

January 20, 2026

**PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF GRAND FORKS, NORTH DAKOTA
January 20, 2026**

The city council of the city of Grand Forks, North Dakota, met in Council Chambers on Monday, January 20, 2026, 5:30 p.m. with Mayor Bochenski presiding. Present at roll call were Council Members Osowski, Berg, Lunski, Fridolfs, Vein and Sande - 6; absent: Weigel (joined at 5:35 p.m.) - 1

Pledge of Allegiance was led by Grand Force Competitive High School Robotics, Grand Force Team #8188, Leader: Jenniger Erickson. Following the pledge members of the team introduced themselves and shared information about the program.

MAYOR'S ANNOUNCEMENTS

Mayor Bochenski informed the public regarding an announcement from Sen. Hoeven on federal funding secured for water supply projects and flood protection project in the Red River Valley, which includes the Red River Valley Water Supply Project.

**ADOPT ORDINANCE NO. 4938,
AMENDING CITY CODE WITH DEFINITION
OF CANNED COCKTAILS AND CODE CLEANUP**

City Council considered an ordinance entitled "An ordinance to amend Grand Forks City Code Sections 21-0201, 21-0205, 21-0214, 21-0221 and 21-0224 to include and add term "canned cocktail" and to make other changes to clarify and clean up language within Article 2 of Chapter XXI of the Grand Forks City Code for Alcoholic Beverage Control". Mayor Bochenski opened a public hearing, there were no comments and the public hearing was closed. City Attorney Gaustad explained that a revised copy of the ordinance with the change in reference to description of container has been made as approved at the January 5, 2026 City Council meeting. Council Member Osowski moved and Council Member Berg seconded, to give final approval and adopt Ordinance No. 4938. Motion passed unanimously.

**ADOPT ORDINANCE NO. 4937, AMENDING THE
ZONING MAP RELATING TO NON-CONFORMING
PROPERTIES**

City Council considered an ordinance entitled "An ordinance to amend the zoning map to rezone non-conforming properties as described herein". Mayor Bochenski opened a public hearing, there were no comments and the public hearing was closed. Properties to be rezoned are: 1) To rezone and exclude from the B-1 Limited Business District and to include within R-2 One & Two Family Residence District Lots 3 & 4, Block 5, Budge & Eshelman's 3rd Addition, to the City of Grand Forks, located at 1307 4th Avenue North; 2) To rezone and exclude from B-3 General Business District and to include within R-2 One & Two Family Residence District, Lots 1-6, N 45' of S 95' of Block 3, Riverside Park Addition to the City of Grand Forks, North Dakota, located at 1408 North 1st Street; and 3) To rezone and exclude from B-3 General Business District and to include within R-4 High Density Multi-Family Residence District, Lots 54 & 55, Block B, Willmar Addition to the City of Grand Forks, North Dakota, located at 701 South 14th Street and West Half (W1/2) of Lot 22 & all of Lot 24, Block C, Budge & Eshelman's 2nd Addition, to the City of Grand Forks, North Dakota, located at 1223 6th Avenue North. Council Member Sande moved and Council Member Fridolfs seconded to give final approval and adoption of Ordinance No. 4937. Motion passed unanimously.

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CITIZEN COMMENTS

The following individual addressed City Council with comments: Mona Leake and Andrew Krauseneck.

ACTION ITEMS CONSENT AGENDA

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

1) Approved Red River Valley Water Supply Project (RRVWSP) Interim Financing Agreement, Series F, and the updated and increased Grand Forks allocation of 17.1006% and total principal of \$11,685,397.37 (dated as of December 19, 2025), subject to final review and approval of the City Attorney's Office.

2) Approved a request from Grand Forks Children's Museum for a site authorization at The Spud Jr., located at 116 S 3rd St.

3) Approved appointment of Jeff Groven to a three year term expiring December 31, 2028 on the Visit Greater Grand Forks Board of Directors.

4) Approved a budget amendment to reallocate funding from the Fire Department's Vehicle Replacement Schedule to allow a fire engine to be ordered in 2026 with delivery and payment in 2028. Purchase will be from Toyne Inc through an Houston-Galveston Area Council (H-GAC) cooperative purchasing program in the amount of \$1,167,706.00, to be paid in two payments, a 50% down (\$583,853) within 15 days of receipt of chassis from the manufacturer and the second payment of \$502,181.00 upon delivery of the completed apparatus.

5) Approved a purchase of Self-Contained Breathing Apparatus (SCBA) and Associated Equipment from Grand Forks Fire Equipment LLC in the amount of \$702,000, utilizing cash previously set aside (\$248,157), grant funding (\$453,843), subject to final review and approval of Finance Department.

6) Gave preliminary approval and introduced an ordinance to amend City Code Chapter XI, Article 1, Cats, Dogs and Ferrets, Sections 11-0112 and 11-0117, relating to removal of the impound fee amount from code and code language cleanup.

7) Adopted resolutions creating the Special Assessment Districts and Resolution of Necessities for Project No. 9010.1, District No. 799.1, Mill & Overlay for S 4th St (Railroad to Gertrude Ave), Bruce Ave (S 5th St to County Ramp), Division Ave (S 5th St to S 4rd St) & Gertrude Ave (S 4th St to mid-block between S 3rd St and S 4th St); Project No. 9010.2, District No. 799.2, Mill & Overlay for 17th Ave S (Cherry St to Belmont Rd); Project No. 9010.3, District No. 799.3, Mill & Overlay for S 26th St (24th Ave S to 26th Ave S) & 26th Ave S (S Columbia Rd to S 25th St); and Project No.. 9010.4, District No. 799.4, Mill & Overlay for 62nd Ave S (Columbia Rd to S Washington St).

