

December 15, 2025

**PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF GRAND FORKS, NORTH DAKOTA
December 15, 2025**

The city council of the city of Grand Forks, North Dakota, met in Council Chambers on Monday, December 15, 2025, 5:30 p.m. with Mayor Bochenski presiding. Present at roll call were Council Members Weigel, Osowski, Berg, Lunski, Fridolfs, Sande and Vein - 7; absent: None.

Pledge of Allegiance was led by City Council.

MAYOR'S ANNOUNCEMENTS

Mayor Bochenski commented on the following: Congratulated Tammy Woodstrom on her retirement from the Engineering Department after 37 years of service; thanked the Fire Department for their service to the community and partnership with Slumberland and other non-profits to provide 40 beds to those in need in the community; and congratulated those recognized at the Grand forks Police Department awards ceremony including Penny Johnson with 35 years of service and winner of the Wayne Anderson Award and launch of Cody Holte memorial video.

**ADOPT ORDINANCE NO. 4934, RELATING TO
AMENDMENT OF CLASS 8.4 (ALBRECHT FIELD)
ALCOHOLIC BEVERAGE LICENSE**

City Council considered an ordinance to amend the Class 8.4 Alcohol License to remove designated months for operation and an amendment to add authorization for service of canned cocktails. Mayor Bochenski opened a public hearing, with no comments received, and the public hearing was closed. Council Member Osowski moved and Council Member Berg seconded to give final approval and adoption of Ordinance No. 4934 entitled "An ordinance to amend Grand Forks City Code § 21-0205. Relating to alcohol licensing, so as to amend the Class 8.4 alcohol license permitting the sale of beer, wine and canned cocktails upon or at Albrecht Field and removing seasonal operating limits". Motion passed unanimously.

**ADOPTED ORDINANCE NO. 4935, AMENDING THE
ZONING MAP – GREENBERG PUD**

City Council considered an ordinance to amend the zoning map to rezone from Greenberg PUD Amendment 5 to Greenberg PUD Amendment 6 to rezone from PUD Commercial (B-3) uses to PUD Light Commercial (B-1) Uses. Mayor Bochenski opened a public hearing, with no comments received and the public hearing was closed. Council Member Berg moved and Council Member Fridolfs seconded to give final approval and adoption of Ordinance No. 4935, entitled " An ordinance to amend the zoning map to rezone and exclude from the Greenberg PUD (Planned Unit Development), Concept Development Plan, Amendment No. 5, and to include within the Greenberg PUD (Planned Unit Development), Concept Development Plan, Amendment No. 6, all of Columbia Park 27th Addition, Columbia Park 32nd Addition, and Kiwanis Park Resubdivision to the City of Grand Forks, North Dakota". Motion passed unanimously.

**ADOPTED ORDINANCE NO. 4936, AMENDING THE STREET
& HIGHWAY PLAN TO DEDICATE R/W ON THE REPLAT
OF AUDITOR'S SUBDIVISION NO. 26**

City Council considered final approval of the replat of and an ordinance for dedication of rights-of-way within the replat of Auditor's Subdivision No. 26, located at 3900-4200 Block of 17th Avenue South. Mayor Bochenski opened a public hearing, with no comments received, and the public hearing was closed. Motion

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by Council Member Berg, second by Council Member Sande for final approval of the replat and adoption of Ordinance No. 4936, entitled “An ordinance to amend the Street and Highway Plan of the City of Grand Forks, North Dakota, to include the public rights of way shown as dedicated on the replat of Lot 1, Block 1, of Auditor’s Subdivision No. 26 to the City of Grand Forks, North Dakota”. Motion passed unanimously.

CITIZEN COMMENTS

The following individuals addressed City Council with comments: Andrew Krauseneck, Jane Swenby, Denis MacLeod, and Mary Kaponen. In addition, several electronically received comments were distributed to City Council Members and posted online for general public review.

ACTION ITEMS CONSENT AGENDA

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

1) Adopted resolutions authorizing the issuance of and appropriating the special assessments for the \$1,191,000 of Refunding Improvement Bonds, Series 2025G (SRF), to finance the construction of the Highway 81 & Associated Area Watermain Phase 2, Project No. 8576.

2) Approved precinct boundaries for 2026 elections. Boundaries will be maintained as established for 2022 and 2024 elections, with addition of newly annexed areas to their appropriate ward.

3) Approved committee appointments: Special Assessment Commission – David Dunham, six year term expiring December 31, 2031; and Growth Fund Committee – Matt Walkowiak, three year term expiring December 31, 2028.

4) Approved 2025 Holiday Bonus Hours for city employees. Four holiday hours, pro-rated for contracted, classified and benefitted non-classified employees to be taken between Council approval date and July 1, 2026, with time-off to be scheduled and approved by Department Heads.

5) Approved a Letter of No Objection for Project No. 9074, UND Campus Fiber Network Redundancy Plan.

