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April 20, 2026

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

The city council of the city of Grand Forks, North Dakota, met in Council Chambers on Monday, April 20, 2026, at 6:00 p.m., immediately after the Board of Equalization meeting, with Mayor Bochenski presiding. Present at roll call were Council Members Osowski, Berg, Lunski, Fridolfs, Vein, and Sande – 6; absent: Weigel - 1.

Pledge of Allegiance was led by Mayor and City Council.

MAYOR’S ANNOUNCEMENTS

Mayor Bochenski commented on the retirement of Mark Saunders, 11 year employee from the Building Safety Department, attended the 1st month of child recognition at the GFAFB and thanked Wing Commander Rosales for the invite, and announced a UND Student Revival non-denominational Christian worship event occurring at the Chest Fritz Auditorium.

**ADOPT RESOLUTION DETERMINING AN
INSUFFICIENCY OF PROTEST FOR PROJECTS**

City Council considered Resolutions of Necessity for the following projects:

- 1) Project No. 9097, District No. 803, Paving for Grand Park First Addition
- 2) Project No. 9049, District No. 796, Reconstruct 11th Ave N (N 4th St – Gateway Dr)

City Auditor reported that no protests had been received by her office. Mayor Bochenski opened the public hearing. There were no comments and the public hearing was closed. Council Member Berg moved and Council Member Sande seconded to adopt a Resolution determining an insufficiency of protest for the projects. Motion passed unanimously.

**ADOPTED ORDINANCE NO. 4947, RELATING TO
TECH ACCELERATOR BOARD**

City Council considered an ordinance entitled “ An ordinance to repeal Grand forks City Code § 240108.2, relating to the creation of the Tech Accelerator Advisory Board and to amend Grand Forks City Code §24-0110 relating to records and reports of the Tech Accelerator Advisory Board”, with a recommendation for second reading and final approval of the ordinance which will amend the code removing reference to the Tech Accelerator Board. Mayor Bochenski opened the public hearing. There were no comments and the public hearing was closed. Motion by Osowski, second by Fridolfs to give final approval and adoption of Ordinance No. 4947. Motion passed unanimously.

CITIZEN COMMENTS

The following speakers addressed the City Council: Harry Samuelson, 1001 Cottonwood St and Dennis Denault, 1319 University Ave. In addition two electronically received comments were distributed to City Council.

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ACTION ITEMS CONSENT AGENDA

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

- 1) Adopted resolutions awarding the contract for Project Nos. 9094, 9095, 9096 and 9097, District Nos. 629, 369, 630 and 803, Sanitary Sewer, Watermain, Storm Sewer and Paving for Grand Park First Addition. Project Nos. 9094, 9095 and 9096 were awarded to low bidder R. J> Zavoral & Sons, Inc. in the amount of \$286,684.07 and Project No. 9097 was awarded to United Crane & Excavation in the amount of \$135,104.48.
- 2) Awarded the contract for Project Nos. 9004 and 9005, 2026 Sidewalks and ADA Curb Ramps to Beyond Concrete, Inc. in the amount of \$540,475.00 and approved the Sidewalk Location List #1.
- 3) Awarded the contract for Project No. 9006, 2026 Asphalt Street Repairs to Opp Construction, LLC in the amount of \$97,400.00.
- 4) Adopted a resolution to award the contract for Project No. 9049, District No. 796, Reconstruct 11th Ave N (N 4th St to Gateway Dr) to Paras Contracting in the amount of \$116,535.65.
- 5) Adopted a resolution awarding the contract for Project No. 8577, District No. 363, Highway 81 & Associated Area Watermain Phase III, to Taggart Contracting, Inc. in the amount of \$1,406,401.00.
- 6) Awarded the contract for Project No. 9058, Box Culvert 18-37-20.0 Structural Rehabilitation (17th Ave S & English Coulee) to Tunheim Construction, LLC in the amount of \$242,121.12.
- 7) Adopted a resolution awarding the contract for Project No. 9056, District No. 367, S 42nd St Watermain (Empire Ct to 300' South of 18th Ave S), to R. J. Zavoral & Sons, Inc. in the amount of \$193,430.00.
- 8) Approved plans and specifications for Project No. 8795, 70th Ave N Improvements (Hwy 81 to ½ mile west of N 55th St).
- 9) Approved plans and specifications for Project No. 9052.01 Southend Drainway Expansion and Project No. 9052.02, Southern Estates 9th Pong Outfall Lowering.
- 10) Approve Request for Qualifications (RFQ) and direct staff to advertise for professional services for Project No. 9113, Alerus Center Score Board Replacement Project.
- 11) Approved plans and specifications for Project No. 9057.01, paving 17th Ave S (S 42nd St to Altru Sports Complex)
- 12) Approved a Cost Participation and Maintenance Agreement with NDDOT for Project No. 8730 Point Bridge Rehabilitation.
- 13) Awarded the contract for Project No. 9115, HVAC Replacement at the Public Works Facility, to CustomAire in the amount of \$115,560.00.
- 14) Approved an amendment to the Purchasing Policy outlining process for use of purchasing consortia in the equipment bidding process.

