authorizations at Kaspers Bar and Bottle Shop and Sledster’s**

City staff presented to committee members the staff recommendation to review and approve a request from Grand Forks Children’s Museum, Inc. The submitted applications for site authorizations at Red Owl Investment LLC, dba Sledster’s, 21 S 4<sup>th</sup> St, and Black Duck, LLC dba Kasper’s Bar, 4220 5<sup>th</sup> Ave N. Both establishments hold Class 1 (General On/Off-Sale) Alcoholic Beverage Licenses. Matt Kasper, owner of both businesses, has requested to change gaming providers to the Grand Forks Children's Museum, with the change at Sledster’s effective July 1, 2025, and at Kasper's Bar effective January 1, 2026. City Council approval is required when new site authorizations or changes in operating organization are requested.

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

### **Request for transfer of alcohol license from GM Grand Forks, LLC (previously dba Crooked Pint Ale House) to FirePot Korean BBQ & Hot Pot Inc, dba FirePot Korean BBQ & Hot Pot**

City staff presented to committee members the staff recommendation to review and approve the transfer and application from FirePot Korean BBQ & Hot Pot, Inc., with approval subject to final review of various city departments and payment of associated fees. The Finance Department is in receipt of a request from Paul Dzubnar on behalf of GM Grand Forks, LLC, formerly dba Crooked Pint Ale House, to transfer the Class 4 (Food & Beverage) Alcoholic Beverage License to FirePot Korean BBQ & Hot Pot, Inc., LLC, dba FirePot Korean BBQ & Hot Pot.

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

### **Request for waiver of City Code §9-0307 allowing swimming in the river for the Extreme Water Endurance Test Event (END-WET), June 21, 2025**

City staff presented to committee members the staff recommendation to approve that the Extreme ND Watersport Endurance Test Event (END-WET) may use the Red River for their special event. The Extreme ND Watersport Endurance Test event (END-WET) will be held on Saturday, June 21, 2025, in and around the GF/EGF Red River area, most of the activities taking place along the river corridors

formed by the Red & Red Lake Rivers. For the participants and the organization of the event to occur, a waiver of the ordinance is requested for the use of the event.

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

### **Appointment/Reappointment to Growth Fund Committee and Downtown Design Review Board**

City staff presented to committee members the staff recommendation to approve the reappointment of Chris Wolf to the Growth Fund Committee for a three (3) year term to begin June 14, 2025, and expire June 14, 2028. The Growth Fund Committee is composed of three Grand Forks City Council representatives and four representatives nominated by the Board of the Grand Forks Region Economic Development Corporation (EDC). The EDC recommends reappointing Chris Wolf to the Growth Fund Committee for another three-year term. Mr. Wolf has a strong financial background in banking and private industry that provides a valuable perspective to the Growth Fund Committee.

City staff also presented to committee members the staff recommendation to approve the appointment of Dillon Trosen and the reappointment of Blue Weber to the Downtown Design and Review Board (DDRB). The board is composed of seven (7) member with one (1) member of the Grand Forks Historic Preservation Commission (GFHPC) appointed by the GFHPC, two (2) members of the public with professional background in history, architectural history, and/or architecture nominated by the Mayor and confirmed by the City Council, three (3) members of the public owning property or owning and operating businesses located within the central business district nominated by the Mayor and confirmed by the City Council, and one (1) member of the Planning & Zoning Commission appointed by that body. Members serve 3 calendar-year terms. This position was previously held by another representative from 322 Hospitality Group, who resigned from DDRB. Staff then re-advertised the board position with Dillon Trosen as the only applicant. Trosen currently serves as the Facilities Manager at 322 Hospitality Group and has expressed interest in the growth and aesthetics of downtown. Staff is recommending approval of the appointment of Dillon Trosen to the open downtown business owner/operator position. On December 21, 2024, Blue Weber's DDRB term expired. Weber serves as a downtown business owner/operator representative. He is the Community Outreach Liaison with Bolton & Menk out of the Grand Forks office located downtown. He wishes to continue to serve on the board for another term in the same position.

