

February 2, 2026

**PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF GRAND FORKS, NORTH DAKOTA
February 2, 2026**

The city council of the city of Grand Forks, North Dakota, met in Council Chambers on Monday, February 2 20, 2026, 5:30 p.m. immediately after JDA, with Mayor Bochenski presiding. Present at roll call were Council Members Weigel, Osowski, Berg, Lunski, Fridolfs, Vein and Sande - 7; absent: None

Pledge of Allegiance was led by Mayor and City Council.

PRESENTATION – COMMUNITY EVENT PUBLIC SAFETY

Chief Freedman provided information to City Council on special events and public safety staffing recommendations. Considerations for events has been evolving, considering incidents and near misses that have occurred in other communities. Freedman explained that there are some event modifications that have already been implemented and recommendation to have Fire and other support at some events in addition to just Police staffing. Based on these recommendations, there will be a request to increase special event budget line item from the current \$50,000 to \$100,000 for 2027 to assist with funding public safety staffing at events. The funds will come from economic development allocation of the 1% sales tax. This will partner with ticketed events where costs are billed to the organizer. Motion by Council Member Weigel and second by Council Member Osowski to approve the increased amount for special events by \$50,000. Motion passed unanimously.

**ADOPT ORDINANCE NO. 4939, AMENDING THE
STREET AND HIGHWAY ORDINANCE TO DEDICATE
R/W ON REPLAT OF RAY RICHARD’S GOLF COURSE ADDITION**

City Council considered an ordinance 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 portion of Lots 1 and all of Lots 2, Block 1, Ray Richard’s Golf Course Addition to the City of Grand Forks, North Dakota”. Ryan Brooks, City Planner, reviewed the proposed development which includes a reconfiguration of the golf course; addition of multi-family housing in the northeast corner, which will be capped at 169 units; and a top tracer commercial driving range facility which will also house the UND golf team in the southwest corner. The reconfiguration is required to accommodate the 42nd Street Grade Separation project which will require land from the northwest corner of the golf course property for the road project. President Armacost provided information to the City Council on the project, discussions held with nearby property owners and modifications to the plan that have been made as a result of those conversations.

Mayor Bochenski opened a public hearing. The following individuals provided comments: Dan Kasowski, President of the Garden View Townhome Association; Andrew Krauseneck; and Shaun Beauclair. City Council Members continued discussion on the proposed replat as well as the associated zoning change which is the next item on the agenda. Discussion included property rights considerations for the nearby property owners and also for UND’s rights for operation of their property; concerns for traffic and impacts on nearby roadways – specifically S 34th St which was built to function as a collector street; that the golf course is impactful to the community and UND is looking to this redevelopment to make the golf course sustainable for the future. Council Member Sande moved and Council Member Berg seconded, to give final approval and adopt Ordinance No. 4939. Motion passed unanimously.

**ADOPT ORDINANCE NO. 4940, AMENDING THE
ZONING MAP RELATING TO RAY RICHARD’S**

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GOLF COURSE PUD

City Council considered an ordinance entitled “An ordinance to amend the zoning map to rezone and exclude from the UD University District and to include within the Ray Richard’s Golf Course PUD (Planned Unit Development), Concept Development Plan, all of Ray Richard’s Golf Course Addition to the City of Grand Forks, North Dakota”. Mayor Bochenski opened a public hearing, there were no comments and the public hearing was closed. Council Member Sande moved and Council Member Berg seconded to give final approval and adoption of Ordinance No. 4940. Motion passed unanimously.

ADOPT ORDINANCE NO. 4941, RELATING TO AMENDMENT OF CITY CODE REMOVING ANIMAL IMPOUND FEE AMOUNT AND CODE LANGUAGE CLEANUP

City Council considered an ordinance entitled “An ordinance to amend section of Grand Forks City Code Chapter XI, Animals and Fowl, Article 1, Cats, Dogs and Ferrets, Sections 11-0112 and 11-0117, relating to removal of the impound fee amount and code cleanup”. Mayor Bochenski opened the public hearing, there were no comments and the public hearing was closed. Motion by Council Member Osowski, second by Council Member Berg to give final approval and adoption of Ordinance No. 4941. Motion passed unanimously.