6) Approved Budget Amendments for various departments: 1) Street Maintenance Division Tandem Truck Purchase, Tandem Truck Chassis from North Central International for \$149,621.57 via North Dakota State Bid and truck box, hoist, hydraulics and tarp system from Northern Truck Equipment for \$79,980.00, with funding source to be the reallocation of General Fund Cash previously set aside, requiring budget amendment subject to review and approval of Finance Department; 2) Street Maintenance Division 1500 Pickup Purchase of a 1500 4-wheel drive pickup from Rydell Chevrolet for \$39,749, with funding source to be reallocation of General Fund Cash previously set aside, with approval of reallocation and budget amendment subject to review and approval of Finance Department; 3) Streets Maintenance Division – purchase of a 2500 4-wheel drive pickup from Rydell Chevrolet for \$47,950, funding source to be the reallocation of General Fund Cash previously set aside, with approval of reallocation and budget amendment subject to review and approval of Finance Department; 4) Sanitation Department – Approval of a purchase via Sourcewell of a complete front load collection truck from Northland Truck Sales, Inc of West Fargo, ND in the amount of \$347,855 along with approval of the surplus of unit #5342 as included in the 2026 budget, to include approval of associated budget amendments subject to Finance Department review and approval; 5) Approval of any necessary budget amendment for Police Department overtime expenses, if needed to coverage for staffing; 6) Police Department Vehicle Maintenance with budget amendment in an amount to cover any necessary overage through year end; 7) Sole Source purchase of

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Axon Taser Energy Weapon from Taser for 30 Tasers, 90 holsters, training and duty cartridges, instruction training, utilizing a 5-year annual payment plan of \$49,529.00 with a total purchase of \$247,645.00, along with budget amendment subject to review and approval of the Finance Department; and 8) Water Works Department necessary budget amendment to cover increased chemical expense estimated to be \$270,000.

7) Awarded the contract for Project No. 8984, Police Department Renovation – Phase 1 to: Diversified Contractors (General Contractor) \$481,400.00; CustomAire (Mechanical Contract) \$402,790.00; and Ideal Power Solutions (Electrical Contract) \$117,000.00, for a total of \$1,001,190.00; along with associated budget amendment.

8) Declared the following Public Works Equipment as surplus and authorized staff to proceed with sale, scrap or disposal of equipment listed according to established policies and procedures as coordinated with the Finance Department.

9) Approved a one year extension to December 31, 2026 for the Letter of Intent with Northern Plains Nitrogen, LLP (NPN), related to Industrial Water Supply and Discharge Permitting, subject to final review and approval of City Attorney's Office.

10) Approved cancellation of December 22, 2025 Committee of the Whole, with items planned for that meeting to be brought directly to City Council on January 5, 2026 meeting.

11) Gave final approval of the plat of Tollefson's First Resubdivision, located at 1506 South Washington Street, subject to the conditions shown on or attached to the review copy.

12) Approved Swangler Auto Salvage Yard Conditional Use Permit Renewal for an additional 10 years, located at 7596 Gateway Drive.

13) Approved Weekley Auto Parts Salvage Yard Conditional Use Permit for an additional 10 years, located at 7600 Gateway Drive.

14) Gave preliminary approval of an ordinance to amend the zoning map – rezoning multiple properties to address non-conforming zoning districts into conforming residential districts. Properties are located at 701 S 14th St, 1307 4th Ave N, 1223 6th Ave N and 1408 N 1st St.

ACTION ITEMS PULLED FOR DISCUSSION

1) Considered the 2026 Arts Regrant Program allocating \$159,135 funds from Fund 2163 Economic Development to various organizations as recommended by the review committee. Allocations were to: Summer Performing Arts \$6,000; Empire Arts Center \$20,000; Arts for Vets \$18,500; ND Museum of Art \$18,500; Theatre Without Walls \$9,000; Northern Valley Youth Orchestra \$14,250; Grand Cities Children's Choir \$14,000; Muddy Waters Clay Center \$4,750.00; GGF Symphony Orchestra \$9,500; ArtWise \$9,500; ND Ballet Company & Academy \$7,135; Art Matters \$4,500; UND Writers Conference \$5,000; Grand Forks Chorales \$4,000; ND Shakespeare Festival \$4,000; The Empty State Theatre \$4,000; Greater Grand Forks Community Theatre \$4,000; and Public Arts Commission \$2,500. Motion by Council Member Berg, second by Council Member Lunski to approve. Motion passed 6-1 with Council Member Osowski dissenting.

2) Considered 2026 Community Services Grant (CSG) Allocation allocating \$159,135 of grant funds to local non-profits and organizations as recommended by the review committee. Allocations recommended were: St. Joseph's Social Care \$31,827; Homeless Helpers \$10,000; The Salvation Army \$31,827; Communities United in Partnership \$10,000; Community Action Program Region IV \$30,000; United Way

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\$31,827; and Northlands Rescue Mission \$13,654. Motion by Council Member Berg and second by Council Member Lunski to approve recommendation. Motion passed 6-1 with Council Member Osowski dissenting.

