

The Committee of the Whole met on Monday, September 22, 2025, at 5:30 p.m. in City Council Chambers. The meeting was called to order at 5:30 pm by President Sande. Present at roll call were: Weigel, Osowski, Berg, Lunski, Fridolfs, Sande and Vein – 7; absent: None.

2. Informational Items

2.1 Federal funding requests for Project #8904

- a) Regional Roads Program**
 - b) Urban Roads Program**
 - c) Urban Grant Program**
 - d) Transportation Alternatives Program**
 - e) Highway Safety Improvement Program**
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Dave Kuharenko, Asst. City Engineer, provided an overview of the various federal road programs utilized by the city to fund road improvement projects and the proposed projects to submit for each program. This item is informational only tonight and will come back to Committee of the Whole for discussion and City Council for final action at a later date.

Regional Roads Program: 2027 – Business US 81/S Washington St (Hammerling Ave to 32nd Ave S) Concrete Panel Replacement & Grind - \$556,000; 2028 – I-29/47th Ave S – Utility Relocation for new interchange \$4,232,000; 2028 – Preliminary Engineering for Bud US 81/S Washington St Preliminary Engineering (Demers Ave to Hammerling Ave) Reconstruction \$3,052,000; 2029 – Bus US 81/S Washington St (Demers Ave to Hammerling Ave) Reconstruction Phase 1 \$8,705,000; 2030 – I-29/47th Ave S – New interchange Construction \$61,756,000; 2030 – Bus US 81/S Washington St (Demers Ave to Hammerling Ave) Reconstruction Phase 2 \$9,636,000; and 2030 – ND 297/Demers Ave (I-29 to Central Fire Station – excluding limits of 42nd St and Demers Ave grade separation project) Concrete Panel Replacement & Grind \$1,075,000.

Urban Roads Program: For years 2027-2030: 2028 – Environmental Document for S 48th Street (Demers Ave to 17th Ave S) \$1,248,000 and 2030 – S 48th St (11th Ave S to 15th Ave S) Reconstruction \$5,041,000. Potential projects for future consideration beyond 2030: S 48th St (800 blk to 11th Ave S) Reconstruction; S 48th St (Demers Ave to 800 block) Reconstruction and University Ave (N Columbia Rd to N 3rd St) Asphalt Mill & Overlay.

Urban Grant Program: No new application, as decision was made to apply every other year, with N 4th St Reconstruction from 2nd Ave N to University scheduled for fiscal year 2028. An application will be made in 2026 for 2030.

Transportation Alternative Program: Demers Ave Shared Use Path (48th St to Kost Concrete Driveway) \$343,000

Highway Safety Improvement Program: US 2/Gateway Dr and Stanford Road Left Turn Lane Realignment \$991,000; US2/Gateway Dr and N 42nd St Left Turn Lane Extensions and Realignment and Right Turn Lane Extensions \$1,481,000; and US 2/Gateway Dr and US 81/N Washington St South Bound and East Bound Left Turn Lane Extension \$242,000.

2.2 Agristo Letter of Credit Informational Update

Dan Gaustad, City Attorney, provided information related to the Letter of Credit from Agristo, which is a requirement of the Development Agreement. He explained the terms and conditions are the same as with previous agreement with FuFeng, including how a non-renewal by the bank is handled. Staff has reviewed

the proposed bank, KBC Bank NV (New York) and determined that they meet the requirements for providing the letter of credit. Documents are expected to be signed and received prior to the end of the month.

3. Discussion Items:

3.1 2026 CSG Program

Collin Hanson, Community Development Manager, reviewed the proposed timeline, which would have the final award recommendation coming back to Committee of the Whole December 8 and City Council December 15. These funds can be used for operations or brick and mortar projects, but any use for operations is not preferred, as the desire is to have organizations be able to support themselves. This is the budgeted money referred to as Human Needs and is separate from the Arts Regranting program.

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

3.2. Reappointments to Grand Forks Historic Preservation Commission

The request is to approve reappointments of Jacey Johnston and Paul Conlon to new terms on the Grand Forks Historic Preservation Commission. There were no comments.

