

Committee of the Whole Meeting Minutes  
Monday, February 23, 2026 – 5:30 p.m.

The Committee of the Whole met on Monday, February 9, 2026, at 5:30 p.m. President Sande called the meeting to order. Present at roll call were Berg, Weigel, Lunski, Vein, Fridolfs, & Sande; absent: Osowski (joined the meeting at 5:33 p.m.)

## **DISCUSSION ITEMS**

### **Appointment to Historic Preservation Commission - Curt Hanson**

City staff presented to committee members the staff recommendation for the new appointment of a new Member-at-large, Curt Hanson, whose term ending March 2028. The Grand Forks Historic Preservation Commission provides research, resources, and expertise in the exercise of the City's preservation goals and needs. The Commission provides local review for historic projects that would otherwise be reviewed by the state or federal government; time is saved, and local control is maintained. The city's budget allocation is doubled through the Commission's grant writing efforts, and the City's economic development efforts are enhanced by historic building preservation projects, which the Commission actively promotes and facilitates. Grand Forks is more attractive and vibrant as a result of its commitment to historic preservation, evidenced by the work of the Historic Preservation Commission.

The Grand Forks Historic Preservation Commission consists of eleven community members from Grand Forks. Those members are appointed by the mayor and shall be persons who, in the opinion of the mayor, have demonstrated outstanding interest and knowledge in historical or architectural development. A majority of the commission members shall be made up of persons from among professionals in the disciplines of architecture, history, architectural history, planning, archeology, or other historic preservation-related disciplines, such as urban planning, American studies, American civilization, cultural geography, or cultural anthropology, to the extent that such professionals are available in the community. After reviewing the application and upon the endorsement of the Grand Forks Historic Preservation Commission staff recommends the appointment of Curt Hanson to serve as a member-at-large for a two-year term. Mr. Hanson serves as the Department Head and University Archivist in the Elwyn B Robinson Department of Special Collections in the Chester Fritz Library. Mr. Hanson interfaces with the Commission to help further search projects through archival collections, and he has expressed a keen interest in serving on the Commission.

Motion by Berg, second by Sande, to refer to City Council with a recommendation to approve. Motion passed unanimously.

### **Flood Plain Ordinance**

City staff presented to committee members the staff recommendation for review and approval proposed ordinance amending city code, City Code Chapter XVIII Land Development Code §§18-0220 F-1(floodway) and F2(floodplain districts) relating to Senate Bill 2027 (SB 2027) requirements to remain in compliance with North Dakota Department of Water Resources and National Flood Insurance Program (NFIP). In November of 2025 the city of Grand Forks was notified regarding Senate Bill 2027 (SB 2027) took effect on August 1, 2025. SB 2027 made several changes to North Dakota Century Code related to floodplain management authority. In that notification the North Dakota Department of Water Resources (DWR) legal counsel determined the specific statute authorizing communities to regulate floodplains has changed. As a result, each North Dakota community is required to update their floodplain management ordinance to ensure compliance with State and Federal law.

Furthermore, it was related that if the city's floodplain management ordinance has been updated since October 1, 2020, then only an ordinance amendment is necessary. However, since the ordinance has not been updated since October 1, 2020, a full ordinance update is necessary. Staff have been working diligently with the city attorney's office and have sent the updated ordinance to FEMA for review, and we expect that back by first reading of the ordinance at the next city council meeting on March 2nd, 2026. Also, according to SB 2027, all North Dakota communities will need to annually certify to the Department of Water Resources if they are continuing to undertake floodplain management. This step has already been completed. Communities failing to update their ordinance by March 31st, 2026, may be suspended from the National Flood Insurance Program (NFIP).

Motion by Fridolfs, second by Lunski, to refer to City Council with a recommendation to approve. Motion passed unanimously.