3) Considered a budget amendment to account for potential excess revenue from Lodging tax which is passed through to Visit Greater Grand Forks. Motion by Council Member Berg, second by Council Member Fridolfs to approve subject to final review and approval of the Finance Department. Motion passed 6-1 with Council Member Osowski dissenting.

4) Considered an amendment to tonight's meeting for discussion of the Tax Incentive Application Fee. Council Member Osowski moved and Council Member Berg seconded to amend the agenda to add the item to the agenda. Motion passed unanimously. Council members discussed a change in the current \$2,500 tax incentive application fee charged to developers bringing forward projects from the current \$2,500 to \$5,000 initial fee due with application and a second \$5,000 one year look back fee that would be assessed one year after the tax incentive was in place, for a total of \$10,000 per project. Motion by Council Member Sande to approve the fee increase, second by Council Member Osowski. Motion passed unanimously.

5) Considered an application for Tax Incentive from Enclave Development LLC (Latitude Phase 2) Tax Incentive Pre-Application for their project which is a market based, multi-family development at 3909 South 38th Street, east of Furniture Row and south of Target. The development is a 4 story, approximately 76 unit development with expected completion in April 2027. Developer is asking for a PILOT incentive of up to 100% and five years. The development will fit the community's strategic interest in growing the tax and economic base and provide further and needed housing opportunities. Council Members discussed the proposed project, housing statistical information from various sources, direction that even though they are requesting 5 years we will still ask for a Baker Tilly review of this project. Council Member Berg moved and Council Member Fridolfs seconded to approve invitation for a full application for this project. Motion passed 6-1 with Council Member Osowski dissenting.

6) Considered moving forward with Redevelopment of the former Water Treatment Plant (WTP) Site, specifically with authorizing City-led Phase 2 process as a low-cost, low-commitment means to refine the concept, address concerns and direction from Phase 1 analysis, and regain momentum on the project. This would look at inclusion of more owner occupied units, versus apartment, commercial space components, ability to utilize a potential low interest loan through the Drinking Water State Revolving Loan Fund for demolition costs, look at proposals to maximize the use of the site taking into account its history, heritage, views and access to the Greenway, and would be staff led with updates to City Council. Discussion will include feedback and input from the Corps of Engineers for any impact to the Flood Protection System. Council Member Berg moved and Council Member Fridolfs seconded to approve recommendation. Motion passed unanimously.

7) Considered an ordinance to dedicate R/W and preliminary approval of the replat of Lots 1 and 2, Block 1, Ray Richard's Golf Course Addition, located at 3801 Demers Avenue. Ryan Brooks, City Planner, and President Armacost from UND, provided information to the City Council on the updated plans for the development that will add residential housing; a new home for UND Golf including offices, lockers rooms, and training areas; as well as a commercial development with a year round driving range facility. Information was provided on modifications that have been done to address nearby resident concerns for traffic, noise, and lighting from the various parts of the development. Council allowed Mr. Kasowski, president of the nearby townhome association, to share information on behalf of his group. The current proposal was given approval by the Planning Commission and will come back to their meeting on January 7. Work on the proposed project will continue over the next weeks until it returns to the Commission and City Council for final approval. This item requires simple majority to pass and would be scheduled to come back for Public Hearing on February 2, 2026. Motion by Council Member Sande moved and Council

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Member Berg seconded to give preliminary approval of the ordinance. Motion passed 5-2 with Council Members Osowski and Vein dissenting.

8) Considered an ordinance to amend the zoning map to rezone from UD – University District to Ray Richards Golf Course PUD Concept Development Plan, property located at 3800 block of Demers Ave. This item is related to the previous plat item and was discussed with that item. If approved this evening, public hearing on the final approval of the plat and adoption of the ordinance will come back to City Council at their February 2, 2026 meeting. Tonight’s approval requires simple majority. Final approval will need a supermajority vote to pass. Motion by Council Member Berg moved and Council Member Lunski seconded to give preliminary approval of the ordinance. Motion passed 5-2 with Council Members Osowski and Vein dissenting.

INFORMATION ITEMS

The following items were presented for City Council’s information: Investment Portfolio Summary as of November 30, 2025; Statement of Changes in Cash Balances as of October 31, 2025; and 2026 Salary Plan Addendum.

APPROVE VENDOR LIST

Vendor list 25-24, dated December 15, 2025, in the amount of \$2,947,008.86 was presented. It was moved by Council Member Berg and seconded by Council Member Fridolfs to approve. Motion passed unanimously.

APPROVE MINUTES

Minutes from the December 1, 2025, City Council meeting were presented. Council Member Berg moved and Council Member Lunski seconded to approve. Motion passed unanimously.

MAYOR AND COUNCIL MEMBER COMMENTS

Several council members commented wishing all a safe and happy holiday season. Encouragement to support local businesses when shopping was also given.

ADJOURNMENT

Motion by Council Member Osowski and second by Council Member Lunski to adjourn the meeting at 7:10 p.m. Motion passed unanimously.

Respectfully submitted,

Maureen Storstad
City Auditor

Approved:

Brandon Bochenski, Mayor