

**AGENDA
CITY COUNCIL
WORK SESSION
CITY OF EAST GRAND FORKS
FEBRUARY 24, 2009
5:00 PM**

CALL TO ORDER

CALL OF ROLL

DETERMINATION OF A QUORUM

1. Vending Wagon Licenses – Joe Martin & Ben Klipfel
2. Report of Feasibility – “2009 Assessment Job No. 3 – Paving Peabody 1st Addition/Greenway 1st Addition – Greg Boppre
3. Bid Results – “2009 City Project No. 2 – Curb, Gutter, and Paving” – 5th Ave. NE – Greg Boppre
4. Quick Take Resolution – Ron Galstad
5. Towing Contract – Michael Hedlund
6. 2010 Preliminary Budget Discussion – Scott Huizenga
7. Adjourn to a closed session for City Administrator Scott Huizenga’s Employee Evaluation. Closed session is to be performed according to the exception to the open meeting law pursuant to Minnesota Statute 13D.05, Subd. 3 unless Mr. Huizenga requests that the session be open.

ADJOURN

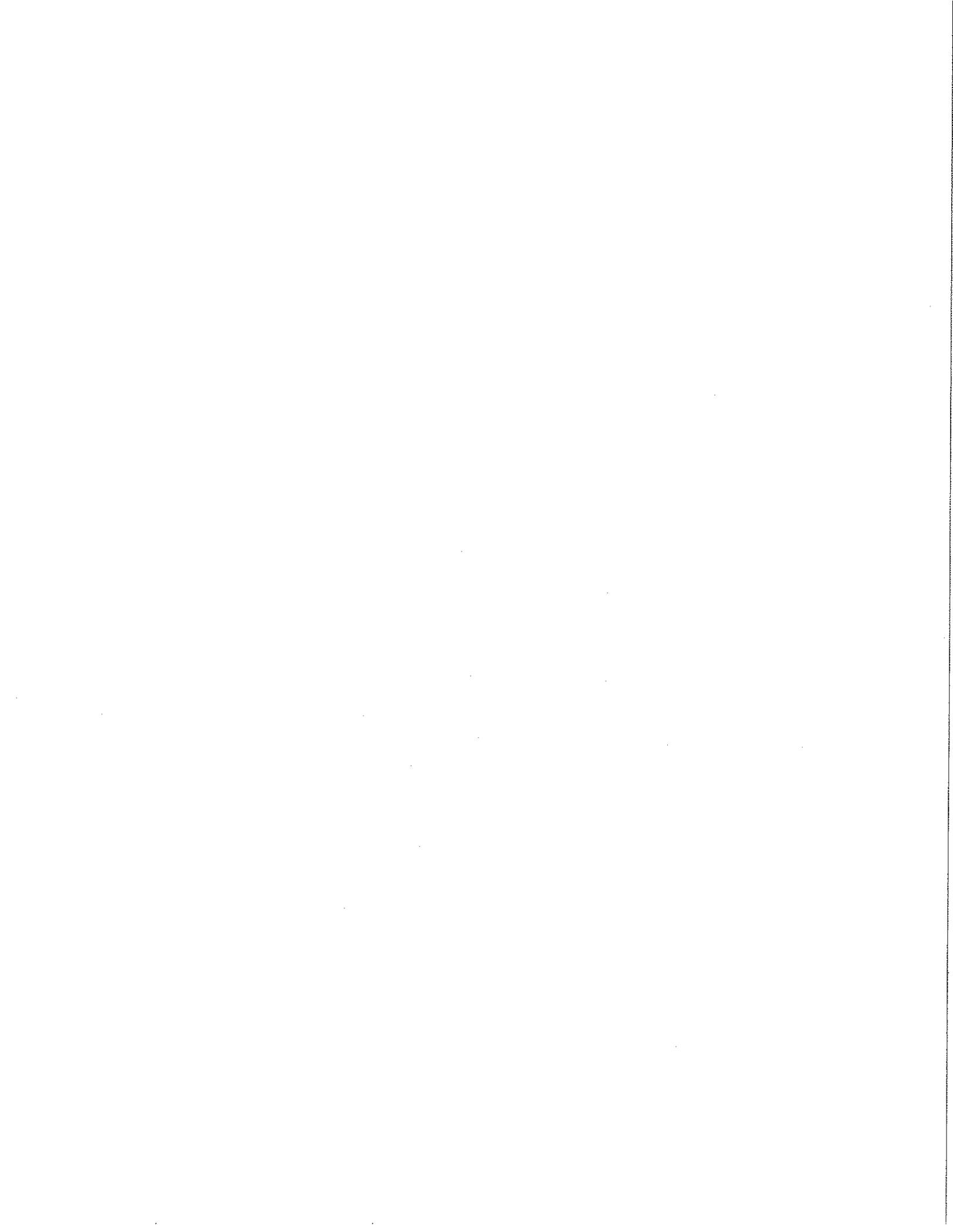
UPCOMING MEETINGS

Regular Meeting - March 3, 2009 – 5:00 PM – Council Chambers

Work Session – March 10, 2009 – 5:00 PM – Training Room

Regular Meeting – March 17, 2009 – 5:00 PM – Council Chambers

Work Session – March 24, 2009 – 5:00 PM – Training Room



Request for Council Action

Date: 2-18-09

To: East Grand Forks City Council, Mayor Lynn Stauss, President Dick Grassel, Council Vice President Henry Tweten, Council Members: Marc Demers, Craig Buckalew, Wayne Gregoire, Greg Leigh, and Mike Pokrzywinski.

Cc: File

From: Michelle French

RE: Licenses

The Grand Cities Art Fest is requesting the change in obtaining the Vending Wagon License. In the past we have had some last minute license applications that would like to be part of events. We have always brought all licenses to City Council for approval.

Consider authorizing the City Administrator/Clerk-Treasurer to approve the following licenses: ATV, Amusement Center, Dance, Dog & Cat License, Garbage & Refuse Haulers, Gas & Oil Installers, Junk Dealers, Machine License, Massage Parlors, Massage Therapy, Master Plumbers, Photographers, Second Hand Auto Dealers, Second Hand Dealers, Show, Taxi Cab, Transient Merchant License, Tobacco, and Vending Wagon License. The Administration Office will assure all license applications meet the City and State requirements prior to approval.

All liquor licensing, gambling permits, parade permits, and special event permits will continue requiring Council approval.

Recommendation: Please consider changing the licensing process and authorize the City Administrator/Clerk-Treasurer to sign the recommended licenses excluding liquor providing proper documentation and fees.