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

### **Central Ramp Elevator Modernization Authorization to Bid**

City staff presented to committee members the staff recommendation to approve specifications and scope of work for city projects 8974 – Central Parking Ramp Elevator Modernization & Preventative Maintenance, 415 1st Ave N; to direct the Planning & Community Development Department to advertise for bids. Central Ramp Elevator, 415 1st Ave N, is currently out of service after failing a load test earlier this spring which will necessitate replacing the hydraulic jack that propels the elevator through the hoistway. Planning staff as well as Dakota Parking staff have worked with the current elevator provider Schindler to find replacement parts but are unable to source the necessary parts to bring it back into service. It is staff understanding that the elevator received some emergency repairs including the vendor piecing together available parts from different sources without documenting the changes in the wiring schematics making troubleshooting and getting replacement parts difficult after the '97 flood and many parts are original to the 70s construction. A number of the parts needed are no longer fabricated or supported making it challenging or impossible to source replacements.

We are working with North Star Elevator Consulting who has assisted in the creation of the specifications document and who will inspect the project for us to ensure proper compliance as well as ensure work proposed is necessary. Elevators, being a specialized mechanical product, staff did not feel comfortable creating specs or conducting necessary inspections. North Star provided a quote of \$7500, which staff has administratively approved, to assist in the design, bidding, and inspection of the project for us. The existing elevator shaft is smaller than today's standards, which limits the replacement/modernization opportunities to a hydraulic system. Other improvement or replacement options would be more costly and involve substantial general contractor involvement, and would delay the project substantially. The modernization route would focus on necessary replacements only, and keep what parts can still be used such as the guide rails, elevator structure/enclosure, decorative applied interior panels, glass, lighting/ceiling and flooring. North Star has given an estimate of \$175,000 for the modernization price.

The scope of the project is limited to functional and mechanical parts only to bring it back into service in an effort to reduce cost but still is fairly comprehensive and includes replacing all major controls, door operating and driving components and meeting currently enforceable elevator codes so, besides from addressing aesthetics, the elevator will essentially mechanically be in "like new" condition and have an extended functional life expectancy of 20-30 years. The interior finishes of the existing cab will remain as they are today. To upgrade the interior, North Star has provided a \$20,000-\$30,000 additional expense expectation, to which staff has opted not to pursue at this time in order to leave as many dollars available to any necessary change orders for the Corporate & Central Ramp repair project or other needed ramp repairs. The interior finishes are not top of the line, but staff feel they are satisfactory for a public parking facility. Future upgrades to finishes could be budgeted in the coming years. In addition to the modernization, within the specifications, North Star outlines the expectations of the elevator provider for the first-year warranty and preventative maintenance expectations, structured in a way that benefits the City. North Star has provided an estimate of \$2,100 for the warranty price.

Staff is seeking to utilize additional funds from the Corporate and Central Ramp Rehab project to proceed with this necessary replacement. Staff budgeted \$2.2 million for the Central & Corporate Ramp rehabilitation project 8820 in 5997 - Municipal Parking Fund. Bids for that project came in underestimate at \$1,731,858 (1,572,800 for construction + 159,058 for Engineering costs), leaving \$485,000 available for change orders or other necessary repairs like this one. Staff is also looking into replacing heaters and sanitary drains in the Central ramp with the remaining funds, but delaying those until a better expectation of change order needs are identified. These other mentioned repairs were left out of the 8820 larger project as initial estimates for that project anticipated being over budget. The positive bidding environment for that project is providing a welcome opportunity to address these other concerns as well.

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

**Plans & Specifications for Project #8915 (District #790) – Reconstruct 30<sup>th</sup> Ave S (S 34<sup>th</sup>-38<sup>th</sup> St.)**

City staff presented to committee members the staff recommendation to approve plans and specifications and to direct the Engineering Department to advertise for Construction bids for City Project No. 8915, District No. 790 – Reconstruct 30<sup>th</sup> Avenue South (South 34<sup>th</sup> Street to South 38<sup>th</sup> Street). This project consists of reconstructing the existing roadway on 30th Avenue South from South 34th Street to South 38th Street. The existing roadway is 37 feet wide and was originally constructed in 1996. The existing pavement is considerably heaved, sunken, and cracked throughout the driving lane, but the curb and gutter has portions that remain in good condition and can be salvaged. This roadway receives frequent complaints from other departments and the general public. Several alternatives were considered for rehabilitation in this area. After analyzing the condition of the pavement and the curb, it was determined

that rehabilitation would not provide a long-term solution. With the majority of the curb and gutter being in an acceptable condition, salvaging the curb may provide the best value in lieu of a total reconstruction. Public works performed investigative efforts on the underground utilities to identify any areas that were in poor condition. Following their work, it was determined that minor repairs would be beneficial to the storm sewer. The proposed reconstruction will replace the driving lanes and any failing curbs and gutters, while salvaging the curbs and gutters that are in good condition. The project will also include minor storm sewer and sidewalk improvements.