8) Adopted resolutions to create the Special Assessment Districts, Resolutions to Prepare Plans and Specifications and approved an Engineering Services Task Order for Project No. 9079, District No. 625, Sanitary Sewer; Project No. 9080, District No. 368, Watermain; Project No. 9081, District No. 626, Storm Sewer; and Project No. 9082, District No. 627, Stormwater Pond, all for Birkholz 8th Addition.

9) Approved a 10-year conditional use permit for Vorbeck materials Corporation, located at 4949 10th Ave South, for storage of hazardous and non-hazardous materials related to the operation of a fire foam production facility in the I-2 zoning.

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10) Gave final approval of the plat of University Heights First Resubdivision, located at 3850 6th Avenue North, subject to conditions shown on or attached to the review copy. The replat will reconfigure existing lots to appropriately allocate GF Public School areas from Park District areas.

11) Gave final approval of the replat of Lots 5 and 6, Block 1, Williamson Field Resubdivision, located at 1020 7th Avenue South, subject to conditions shown on or attached to the review copy, which will adjust the boundaries between School and Park Districts to reflect current operations.

12) Gave preliminary approval and introduced an ordinance to amend the zoning map to rezone from Day-Hud PUD Amendment 2 to Day-Hud PUD Amendment 3 to rezone from PUD Commercial (B-2 & Private School) uses to PUD General Commercial (B-3) Uses. Property is located at 2800 S Columbia Road. Rezoning is requested to B-3 to broaden the uses permitted on site to see a new tenant.

ACTION ITEMS PULLED FOR DISCUSSION

1) Considered a proposed Payment in Lieu of Tax (PILOT) Incentive Policy Revision for projects greater than five (5) years. The policy addresses meetings and inclusion of the County and School District in the review and approval process, as well as the increased developer fee. Consensus was to modify the proposed policy to take into account feedback from the County, with an initial joint meeting of all entities to hear presentations and information from developers, but to have the vote at individual meetings of the entities, with County and School voting prior to the City giving final consideration. Time limit for speakers of 5 minutes per speaker with unlimited total time for speakers, rather than having a total time limit for all speakers. The amount of the developer fee was also discussed and whether the increased \$10,000 was enough or if it should be changed to the full amount billed by the independent review firm. Council Member Osowski moved approval of the policy with suggested changes, which was seconded by Council Member Berg. Motion passed unanimously.

2) Considered three items related to the Grand Park First Addition: a) preliminary approval and introduction an ordinance to dedicate R/W on the plat of Grand Park First Addition, located at 6300-6800 Blocks of South 20th Street; b) preliminary approval and introduction of an ordinance to amend the zoning map to rezone from Grand Valley PUD to Grand Valley PUD Amendment 1 (A-2 to PUD R-1), located at 6300-6800 South 20th Street; and 3) preliminary approval and introduction of an ordinance for annexation of Grand Park First Addition, located at 6300-6800 Blocks of South 20th Street. Mayor Bochenski informed City Council that his company is part of this development. Council Member Sande commented regarding the efforts put into development of areas on the south end, lot sales sold undeveloped or only with structures constructed on them and potentially looking at residential housing development to consider if we should make a policy regarding lot availability as another tool in the toolbox. Council Member Berg moved and Council Member Fridolfs seconded to give preliminary approval of all three items and introduce the ordinances. Motion passed unanimously.

APPROVE VENDOR LIST AND ENGINEERS ESTIMATES

Vendor list 26-02, dated January 20, 2026, in the amount of \$2,696,069.98 and engineers estimate dated January 20, 2026 in the amount of \$463,818.80 was presented. It was moved by Council Member Sande and seconded by Council Member Berg to approve. Motion passed unanimously.

APPROVE MINUTES

Minutes from January 5, 2026, City Council meeting were presented. Council Member Berg moved and Council Member Lunski seconded to approve. Motion passed unanimously.

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CITY ADMINISTRATOR COMMENTS

City Administrator Feland provided information on items that are planned for upcoming meetings: Latitude by Enclave development is in process of review by Baker Tilly and will come back to City Council in next cycle. Altru Sports Complex will also have an update on Phase 1 and request to proceed with Phase II. Other updates will also include 42nd St grade separation and the NDDOT proposed roundabout at Airport Road/Highway 2 intersection.

MAYOR AND COUNCIL MEMBER COMMENTS

Council Member Fridolfs expressed appreciation for all the work of Public Works in recent snow events and keeping the streets in good condition.

Council Member Sande commented regarding the NDDOT project to address issues with the Highway 2/Airport Road/County Road 5 intersection at which they propose installation of a roundabout, that this is a State and County project so not in favor of the City taking a position on this project.

ADJOURNMENT

Motion by Council Member Osowski and second by Council Member Berg to adjourn the meeting at 6:00 p.m. Motion passed unanimously.

Respectfully submitted,

Maureen Storstad
City Auditor

Approved:

Brandon Bochenski, Mayor