Grand Cities Art Fest
North Valley Arts Council
PO Box 12204
Grand Forks, ND 58208-2204



February 18, 2009

East Grand Forks City Council & Mayor Lynn Stauss
600 DeMers Avenue
East Grand Forks, MN 56721

Dear Council and Mayor Stauss:

Thank you for your outstanding support of the Grand Cities Art Fest in the past years. The event has been a great success in the past due in no small part to the hospitality, financial and administrative support you have so freely offered. Your hard work in assuring that our vendors and artists are properly licensed, inspected and insured has been greatly appreciated.

However, due to increasing financial challenges experienced by our artists and food vendors we are respectfully asking that you as a council might consider changing some of the approval process especially where it involves food vendor licensing on the Minnesota/East Grand Forks side of the Art Fest venue for the following reasons.

Last season we had several artists and food vendors cancel in the final days before the event citing the increased cost of travel and materials needed to be a successful part of the event.

Due to our inability to get last minute food vendor approval for the East Grand Forks Food Court we had an unbalanced number of vendors across the venue, with the majority being placed in Grand Forks. It is our belief that the significantly smaller food court East Grand Forks caused the remaining vendors to be less successful due to decreased choices available to Art Fest patrons on the East side causing higher than normal traffic on the Grand Forks side..

We believe that your process of approving vendors for East Grand Forks is nearly identical to the requirements placed on the vendors by the managing staff of Art Fest including proper evidence of current Department of Health Permits for Minnesota and/or North Dakota, current certificate of insurance, transient vendor licensing and sales and use tax permits.

It is our hope that we as the Art Fest management team could work with you as a council to obtain a finite number of blank permits providing that we comply with all requirements necessary to satisfy city and state statutes. The reason for this change request is that in the event that we once again feel the need to balance the number of vendors on either side of the river in the last days prior to the show, we would be able to do so even though your council may not meet again until after the event.