### **Plans and Specifications for Project #8998, 2026 Watermain Replacement**

City staff presented to committee members the staff recommendation to approve plans and specifications and to direct the Engineering Department to advertise for construction bids for City Project NO. 8998.01 – 2026 Watermain Replacement Cottonwood St (4<sup>th</sup> Ave S – 7<sup>th</sup> Ave S) & 8998.02 – 2026 Watermain Replacement on 7<sup>th</sup> Ave N (N Washington St – N 7<sup>th</sup> St). These Projects consist of replacing the existing watermain on Cottonwood St (4<sup>th</sup> Ave S – 7<sup>th</sup> Ave S) and on 7<sup>th</sup> Ave N (North 4<sup>th</sup> Street (Alpha Avenue to Park Avenue) and on 11<sup>th</sup> Avenue South (South 14<sup>th</sup> Street to South Washington Street). The existing main on Cottonwood St is a 6” cast iron pipe that was installed in the 1940s. The existing main on 7<sup>th</sup> Ave N was installed in the 1940s. These areas were selected for replacement due to the deterioration of the pipe, resulting in costly repairs in recent years. Replacing the existing mains will help to avoid further repairs. The existing mains will be abandoned in place, and new 8” PVC mains will be installed.

The watermain replacement on Cottonwood St is estimated to cost \$980,723.60. The watermain replacement on 7<sup>th</sup> Ave N is estimated to cost \$428,400.37. This Project will be funded from Fund 5300 (Water – Transmission & Distribution), where \$650,000 has been allocated. It is anticipated that these Projects will be greater than the budgeted amount. 7<sup>th</sup> Ave N will be bid as an alternate. If favorable bids are received, City staff will recommend award of both watermain replacements and request any necessary budget amendments. If necessary, the watermain replacement on 7<sup>th</sup> Ave N will be pushed to the following year. One of the key factors driving the cost of this year’s watermain replacement that differs from previous years is the City’s lead service line replacement requirements. In 2024, the EPA issued a final rule requiring drinking water systems across the country to identify and replace lead pipes by 2037. Since then, the City has established a cost-share program for residents and/or establishments to replace lead service lines from the curb stop to the water meter. City staff is recommending that lead service lines be incorporated into the watermain replacement since the water main contractor will be in these areas. Lead service lines that are present within this Project will be replaced at no cost to the owner, if desired.

On a typical watermain replacement, service lines are only replaced up to the curb stop. Service replacements on this Project would go to the water meter to replace the exterior lead water service. It is anticipated that future watermain replacements will continue to include any lead service line replacements.

Motion by Sande, second by Vein to refer to City Council with a recommendation to approve. Motion passed unanimously.

### **Create Special Assessment District for Project #9056, District # 367, Watermain Along S 42<sup>nd</sup> St (18<sup>th</sup> Ave S to Empire Ct)**

City staff presented to committee members the staff recommendation to approve the Engineer’s report, create Special Assessment District, and direct the Engineering Department to prepare Plans and Specifications for Project No. 9056 District No. 367 – S 42<sup>nd</sup> St Watermain (Empire Ct to 300’ South of 18<sup>th</sup> Ave S). This project consists of installing a 16” watermain along S 42<sup>nd</sup> St from Empire Ct to 300’ south of 18<sup>th</sup> Ave S, on the west side of the road. The benefit of the Project is to provide water for consumption and supply of water for fire protection, public health, preserve existing development, and allows for increased development. The Project also provides a long-overdue loop in the water distribution system, which helps in water circulation. This Project will be assessed to the benefitting properties with a City share paid for an upsizing cost. Current City policy is for the City to pay for the increase in materials cost to upsize the watermain from 8” pipe and fittings. The watermain along N 42<sup>nd</sup> St is proposed to be installed as a 16” watermain; therefore, the City would pay for the increase from 8” pipe and fittings to 16” pipe and fittings. The City share of upsizing is estimated to be \$42,322. The upsizing cost for the Project will come from Water Fund 5300.

Motion by Berg, second by Osowski to refer to City Council with a recommendation to approve. Motion passed unanimously.