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15) Gave final approval of the Plat of Korynta-Lemm Fifth Resubdivision, located at 1562 & 1630 North 52nd Street, subject to the conditions shown on or attached to the review copy.

16) Gave final approval of the Plat of Crary's Thirteenth Addition, located at 1000-1100 Block of Crary's Thirteenth Addition, subject to the conditions shown on or attached to the review copy.

17) Introduced an ordinance and gave preliminary approval to an amendment of the zoning map to rezone from Crary's Second Planned Unit Development (PUD) Amendment No. 6 to Crary's Second PUD Amendment No. 7, located at 1000-1100 Block of 60th Avenue South.

18) Introduced an ordinance dedicating rights-of-way and gave preliminary approval of the plat of Southern Estates Thirteenth Addition, located at 3200-3400 Blocks of 46th Avenue South.

19) Introduced an ordinance and gave preliminary approval of an amendment to the zoning map to rezone from JR's PUD Amendment No. 5 (PUD Ag Uses) to JR's Amendment No. 6 (PUD R-1 & R-2 Uses), located at 3200-3400 Blocks of 46th Ave S.

20) Introduced an ordinance and gave preliminary approval of the annexation of Southern Estates Thirteenth Addition, located at 3200-3400 Blocks of 46th Ave S.

ACTION ITEMS PULLED FOR DISCUSSION

The following items were pulled for discussion and independent vote:

1) Considered award of bid for Project Nos. 90007, 9008 and 9009, 2026 Concrete Street Repairs, 2026 Subdivision Concrete Rehab and 2026 Arterial Street Concrete Rehab to Tony Anderson Construction, Inc. in the amount of \$326,130.00. Council Member Berg moved and Council Member Osowski seconded to award the bid as recommended. Motion passed 5-1 with Council Member Sande dissenting.

2) Considered a request to amend the zoning map to rezone from Southern Estates PUD Amendment No. 17 to Southern Estates PUD Amendment No.18 to increase allowed density and allow residential on the first floor at 4425 South Columbia Road. Ryan Brooks, City Planner, provided information on the proposed development to City Council, that it will consist of two buildings, with the building to the west being a 3 story mixed use with residential on the upper floors and commercial on the main level and the east building to be residential townhome style residential that would be 2 stories. There would be a total of 65 units on the property. Parking will meet the requirements of current city code, with the townhome style having double car garage with 2 parking spots in front of the garage doors. The development was previously going to be 4-story mixed use, but are requesting to change to the 2 separate buildings which reduces the height of the west building. Council Members discussed concerns that were shared by the single family residential immediately behind the project location and that the multi-story will reduce sunlight to their properties as well as privacy concerns. Staff will work with the developer on getting a 3D drawing to better show adjacent residents the concept and distance between the properties. It was noted that they would be within the current zoning to have a 4-story building on the lot, the request is to allow for the first floor residential. Council Member Berg moved and Council Member Lunski seconded to give preliminary approval of the request and introduce the ordinance. Motion passed 5-1 with Council Member Fridolfs dissenting.