Our past vendor files include documentation showing evidence of our having enforced the local and state requirements in each of the past years in tandem with both city ordinances and state laws. It is our hope that by working together we can streamline the approval processes and help the vendors as well as both sides of the venue to be in balance giving all concerned the best possible opportunity for a successful show.

If you are able to make the changes, we will promise to work diligently to be sure that the City is properly notified and provided with proper records before, during and after the event. Once again, thank you for your support of this important community event.

Respectfully Submitted,

Jo Martin, Ben Klipfel Steering Committee Chairs, Grand Cities Art Fest

Request for Council Action

Date: February 18, 2009

To: East Grand Forks City Council, Mayor Lynn Stauss, President Dick Grassel, Council Vice President Henry Tweten, Council Members: Marc Demers, Craig Buckalew, Wayne Gregoire, Greg Leigh, and Mike Pokrzywinski.

Cc: File

From: Greg Boppre, P.E.

RE: Report of Feasibility – 2009 Assessment Job No. 3 – Paving Peabody 1st Addition/Greenway 1st Addition

Background:

As per the discussion at the Tuesday, February 10, 2009 City Council Work Session, attached please find a copy of the report of feasibility for the proposed paving on 11th avenue se and 13th street se. The proposed assessment rates are as follows:

11th Avenue SE project only - \$73.25/foot

13th Street SE project only - \$175.43/foot

11th Ave SE and 13th Street SE combined - \$189.36/front foot and \$63.12/end foot

The reason the front foot rate is higher than normal, is because there is not a lot of front footage to assess along 13th street se and we cannot assess end benefits to the properties along 9th ave se and 10th ave se (those properties were assessed end benefits from a previous project).

Recommendation:

Approval to prepare plans and specifications for the paving along 11th avenue se and wait to pave 13th street se until the City receives a request from the property owners.

Enclosures:

Report of Feasibility



February 18, 2009

Honorable Mayor and City Council
City of East Grand Forks
PO Box 373
East Grand Forks, MN 56721

RE: Report of Feasibility
Estimate of Cost and
Area Proposed to be Assessed
Peabody's 1st Addition, Beste Addition and Greenway 1st Addition

Dear Members of the Council:

We have as directed by Council, made an investigation as to the feasibility of constructing concrete paving to serve the properties along 17th Avenue SE, from 13th Street SE to Greenway Blvd and 13th Street SE from 11th Avenue SE to Rhinehart Drive. (See attached)

We have identified the project need as follows:

The construction of street paving along with the existing concrete curb and gutter allows for the proper conveyance of surface water to the storm sewer system preventing erosion and saturation of porous soils from rainfall and snow melt. The pavement also benefits the adjacent property owners through increased property values, improved aesthetics and all weather access to the property.

The existing street width of 11th Avenue SE and 13th Street SE is 34 feet with a paving width of 28.66 feet.

This project will include the removal and salvage of 7" of crushed concrete aggregate and placement of 7" reinforced concrete pavement for the street shown on the attached exhibit. The crushed concrete and concrete curb and gutter was installed in 2006.

(I) 11th Avenue SE

The total estimated project cost is \$160,000, resulting in an assessment rate of \$73.25 per front foot benefit.

(II) 13th Avenue SE

The total estimated project cost is \$278,500, resulting in an assessment rate of \$175.43 per front foot benefit.

(III) 11th Avenue SE/13th Avenue SE Combined

The total estimated project cost is \$438,500, resulting in an assessment rate of \$189.36 per front foot and \$63.12 per end foot benefit.

AREAS PROPOSED TO BE ASSESSED

Peabody's 1st Addition

Lots 1-19	Block 1
Lot 1	Block 3

Greenway 1st Addition

Lots 1-2	Block 1
Lots 1-6, 17-22	Block 5

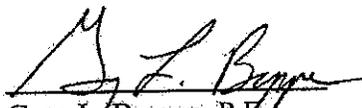
Beste Additon

Replat of Lots 2,10	Block 1 (Lot B)
Lots 8-9	Block 1

We feel the projects as described are feasible.

