

November 17, 2025

**PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF GRAND FORKS, NORTH DAKOTA
November 17, 2025**

The city council of the city of Grand Forks, North Dakota, met in Council Chambers on Monday, November 17, 2025, 5:30 p.m. with Mayor Bochenski presiding. Present at roll call were Council Members Osowski, Berg, Lunski, Fridolfs, Sande and Vein - 6; absent: Weigel - 1.

Pledge of Allegiance was led by City Council.

MAYOR'S ANNOUNCEMENTS

Mayor Bochenski congratulated the Police Department on being reaccredited by the Commission on Accreditation for Law Enforcement Agencies (CALEA). City Administrator Todd Feland accompanied Chief Freedman and Sgt Andrew Stein to receive the award at the recently held annual conference.

PRESENTATION – BLUE ZONES COMMUNITY CERTIFICATION

Nicole Benson provided information to City Council regarding the three year Blue Zones Project that has culminated in Grand Forks being the first community in North Dakota receive a Blue Zones Community Certification. Information shared included data measures demonstrating the impact the various programs carried out in the community have had to increase the health of members in the community. While the Blue Zones contract has ended, the work within the community will continue and expand to all areas of the community under the Live Well Grand Forks non-profit.

**PROCLAMATION – HUNGER AND HOMELESSNES
AWARENESS WEEK, NOVEMBER 16-22, 2025**

Mayor Bochenski read a proclamation designating the week of November 1-22, 2025 as Hunger and Homelessness Awareness week.

CITIZEN COMMENTS

The following individuals addressed the City Council: Matthew Gilbert.

ACTION ITEMS CONSENT AGENDA

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

- 1) Approved an application for a Class 4 (Food & Beverage) Alcoholic Beverage License from The Spud Jr, LLC, dba The Spud Jr, to be located at 11 S 3rd St.
- 2) Approved an application for a Class 4 (Food & Beverage) Alcoholic Beverage License from Short or Tall Grand Forks, LLC, dba Short or Tall/Surly, to be located at 200 Red Jarrett Way, Suite A.
- 3) Gave final approval of a Replat of Lot B, of the Replat of Lot 1, Southern Estates Sixth Addition, located at 2601 45th Ave S, which will separate the commercial buildings on their own lots. Approval is subject to conditions shown on or attached to the review copy.

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- 4) Gave final approval of a variance to the subdivision regulations, for access control, for Lot 3, Block 1, Danks Fourth Addition, to allow for access control for driveway to be located west of the current location.
- 5) Gave final approval of the Replat of Lot F, Block 1, Business Park Third Resubdivision, located at 201 South 46th Street, which will split Lot F into two lots, lot M and N, for development on Lot M. Approval is subject to conditions shown on or attached to the review copy.
- 6) Introduced an ordinance to dedicate right of way and gave preliminary approval of a replat of Lot 1, Block 1, Auditor's Subdivision No. 2, located at 3900-4200 Block of 17th Avenue South. The action will split Lot 1 to make a dedicated Right of Way connection to 17th Ave S from Armstrong Court. Approval is subject to conditions shown on or attached to the review copy. Public Hearing was set for December 15, 2025.