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

### **Bid Award for Project #8864 – Flood Station #209 Outfall Repair**

City staff presented to committee members the staff recommendation to award a contract to the low bidder, Gowan Construction, in the amount of \$108,962.20 for City Project No. 8864 – Flood Station 209 Outfall Repair (Elmwood Dr. & 32<sup>nd</sup> Ave S) and approve the budget amendment. Bids for this Project were received on 5/22/25. Gowan Construction submitted the low bid of \$108,962.20 and is approximately 13% under the Engineer's Estimate. Funding for this Project will come from Fund 4154. Currently, there is no budget line item for this repair because this Project was identified for repair after budgets were finalized. Engineering staff recommends approval of a budget amendment for this Project.

Flood Station 209 is located near 32<sup>nd</sup> Ave and Elmwood Dr. During normal times of the year, this flood station allows runoff from the City to gravity drain through the gatewell to the Red River via a 48" outfall pipe. During flood season, the gates are closed inside the gatewell to prevent flood waters from backing up through the flood station, and water is pumped into the gatewell from a higher elevation. From there, water is still able to discharge to the Red River through the 48" pipe. Flood station 209 and the corresponding outfall pipe were installed as a part of the US Army Corps of Engineers (USACE, Corps) Flood Protection Project after the '97 flood. Since that time, the 48" outfall pipe has experienced settlement, which has caused the pipe joints to separate near the outfall at the Red River. Continued separation may risk failure of the pipe closer to the levee. This project includes removing the 48" outfall pipe near the river, improving the material underneath, and reinstalling the pipe. Engineering will monitor the pipe to see if there is any further settlement of the pipe in the future.

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

### **Bid Award for Project #8924 - 2025 English Coulee Diversion Cleaning (32nd - 47th Ave S)**

City staff presented to committee members the staff recommendation to award a contract to the low bidder, Gowan Construction, in the amount of \$172,287.15 for City Project 8924 – 2025 English Coulee Diversion Cleaning (32<sup>nd</sup> Ave S to 47<sup>th</sup> Ave S). Bids for this Project were received on 5/22/25. The low bid of \$172,287.15 was submitted by Gowan Construction and is approximately 57% under the Engineer's Estimate. This Project consists of cleaning the English Coulee Diversion Channel from 47<sup>th</sup> Ave S to 32<sup>nd</sup> Ave S. Over time, Sediment, silt, and vegetation filled in 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 ends of the Project. The sediment covers almost all of the riprap that is supposed to be exposed in the locations. 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 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.

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

#### **Bid Award for Project #8925 - 2025 Pond Cleaning - 15th Ave S & Belmont Road**

City staff presented to committee members the staff recommendation to award a contract to the low bidder, Gowan Construction in the amount of \$297,215.85 for City Project No. 8925 – Lincoln Drive Pond Cleaning (15<sup>th</sup> Ave S and Belmont Rd). Bids for this Project were received on 5/22/25. The low bid of \$297,215.85 was submitted by Gowan Construction and is approximately 61% under the Engineer's Estimate. 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 backup 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 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 Berg, second by Weigel, to refer to City Council with a recommendation to approve. Motion carried unanimously.

#### **Bid Award 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 a contract to the low bidder, Flatland Enterprise, in the amount of \$1,689,890.00 subject to review of low bidder qualifications and cost share approval from State Water Commission for City Project No 8576, District No. 362 – Highway 81 & Associated Area Watermain Phase II. Bids for this project were opened on May 22, 2025. A total of 3 bids were received, and the low bid was submitted by Flatland Enterprise in the amount of \$1,689,890.00. This bid is less than 1% over the Engineer's Estimate of \$1,686,468.00. The low-bidding contractor has not done any recent work in the City. Staff is working to validate that they are capable of doing the work and is expecting to have a final recommendation prior to the June 2 City Council meeting. 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 Weigel, second by Berg, to refer to City Council with a recommendation to approve. Motion carried unanimously.