### **Create Special Assessment District for Project #9064, District #800, Paving 27<sup>th</sup> Ave N (N Washington St to N 36<sup>th</sup> St)**

City staff presented to committee members the staff recommendation to approve the Engineer’s report, create Special Assessment District, and direct staff to advertise for construction bids for City Project No 9604. District No. 800 – Paving 27<sup>th</sup> Ave N (N 36<sup>th</sup> St to N Washington St). The work of this project consists of installing paving and street lights on 27<sup>th</sup>

Ave N from N 36th St. to N Washington St. The road currently exists as a rural gravel section with ditches. The proposed section will be 9” doweled pavement with curb and gutter. Swales are proposed for the project to facilitate drainage in the area. This project is part of the continued development of the Highway 81 area. It is expected to be phase 1 of 2. Phase 2 will install pavement from N 39th St to N 36th St and is expected to be constructed in 2027 or 2028.

While the current City cost share policy has paving projects on 3-lane classified roads as a 70/30 (City/Special Assessed), this project was previously proposed with an 80/20 cost split. The benefiting properties within the proposed assessment district (attached) will be special assessed for their share of the project. This project is being designed and inspected in-house. It is anticipated that having a consultant do the work for this project would result in a markup of approximately 20% as opposed to the 8% used when the Engineering staff completes the work. The benefits of this project are expected to include access, both for property and fire protection, dust suppression, drainage to public and private property, pedestrian accommodations, provide lighting for traffic, and allow for increased development.

Motion by Berg, second by Sande, to refer to City Council with a recommendation to approve. Motion passed unanimously.

**Create Special Assessment District for Project #9049, District #796, Reconstruct 11<sup>th</sup> Ave N (N 4<sup>th</sup> St to Gateway Dr)**

City staff presented to committee members the staff recommendation to approve the Engineer’s report, create Special Assessment District, and direct the Engineering Department to prepare Plans and Specifications for Project No. 9049, District No. 796 – Reconstruct 11<sup>th</sup> Ave N (N 4<sup>th</sup> St to Gateway Dr). This project consists of the reconstruction of the existing concrete roadway with an asphalt overlay on 11th Ave N from N 4th St to Gateway Dr. The existing concrete roadway was likely constructed prior to 1920 and is in poor condition. The concrete pavement has severely deteriorated and has been overlaid with asphalt multiple times, most recently in 2000. The existing asphalt overlay is severely cracked and potholed. This section of 11th Ave N was initially included in the 2025 Mill & Overlay project; however, the City received a petition from the property owners adjacent to this section asking to have it reconstructed rather than milled and overlaid. This segment was then removed from the 2025 project with the intent of reconstruction in 2026. The proposed reconstruction will replace the existing section with a 21-foot-wide concrete urban roadway section with curb and gutter.

Motion by Berg, second by Fridolfs, to refer to City Council with a recommendation to approve. Motion passed unanimously.

**Plans and Specifications for Project #9050, District #797 & Project #9101, District #631, Reconstruction of 5<sup>th</sup> Ave S and Storm Sewer (Demers Ave to Washington St)**

City staff presented to committee members the staff recommendation to approve plans and specifications and direct the Engineering Department to advertise for Construction Bids for City Project No. 9050, District No. 797 – Reconstruct 5<sup>th</sup> Ave S (Demers Ave to Washington St), and Project No. 9101, District 631 – Storm Sewer for 5<sup>th</sup> Ave S (Demers Ave to Washington St). These projects consist of the reconstruction of the existing concrete roadway and replacing the existing storm sewer on 5<sup>th</sup> Ave S from N Washington St to Demers Ave. The existing street is in extremely poor condition, with shattered and missing panels. The existing storm sewer is also in poor condition, with broken structures and an undersized pipe that is cracked and separated. The proposed projects will replace the existing pavement section with an 8” concrete urban roadway section with curb and gutter, upsize the existing storm sewer to 18” pipe, and reconfigure the existing catch basin layout.