CITIZEN COMMENTS

The following individual addressed City Council with comments: Andrew Krauseneck and Shaun Beauclair.

ACTION ITEMS CONSENT AGENDA

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

1) Approved 5-year property tax exemption of improvements to residential and commercial buildings at the following locations: 2201 Knightsbridge Court \$1,100; 1914 S 17th St \$36,960; 4665 Harvest Circle \$4,484; 515 17th Ave s \$1,320; 2618 Oak St \$5,648; 2415 Chestnut St \$3,896; 2318 Belmont Rd \$4,851; 505 Plain Hills Dr \$1,100; 3101 W Elmwood Dr \$4,116; 1923 11th Ave N \$1,544; 3720 Cherry St #R-69 \$1,247; 2119 10th Ave N \$588; 2035 Westminster Court \$733; 1901 24th Ave S #11 \$880; 1722 S 19th St \$587; 815 Duke Dr #429 \$660; and 2030 32nd Ave S \$21,268.

2) Approved Section 5339: Bus and Bus Facility Formula request for additional funds in the amount of \$152,096 for Cities Area Transit. The additional funds are needed due to tariffs on equipment that have been put in place which raised the price of the equipment and to provide additional funding for video cameras in four new paratransit to replace outdated equipment.

3) Adopted a resolution to create the special assessment district and a resolution of necessity to Project No. 8850.2, District No. 801, Paving & Street Lighting for S 34th St (45th – 47th Ave S) and approved the engineering report.

4) Approved plans and specifications for Project No. 9048, Street and Storm Sewer Repair on 2400 Block of S Columbia Rd.

5) Adopted a resolution to create the special assessment district and a resolution of necessity for Project No. 9050, District No. 797, Reconstruct 5th Ave S (Demers Ave to Washington St); adopted a resolution to

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create the special assessment district and a resolution to prepare plans and specifications for Project No. 9101, District No. 631, Storm Sewer for 5th Ave S (Demers Ave to Washington St), and approved Engineer's Reports for both projects.

6) Adopted a resolution to create the special assessment district and a resolution of necessity for Project No. 9060, District No. 798, Reconstruct 17th Avenue South *South Columbia Road to South 20th Street) and approve the Engineer's Report.

7) Adopted resolutions to create the special assessment districts and to prepare plans and specifications for Project Nos. 9094, District No. 629, Sanitary Sewer, Project No. 9095, District No. 369, Watermain, and Project No. 9096, District No. 630, Storm Sewer and adopted a resolution to create the special assessment district and a resolution of necessity for Project No. 9097, District No. 803, paving and street lights for Grand Park First Addition, and approved Engineer's Reports for the projects.

8) Approved a cost participation, construction & maintenance agreement with the NDDOT and Construction and Maintenance Agreement with the NDDOT and BNSF for Project No. 8821, Reconstruction of the Intersection of Demers Ave and 42nd Street, contingent on review and approval of city attorney, along with any necessary budget amendments.

ACTION ITEMS PULLED FOR DISCUSSION

1) Considered a request from Annie Larson for an amendment to City Code which would allow her to offer off-sale of a signature wine in her chocolate shop that is currently under construction within Grand Forks. City Attorney provided information to City Council on City and State requirements relating to alcohol sales and service when minors are present under current code. The proposed operation would not fit current City Code and to accommodate the proposed business plan, a code amendment and possibly a new class of license would need to be created. There are similar stores in other locations. City Attorney expressed that more research will need to be done on how to write an ordinance change that would not have unintended consequences including ability for convenience stores and others. Council Member Osowski moved and Council Member Sande seconded to not approve an amendment to City Code. Motion failed 3-4, with Council Members Weigel, Berg, Lunski and Fridolfs dissenting. Council Members directed the City Attorney to continue researching the matter to see if there was a path forward and report back to a future meeting.