#### **Legal Services Agreement for Project #8975 - 2025 Drain #4 Water Resource District Improvements**

City staff presented to committee members the staff recommendation to approve a legal services agreement with Swanson & Warcup, Ltd. For City Project No. 8975 – 2025 Drain #4 Water Resource District Improvement. As part of the original flood protection project, the City entered into an agreement with the Grand Forks Water Resource District (WRD) to acquire property for Legal Drain 4 for the project and then transfer it back once the project was completed. The transfer of the land back to the WRD has not yet occurred to date. The WRD noticed this while working on an improvement project for Legal Drain 4. The project is proposed to deepen and widen the channel to improve drainage for the adjacent landowners.

Legal Drain 4 is a part of the City of Grand Forks' flood protection system, which requires that any modifications be reviewed by the United States Army Corps of Engineers (USACE). As part of the WRD project, the land transfer agreement from the flood protection project will also need to be completed. City staff has been working with the WRD up to this point, but the project is now reaching a point where legal review of some associated agreements and documentation is needed. Because the City Attorney's office represents both the Water Resource District and the City, they cannot provide or appoint legal counsel to assist staff on this project. Staff has been directed by the City Attorney to acquire external legal services to assist with this project moving forward. Staff is recommending an "as needed" hourly rate service agreement with Swanson & Warcup, Ltd. This firm was selected due to their involvement in the implementation of the original Corps flood protection project in Grand Forks. Their familiarity with the USACE project and associated agreements and requirements are expected to facilitate any legal review necessary.

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

**Plans & Specifications for City Projects #8848 (District #365), #8849 (District #620), 8966 (District #621) – Utilities for 47<sup>th</sup> Ave S, S 30<sup>th</sup> St, and S 34<sup>th</sup> St (Columbia Rd to S 34<sup>th</sup> St and 45<sup>th</sup> Ave S to 47<sup>th</sup> Ave S)**

City staff presented to committee members the staff recommendation to approve plans and specifications and to direct staff to bid for Projects No. 8848 (District No. 365), No. 8849 (District No. 620), 8966 (District No. 621) – Utilities for 47<sup>th</sup> Ave S, S 30<sup>th</sup> St, and S 34<sup>th</sup> St (Columbia Rd to S 34<sup>th</sup> St and 45<sup>th</sup> Ave S to 47<sup>th</sup> Ave S). As the upcoming 47th Ave Interchange project progresses 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. They will provide water, wastewater, and stormwater services for the area. These projects are proposed to be funded through a combination of special assessments, grant money, and City funds. This area of the City is in the process of being annexed and platted. It is anticipated that those processes will be completed prior to the award of bids. 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 45th Ave. S & S 34th St. These utilities will not only serve as the connection point for future expansion towards the interchange but 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 of development. 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. This portion of work will not be special assessed.

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

**Altru Sports Complex (ASC) Building System Commissioning Services**

City staff presented to committee members the staff recommendation to approve the ASC Building System Commissioning Services Agreement with KFI Engineers in the amount of \$64,800.00, subject to review and approval of the City Attorney’s Office. The ASC location is located just south of the existing Alerus Center, west of South 42<sup>nd</sup> Street, north of 17<sup>th</sup> Avenue South, and east of Interstate 29. The current ASC is approximately 224,000 square feet in size, with construction planned to start in June 2025. Building System Commissioning (Cx) services are recommended quality assurance processes used to verify that the building’s systems, such as HVAC, lighting, plumbing, and controls, are designed, installed, tested, and performing according to the owner’s operational needs and design intent. Cx provides cost benefits and enhances building reliability and value.

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

**CITY COUNCIL MEMBER DISCUSSION MATTERS**

Vice President Weigel noted the current favorable bidding environment and to take advantage of other projects that can be brought forward. City Engineer, Al Grasser agreed with the bidding environment and gave the City Council a brief update on street projects.

**ADJOURNMENT**

Motion by Osowski, second by Weigel, to adjourn the meeting at 6:09 pm. Motion carried unanimously,