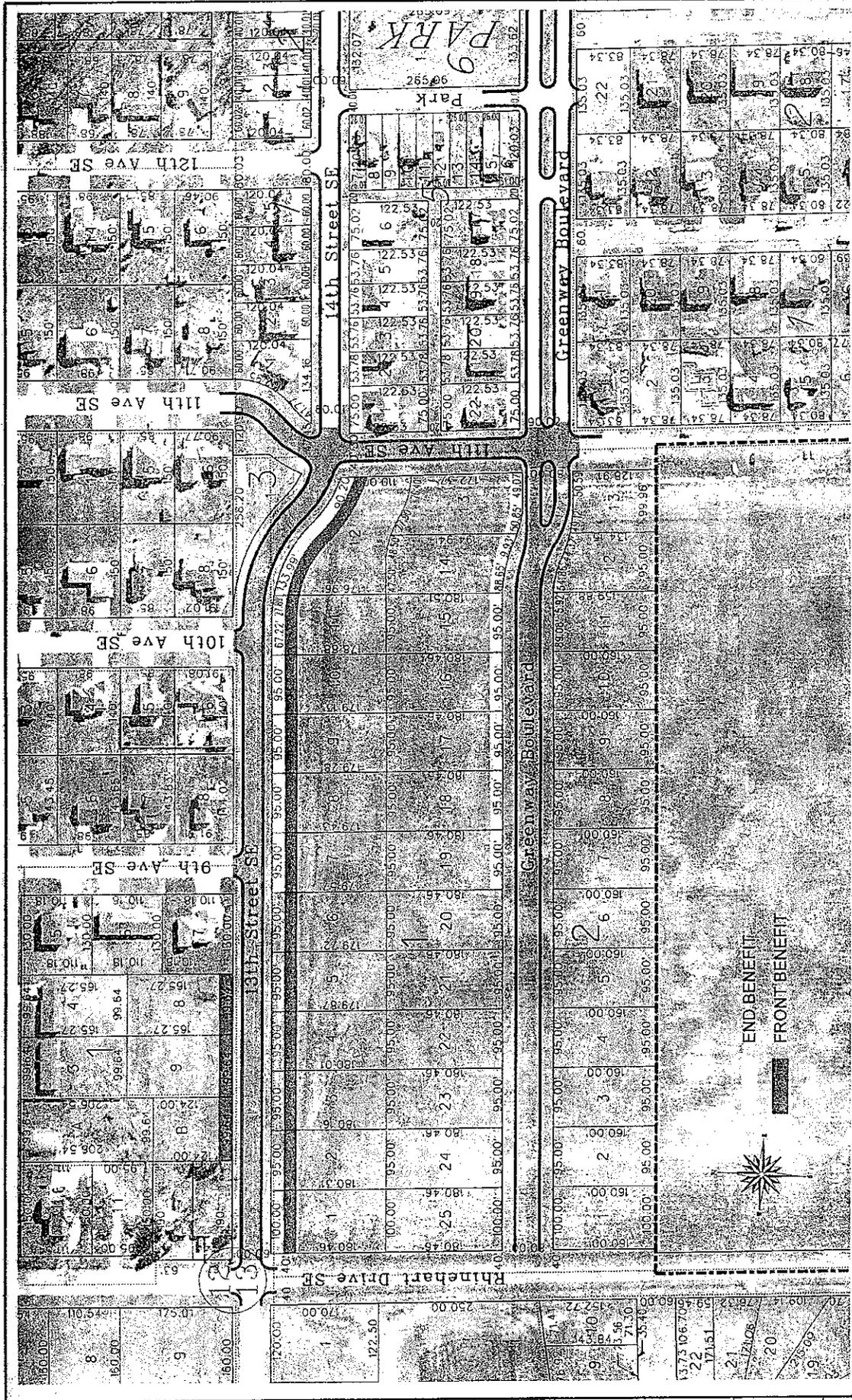
If you have any questions, or if additional information is needed, please contact our office.

Respectfully yours,
Floan-Sanders, Inc.


Greg L. Boppre, P.E.

GLB:kkf

CC: Scott Huizenga, City Administrator



NO.	DATE	DESCRIPTION	AMOUNT	REMARKS
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Cc: File

From: Greg Boppre, P.E.

RE: Bid results - 2009 City Project No. 2 - Curb, Gutter and Paving

Background:

Please see the attached bid tabulation for the above referenced project. We received six(6) bids, with the low bidder being Opp Construction at a bid price of \$354,733.00. The budget breakdown is as follows:

Construction -	\$354,733.00
Plans and Specifications -	\$35,473.30
Staking and Inspection -	\$17,736.65
Contingencies -	\$17,736.65
TOTAL	\$425,679.60

Also, please see the attached revised State Aid budget sheet. With the bid of 5th avenue ne under our estimate, we are now \$44,861.40 in the black.