2) Considered the Decision Document for Project No. 7841, US 2 & Airport Rd Intersection Improvements. Council Members discussed the project which is proposed to increase safety at an intersection of Hwy 2, County Road 5 and Airport Rd. Grand Forks County and the Grand Forks Regional Airport Authority selected Option C: Roundabout 2x1 as the preferred option and, along with NDDOT, are requesting City Council concurrence with this preference. Discussion included potential for a diamond interchange versus either a 1 lane or 2 lane roundabout, concerns with whether a roundabout will result in slower traffic and provide the safety improvements, speed limits on that stretch of road were also discussed. Cost and timeline for construction were compared between the roundabout and interchange, with the roundabout being less expensive and shorter construction period which leads to intersection improvements sooner. It was also discussed why the city is being asked to provide an opinion, since this is outside the city limits, but it is within the jurisdictional area for impact to city under NDDOT standards based on its location. Council Member Weigel moved to not object to the project as approved by Grand Forks County. Council Member Sande seconded. Motion passed unanimously.

3) Considered Altru Sports Complex (ASC) Project Phase 1 and II Updates and ASC Phase II Approvals. Council Member Osowski commented that she would have preferred to keep the project saving and not proceed with Phase II at this time. Motion by Berg, second by Weigel to approve staff recommendation

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to 1) Receive informational update on ASC Project Phase I construction (Aquatics, Turf, Pickleball & Offsite Infrastructure), ASC Project Phase II schematic design (initial concepts) and construction estimating (Four Hard Courts and Sports Performance), and ASC Project Phase I & II operational/maintenance budget estimate and naming rights (inside the facility) for ASC Phase I & II (Grand Forks Park District led); 2) Approve ASC Phase II (four court and sports performance options) Design Development (refining details like materials and systems), Construction Documents (producing detailed drawings for building), and Bidding (selecting contractors) Agreement with JLG in the amount of \$743,212.80; 3) Approve City of Grand Forks Tournament Development Specialist position cost sharing of between \$20,000-\$30,000 annually in partnership with Visit Greater Grand Forks and Grand Forks Park District and in support of the ASC; 4) Approve the necessary modification of the ASC City of Grand Forks/Grand Forks Park District Operations/Maintenance Agreement to provide that the City of Grand Forks will pay the City of Grand Forks utility fees and allowing naming rights donations inside the ASC to be dedicated to the ASC capital dedication, subject to City Attorney review and approval. Motion passed 6-1 with Council Member Osowski dissenting.

4) Considered Enclave Property Management (Latitude Phase 2) Tax Incentive Development Project, with a request for a full tax incentive application with a preliminary recommendation of 5 years/100% and a request to set the public hearing on the application for March 2, 2026. Council Members discussed the proposed project and also commented on articles related to a project that happened in Fargo with a developer utilizing a tax incentive and then selling the property to a non-profit so there were no future tax savings. City Attorney provided information on ways the City can be protected and adding in a clawback provision to the development agreement as one option. In regards to the 1% valuation increase estimate included in the sample future revenue projection, it was noted that is a conservative estimate included for demonstration purposes only and not a locked in percent increase, with the taxing entities receiving the actual valuation increase amount. Council Member Berg moved and Council Member Sande seconded to set the public hearing for March 2, 2026. Motion passed 6-1, with Council Member Osowski dissenting.

APPROVE VENDOR LIST AND ENGINEERS ESTIMATES

Vendor list 26-03, dated February 2, 2026, in the amount of \$6,810,837.87 and engineers estimate dated January 31, 2026 in the amount of \$9,668,752.29 was presented. It was moved by Council Member Berg and seconded by Council Member Fridolfs to approve. Motion passed unanimously.

APPROVE MINUTES

Minutes from January 20, 2026, City Council meeting were presented. Council Member Berg moved and Council Member Weigel seconded to approve. Motion passed unanimously.

ADJOURNMENT

Motion by Council Member Osowski and second by Council Member Berg to adjourn the meeting at 7:43 p.m. Motion passed unanimously.

Respectfully submitted,

Maureen Storstad
City Auditor

Approved:

Brandon Bochenski, Mayor