

**PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF GRAND FORKS, NORTH DAKOTA
November 3, 2025**

The city council of the city of Grand Forks, North Dakota, met in Council Chambers on Monday, November 3, 2025, 5:45 p.m. following the JDA meeting, with Mayor Bochenski presiding. Present at roll call were Council Members Weigel, Osowski, Berg, Lunski, Sande and Vein - 6; absent: Fridolfs - 1.

Pledge of Allegiance was led by City Council.

MAYOR'S ANNOUNCEMENTS

Mayor Bochenski recognized the work of Public Works in fall leaf pickup. He also announced that City offices would be closed on November 11, 2025 in observance of Veteran's Day.

CITIZEN COMMENTS

The following individuals addressed the City Council: Denis MacLeod and Vern Sander.

ACTION ITEMS CONSENT AGENDA

Council Member Sande moved, and Council Member Berg seconded to approve the following items on consent agenda, with the motion passing unanimously.

1) Approved Project No. 8843, Lead Service Line Replacement Program. This program provides assistance to residential property owners that have lead service lines to their homes. The resident pays 10% of the cost of service line replacement, up to \$1,000. The City utilizes State Grant Funds from the Department of Environmental Quality (DEQ) to provide 66% loan forgiveness, with the City covering the other 24%. The approval allows for an increase of \$12,825,000 to the City's previous loan under the Drinking Water State Revolving Fund Program.

2) Adopted a resolution authorizing the issuance of Water Reserve Revenue and Refunding Bonds, Series 2025I (SRF), to finance and refinance the Lead Service Line Replacement Project #8843. This will refund the \$1,050,000 of Water Reserve Revenue Bonds, Series 2024A (SRF) and issuance of \$12,825,000 of additional Water Reserve Revenue Bonds, Series 2025I (SRF) for a total of \$13,875,000.

3) Adopted a resolution authorizing the issuance of Sewer Reserve Revenue and Refunding Bonds, Series 2025AH (SRF), to finance and refinance improvements to the Wastewater Treatment Facility, Projects #8403 and 8569. This includes refunding of \$54,620,000 of Sewer Reserve Revenue Bonds, Series 2023C (SRF) and the issuance of \$50,000,000 of additional Sewer Reserve Revenue Bonds, Series 2025H (SRF) for a total of \$104,620,000.

4) Approved applications for five year tax exemption of improvements to residential and commercial buildings: 323 Seward Ave \$13,745; 1407 24th Ave S \$209,956; 1521 N 3rd St \$5,778; 3804 Fairview Dr \$1,482; 3802 Cherry St #C-9 \$3,407; 1806 S 38th St \$7,626; 1220 S 23rd St \$1,259; 5029 W Elm Court \$815; 1410 Burntwood Court \$1,111; 4915 6th Ave N \$741; 5006 4th Ave N \$741; 618 High Plains Court \$2,296; 1703 N 6th St \$444; and 5426 W Plum Dr \$741.

ACTION ITEMS PULLED FOR DISCUSSION

1) Considered a change to the asset allocation for the Defined Benefit Pension Plan, with a recommendation to adopt a change in allocation to as a “glide path” toward derisking the City’s plan as a recommended by NEPC and the ND State Investment Board, with the initial allocation to be at the 70-79% range as soon as is practical. Maureen Storstad, City Auditor, provided information on the proposed change that came about as the result of a review the State is conducting on all plans which they manage. As the City of Grand Forks Defined Benefit Pension Plan is a closed mature plan, a plan to shift from equities to more fixed income has been discussed over the last several years. Due to current market conditions, the timing is good for starting make the shift, without incurring large changes in employer contribution expense, and providing more liquidity of assets for use in payment of benefits to retirees. Mayor Bochenski also commented on the benefit of taking advantage of recent gains from the equity holdings and moving into fixed income. Motion by Council Member Weigel, second by Council Member Osowski, to approve the recommendation. Motion passed unanimously.