3) Considered a request to amend the zoning map to rezone from R-2 One- and Two-Family residence District to Knutson Printing PUD with B-1 Limited Business District uses, located at 1323 University Avenue. Council Members heard information related to the proposed redevelopment of the property on which the building was destroyed by a fire and the owners wish to rebuild. The area is currently zoned residential, but was grandfathered in to allow the business to operate as a printshop with residential on the

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second story. Council Members discussed the redevelopment, including adding language in the PUD document that the business operation be allowed, but to prohibit residential rentals on the property. Currently with the parking requirements in City Code, there would not be space to meet the minimum requirement for parking with residential. Placement of structures on the site was discussed, in relation to the building to adjacent property owner and where parking would be located and that it be parallel, not diagonal. Appreciation was expressed to the owners on their decision to continue the longstanding business in the community at the historic location. Council Members also commented on some of the discussion held at Planning & Zoning Commission relating to future commercial development along University Avenue replacing the current residential homes. Council Member Osowski moved and Council Member Lunski seconded to give preliminary approval and introduce the ordinance. Motion passed unanimously.

4) Considered an amendment to Grand Forks City Code § 18-0220, portion of the Land Development Code relating to F-1 (Floodway) and F-2 (Floodplain) to Districts. Ordinance No. 4946 was adopted March 16, 2026 enacting Section 19-08 of Chapter 19 of the Grand Forks City Code covering flood related regulations. This ordinance will remove the regulations from Chapter 18. Council Member Vein moved and Council Member Sande seconded to give preliminary approval and introduction of the ordinance. Motion passed unanimously.

INFORMATION ITEMS

The Investment Portfolio Management Summary for the period ended March 31, 2026 was presented.

APPROVE VENDOR LIST AND ENGINEERS ESTIMATES

Vendor list 26-8, dated April 20, 2026, in the amount of \$1,893,016.50 was presented. It was moved by Council Member Berg and seconded by Council Member Fridolfs to approve. Motion passed unanimously.

APPROVE MINUTES

Minutes from April 6, 2026, City Council meeting were presented. Council Member Berg moved and Council Member Fridolfs seconded to approve. Motion passed unanimously.

CITY ADMINISTRATOR COMMENTS

Feland provided information on potential timeline for Beacon and Ray Richards Golf Course Redevelopment projects. He also expressed appreciation to the Assessing Department for all the work they do in reviewing properties and working with property owners.

Mayor commented regarding the Beacon public plaza, that thus far the City has put no funding toward the project, that there are two buildings constructed and have tenants in the residential units. Future discussion on proceeding with the public plaza with or without city participation and funding will be at future meetings.

COUNCIL MEMBER COMMENTS

Council Member Berg commented regarding the Time Out Wacipi Powow held this past weekend and was a great event.

Council Member Fridolfs commented on the beam signing and raising for the Altru Sports Complex and great to be a part of this community project.

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Council Member Vein informed all about an open house for the Northern Red River Flood Site scheduled for tomorrow and will look at addressing closures of highways north of Grand Forks in flood events.

Council Member Sande commented regarding the start of the 42nd Street underpass project that began today. The intersection is still open, but will be changes throughout the next couple of years as construction occurs and encouraged all to drive safely.

Mayor Bochenski acknowledged the work of Council Member Weigel on the 42nd Street project and impact it will be for public safety.

ADJOURNMENT

Motion by Council Member Lunski and second by Council Member Fridolfs to adjourn the meeting at 7:00 p.m. Motion passed 5-1 with Council Member Osowski dissenting.

Respectfully submitted,



Maureen Storstad
City Auditor

Approved:



Brandon Bochenski, Mayor

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