ACTION ITEMS PULLED FOR DISCUSSION

- 1) Considered a recommendation to forgive the remaining Visit Greater Grand Forks loan balance of \$90,000. Mayor Bochenski commented on the work of Visit Greater Grand Forks which positively impacts the community, including their assistance for numerous special events, promotion of meetings, conventions trade shows, sporting events, artistic productions, tourism and leisure travel. The \$150,000 loan was granted to provide assistance when travel and events were impacted by shut downs during the COVID-19 pandemic. Visit Greater Grand Forks has been making payments on the loan and had been approved for a restructuring of the loan in 2022 and the loan is current and in good standing. Staff and administration recommendation is to forgive the remaining balance of the loan, which would free up funds that Visit Greater Grand Forks could then use to further support activities in the community. Council Member Osowski commented that she recognizes the work of the organization, but disagrees with the forgiveness. Council Member Sande moved and Council Member Berg seconded to approve the recommendation to forgive the loan balance. Motion passed 5-1 with Council Member Osowski dissenting.
- 2) Considered a request to amend the zoning map to rezone from Greenberg PUD Amendment No. 5 to Greenberg PUD Amendment No. 6, rezoning from PUD Commercial (B-3) uses to PUD Light Commercial (B-1) Uses, located at 3909 South 38th Street. The purpose of the rezoning is to develop the property as multi-family residential, a proposed project is phase two of the Latitude apartments. Council Member Berg asked if this property will ask for a tax incentive for the development. Brooks stated that they may. Council Member Berg moved and Council Member Sande seconded to give preliminary approval and introduce the ordinance. Motion carried unanimously.
- 3) Considered a request to introduce an ordinance to amend the zoning map to rezone from B-3 General Business District to Leavers PUD to reduce required parking. Ryan Brooks reviewed the proposed project which would allow for location of a 7Brew coffee kiosk in the northeast corner of the parking lot at 715 South Washington Street, which would eliminate 39 parking spaces and close off the north access to the parking lot on to 7th Ave S. Staff recommends denial of the request based on not meeting minimum parking space requirements for the site and traffic concerns. There is also a planned realignment of 8th Ave S as part of a future ND DOT project, which will also eliminate additional parking spaces. Rooks noted that even if revised parking rules had been adopted, the proposal would still fall 15 spaces short from the minimum required for the site. The site also currently houses a restaurant, daycare and fitness center.

Council Member Sande expressed concern with not upholding our minimum requirements. Council Member Osowski expressed concern with the existing 7Brew along 32nd Ave S and traffic congestion that has impacted nearby businesses without any improvements being made. She also expressed concern that this area of S Washington St just before Demers Ave is already congested and has would lead to an increase

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in traffic concerns in that area. Council Member Berg agreed with concerns expressed, but encouraged the developer to continue to look for a different site within the community.

Council Member Osowski moved and Council Member Berg seconded to deny the request. Motion passed 5-1 with Council Member Lunski dissenting.

INFORMATION ITEMS

The following items were presented for City Council's information: Statement of Changes in Cash Balances as of September 30, 2025 and Investment Portfolio Management Summary as of October 31, 2025.

APPROVE VENDOR LIST AND ENGINEERS ESTIMATES

Vendor list 25-23, dated November 17, 2025, in the amount of \$2,402,58.59 was presented. It was moved by Council Member Fridolfs and seconded by Council Member Berg to approve. Motion passed unanimously.

APPROVE MINUTES

Minutes from the November 3, 2025, City Council meeting were presented. Council Member Sande moved and Council Member Berg seconded to approve. Motion passed unanimously.

CITY ADMINISTRATOR COMMENTS

Feland commended Chief Freedman and Lt. Stein on achieving accreditation for the police department for the fourth time in ten years and was honored to accompany them to the conference.

Dan Gaustad, City Attorney, introduced Rachel Anvinson, new law clerk that may be attending future meetings.

MAYOR AND COUNCIL MEMBER COMMENTS

Council Member Osowski commented on the excellent work Chief Freedman has been doing in the community. She encouraged all to check out the Christmas decorations at Veterans Park and recognized the efforts to get the City tree up in advance of the HollyDazzle celebration. She asked when another update on the Epitome project would be received. Feland stated that Epitome is continuing to work on financing and permitting for the facility and will be an update coming to City Council in the near term. He also noted that there is work on 70th Avenue, which is a City project which borders the landfill and the Epitome site, which will help support redevelopment in that area.

Council Member Lunski encouraged all to attend the HollyDazzle festivities this Sunday.

Council Member Fridolfs shared his appreciation for the work that has gone into air service for the community, which has resulted in Delta adding another daily flight and work continues on schedule adjustments, as well as with United Airlines on a potential flight to Denver or Chicago.

Council Member Sande stated that he hopes to see many local downtown businesses be able to welcome holiday shoppers during the festivities on Sunday.

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ADJOURNMENT

Motion by Council Member Osowski and second by Council Member Berg to adjourn the meeting at 6:10 p.m. Motion passed unanimously.

Respectfully submitted,

Maureen Storstad
City Auditor

Approved:

Brandon Bochenski, Mayor

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