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

3.3. Purchase Agreements for Project No. 9052, South End Drainway Expansion (S 34th St - S 38th St)

Christian Danielson, Asst. City Engineer, a recent study of the area shows a need to expand water storage for the South End Drainway between S 34th St and S 38th St. Staff and the City Attorney have worked with property owners, Sanford North and Uselginger, adjacent to the South End Drainway for acquisition of land to accommodate an expansion of approximately 75 feet to the south of the current slope and arrived at a price of \$30,00/acre, and a reduced rate of \$7,500 for land that has slope easements on it. Total land to be acquired is approximately 3.6 acres, for a price of \$32,707.50 from Sanford and \$41,722.50 from Useldinger, for a total of \$74,430.00. Construction is included in the 2026 budget and planned construction in the 2026 construction season. The purchase will be funded from Fund 4154, Flood Protection Capital Maintenance. Osowski commented that commented that this is a good use of our flood control funds.

Motion by Osowski, second by Fridolfs to refer to City Council with a recommendation to approve staff recommendation. Motion passed unanimously.

3.4. Altru Sports Complex (ASC) Project Phase I and II Updates and ASC Phase II Approvals, Project No. 8842

Todd Feland, City Administrator, provided an update on the project and requests for consideration this evening related to proceeding with Phase II. Infrastructure costs related to Phase II will be brought in under a changed order and the amount, \$482,000, falls under the administrative level for approval.

Adam Davidson, JLG, and Oliver Finneman, McGough, reviewed information compiled for the potential Phase II which included layouts for a 4 court option and a 2 court option. He pointed out differences in the options for concessions, coach/referee room, administrative area and storage. Another benefit of the Phase

II 4 court option will be the opportunity to centralize sports training within the facility. The committee received estimated cost numbers for the two options, 4 court or 2 court. Discussions also included sports training relocation from the current leased space from Altru that the Park District operates to be part of the ASC under the 4 court option, which would consolidate well with other sports practices occurring at the new facility. George Hellyer, Park District, provided information on conversations with user groups, rental rates and usage projections, along with associated revenue and expense projections for Phase I, with continued study on impact of Phase II is in process. Tournament potential for not only basketball and volleyball, but also wrestling were discussed, and discussions with club groups are ongoing. Hellyer noted that sports training is a profitable side of operations and could offset some losses from other parts of the facility.

The group discussed the timeline for Schematic Design, approximately 12 weeks, and anticipation of multiple bid packages similar to Phase 1. Infrastructure would be handled as it was for Phase I with paving funded in 2163 Economic Development and other infrastructure in various utility funds. A written breakdown will be provided to City Council for their reference at City Council.

Julie Rygg, Executive Director Visit Greater Grand Forks, provided information on tournaments and the role their organization has in supporting the events, which can be a lot of work for volunteer sport clubs to bring together. A partnership between Visit Greater Grand Forks, Park District and City was discussed that would fund a staff person that could assist with bidding, coordination and logistics to assist those groups in bringing in tournaments to the community. Tournaments can have a large economic impact on the community as well as supporting facilities and other entertainment venues in the community. This position is still in discussion and once a plan is in place will come back to City Council for consideration.

Feland summarized the upcoming timeline for Phase II, with vote on how to proceed at City Council, then an update in January with revised estimate and request to proceed to Design Development, approximately May 2026 would look at GMP#1 bidding for Phase II, followed by GMP#2 estimate and bidding for GMP#2 in summer 2026. Bids are expected to be closer to estimates that they were for Phase I, as we have the information gathered from Phase I to include in the estimates, but do believe that the bids will come in under the \$19 million estimate. Park District should have an update on operational numbers by then as well.

Motion by Berg, Second by Weigel, to refer to City Council with a recommendation to approve the staff recommendation. Motion passed 6-1, with Osowski dissenting.

4. City Council Member Discussion Matters - None

5. Adjourn

Motion by Osowski, second by Berg, to adjourn at 7:20 p.m.

Respectfully submitted,

Sherie Lundmark, City Clerk