Motion by Berg, second by Fridolfs, to refer to City Council with a recommendation to approve. Motion passed unanimously.

**Plans and Specifications for Project #9007, 9008, & 9009, Concrete Subdivision, Arterial, and Street Repairs**

City staff presented to committee members the staff recommendation to approve Plans and Specifications and Direct Engineering to advertise for construction bids for City Projects No. 9007 – 2026 Concrete street Repairs, No. 9008 – 2026 Subdivision Concrete Rehab, No 9009 – 2026 Arterial Streets Concrete Rehab. Project 9007 – 2026 Concrete Street Repairs includes the routine and emergency repairs of concrete streets across the City. The intent of this project is to

make spot repairs throughout the City in locations that have been previously identified by the Engineering Department, as well as those that develop during the course of the project (emergency repairs). This project may be used to restock the Public Works Yard with new castings as needed and may also be used for the replacement of pavements that are associated with watermain and sewer repairs. The targeted dollar amount for this project is \$225,000.

Project 9008 – 2026 Subdivision Concrete Rehab includes the minor repairs to concrete streets in identified subdivisions that have been constructed in the past twenty (20) years and are now fully developed. Historically, it has been observed that newly constructed local roads have become damaged over their first 3-5 years of life due to heavy traffic associated with the completion of development construction. Generally, the damage observed on these roads is minor and typically consists of shattered panels, cracking, and broken curbs. Once development construction has been completed in a subdivision, the road will typically only see local traffic for the remainder of its lifecycle. This project will replace a minor amount of failing concrete to prevent further damage and extend the lifespan of the street. The targeted dollar amount for this project is \$75,000. Project 9009 – 2026 Arterial Streets Concrete Rehab will repair or replace small sections of damaged pavement along arterial roadways in the City in order to prolong the overall life of the street. Typically, the damage observed in these areas consists of sunken and heaved panels, as well as cracked or shattered panels and a broken curb. Repairs will be completed until the targeted amount of \$50,000 is reached.

Motion by Berg, second by Lunski, to refer to City Council with a recommendation to approve. Motion PASSED unanimously.

**Plans and Specifications for Project #8850.2, District #801, Paving and Street Lights for S 34<sup>th</sup> St (45<sup>th</sup> Ave S to 47<sup>th</sup> Ave S)**

City staff presented to committee members the staff recommendation to approve plans and specifications and direct the Engineering Department to advertise for Construction Bids for City Project No. 8850.02 – Paving and Street Lighting for S 34<sup>th</sup> St. (45<sup>th</sup> – 47<sup>th</sup> Ave S). As the upcoming 47th Ave Interchange project progresses closer towards implementation, the City has a requirement to provide all of the connecting infrastructure for the interchange. This paving project is a continued piece of the infrastructure buildout. City project #8850.02 consists of paving and street lights for S 34th St (45th – 47th Ave S). This project will be special assessed to the benefiting properties with a 70% City share, as per the City's cost share policy. This project will be bid on a similar timeline as City project 8850.01 Paving and Street Lighting for 47th Ave S (S Columbia Rd to S 34th St). The 47th Ave S Paving project will have no associated special assessments and will be funded by a combination of NDDOT Flex Funding and City Funds. It is anticipated that both paving projects will be constructed in tandem during the 2026 construction season. S 34th St is currently an undeveloped ag field with recently platted right-of-way. Utilities for this project were bid, and construction was largely completed during the 2025 construction season, with final completion scheduled for June of 2026. The proposed new construction on S 34th St will be a 41' wide concrete roadway with curb & gutter, storm sewer, commercial street lights, and an 8' bike path on the east side of the roadway. A 5' width of the 8' bike path (equivalent to a standard City sidewalk width) will be assessed to the benefiting properties. The remaining portion of the bike path will be 100% City funded as per the City Special Assessment Policy. This project will serve as both a connection point for the planned 47th Ave S paving project and provide amenities to support future development in this area.