2) Considered a Memorandum of Understanding and heard an update on Project No. 8823, Reconstruction of the Intersection of Demers Ave and 42nd St. Dave Kuharenlo, Asst. City Engineer, shared information on recent design work for the project, cost estimates, and the intent of the MOU, which is to establish a basis for development of the Cost Participation and Maintenance Agreement for this unique project. The project is anticipated to be bid by the DOT in February, with completion in 2027 or early 2028. DOT is currently working on land acquisition, relocation of private utilities and review of plans. Current cost estimates are \$90 million, up from \$60 million initial estimate. An additional \$20 million has been received from the state for this project, with an estimated city share of \$21.6 million will be funded through State Revolving Fund (SRF) loans. Future actions for approval of the CPMA and Construction Maintenance Agreement with NDDOT, BNSF and City will come at future meetings. Motion by Council Member Osowski, second by Council Member Berg to approve the staff recommendation. Motion passed unanimously.

3) Received information on vehicle and equipment funding. City Council approved bid award for police vehicles at the last meeting, which included trade-in of designated vehicles. Mayor Bochenski and Police Chief Freedman provided information on a plan to retain 4 vehicles rather than trading them in and continue to utilize them as part of the city fleet, looking at a slow shift over the next several years to vehicles being assigned to an officer who would utilize them as a take home vehicle. Information on the benefit of a designated vehicle versus shared vehicles was provided to the City Council along with information on the increased longevity of the vehicles in city’s that use this model. A budget amendment will be needed to accommodate this action. In addition, as a result of the Fire Department’s successful grant application, budgeted funding for Fire Breathing Apparatus equipment can be reduced and a pending equipment request from the Street Department could be funded. In all there will be a net \$437,914 reallocated back to General Fund Cash Balance. Motion by Council Member Osowski, second by Council Member Lunski to approve the recommendation and budget amendment for the Police Department. Motion carried unanimously. A budget amendment related to the public works equipment will come forward to a future meeting.

4) Considered an application for a tax incentive from Brookstone Apartments, LLC. The request is for a 20 year, 90% Payment in Lieu of Taxes (PILOT) for the project which will construct an approximately \$33 million dollar project providing 160 income and rent restricted apartment units located at 3810, 3900 and 3950 39th Avenue South. The project will also utilize the state North Dakota Housing & Finance Agency Funds (HIF) and Federal Low Income Housing Tax Credits (LIHTC). Council Member Sande moved and Council Member Berg seconded to give preliminary approval, set a Local Government Advisory Committee meeting for November 10, and a public hearing for December 1, 2025 City Council meeting at which time final consideration of the tax incentive application will be considered. Motion passed 5-1 with Council Member Osowski dissenting.

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5) Considered the Development Agreement with the Grand Forks Children's Museum. City Attorney Gaustad had provided the Agreement for consideration and it was noted that the Development Agreement along with the Ground Lease Agreement was approved by the Jobs Development Authority (JDA) at their meeting earlier this evening prior to the City Council meeting. Council Member Berg moved and Council Member Weigel seconded to approve the agreement. Motion passed 5-1 with Osowski dissenting.

APPROVE VENDOR LIST AND ENGINEERS ESTIMATES

Vendor list 25-22, dated November 3, 2025, in the amount of \$1,245,774.25 and Engineers Estimates dated October 3, 2025 in the amount of \$11,753,680.05 was presented. It was moved by Council Member Lunski and seconded by Council Member Berg to approve. Motion passed unanimously.

APPROVE MINUTES

Minutes from the October 20, 2025, City Council meeting were presented. Council Member Lunski moved and Council Member Berg seconded to approve. Motion passed unanimously.

MAYOR AND COUNCIL MEMBER COMMENTS

Council Member Osowski commented regarding the decorated trees at the Altru campus and beautiful display.

ADJOURNMENT

Motion by Council Member Osowski and second by Council Member Lunski to adjourn the meeting at 6:20 p.m. Motion passed unanimously.

Respectfully submitted,



Maureen Storstad
City Auditor

Approved:



Brandon Bochenski, Mayor

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