Motion by Berg, second by Lunski, to refer to City Council with a recommendation to approve. Motion passed unanimously.

**Plans and Specifications for Project #9060, District #798, 17<sup>th</sup> Ave S (S Columbia Rd to S 20<sup>th</sup> St)**

City staff presented to committee members the staff recommendation to approve plans and specifications and direct the Engineering Department to advertise for construction bids for City Project No. 9060 District No. 798 – Reconstruct 17<sup>th</sup> Avenue South (South Columbia Road to South 20<sup>th</sup> Street). This project consists of reconstructing the existing roadway on 17th Avenue South from South Columbia Road to South 20th Street. The existing roadway is 37 feet wide and was originally constructed in 1968. The existing pavement is broken, cracked, and spalled throughout the project limits. Several alternatives were considered for rehabilitation in this area. After analyzing the condition of the pavement, it was determined that rehabilitation would not provide a long-term solution. Therefore, reconstruction was selected as the recommended alternative,

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Public works performed investigative efforts on the underground utilities to identify areas that were in poor condition. Following their work, it was determined that improvements would be beneficial to the storm sewer and were incorporated.

Storm sewer analysis was performed in this area. Models showed that it would benefit the area to incorporate a stormwater pond adjacent to the project. The proposed stormwater pond will be presented as a separate project at a later date. The proposed reconstruction will consist of replacing the existing pavement, storm sewer improvements, installation of rectangular rapid flashing beacons (RRFB's), replacement of street light conduit and conductors, relocation of a fire hydrant, and ADA improvements.

Motion by Sande, second by Berg, to refer to City Council with a recommendation to approve. Motion passed unanimously.

#### **Preliminary Engineering Reimbursement Agreement for Project #9105, Mill & Overlay of N Washington St (Gateway Dr to I-29)**

City staff presented to committee members the staff recommendation to approve the preliminary Engineering Reimbursement Agreement with the NDDOT for City Project No. 9105 – Mill and Overlay N Washington St (Gateway Dr. to I-29). The agreement under consideration for approval is the North Dakota Department of Transportation's (NDDOT) standard preliminary engineering reimbursement agreement. The agreement itself is that the NDDOT agrees to proceed with the preliminary engineering and proceed with the construction of the project, and the City agrees to reimburse the NDDOT for all preliminary engineering expenses incurred if the City terminates or materially reduces the project scope. The NDDOT is in charge of obtaining the necessary professional services. This is a project that is currently programmed for Fiscal Year 2027, and the NDDOT intends to design this project with in-house staff.

The project itself consists of milling the top layer of the existing asphalt and overlaying a new layer of asphalt. This section of N Washington St was last milled and overlaid in 2015, with a chip seal completed in 2017. As this project is funded through the Regional Roads Program and is located on the secondary regional system, it is anticipated that the cost split will be 80% Federal/10% State/10% Local for the portion within City limits. The project cost estimate is \$1,497,000 with an anticipated City share of \$86,826.

Motion by Berg, second by Vein to refer staff recommendation to City Council with a recommendation to approve. Motion carried unanimously.

#### **Award Bid 2026-2, 2026 Water Maintenance Parts**

City staff presented to committee members the staff recommendation to approve the low bid for maintenance parts from Core & Main in the amount of \$108,548.46. In 2024, the Water Distribution Department switched from monthly maintenance parts orders to an annual bid that attempted to order all parts that would be needed throughout the year. This change proved successful, obtaining lower prices by ordering in bulk and eliminating monthly freight charges. For 2026, the annual order process remained the same aside from some minor quantity adjustments.

Motion by Sande, second by Berg, to refer to City Council with a recommendation to approve. Motion passed unanimously.

#### **CITY COUNCIL MEMBER DISCUSSION MATTERS**

None

#### **ADJOURNMENT**

Motion by Berg, second by Fridolfs, to adjourn the meeting at 5:43 p.m. Motion carried unanimously.