Recommendation:

Approve the low bid of Opp Construction contingent upon MnDOT approval.

Enclosures:

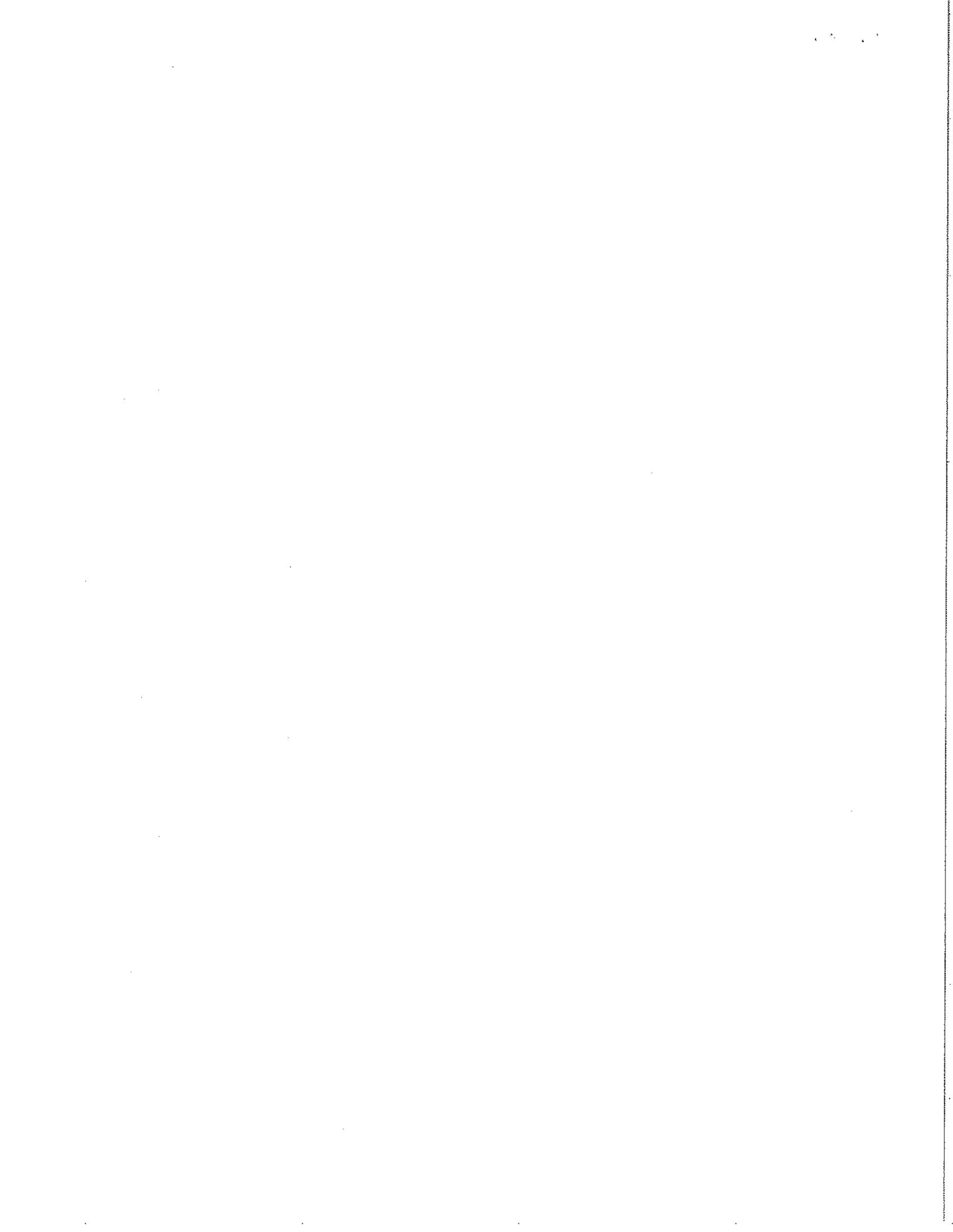
Bid Tabulation
State Aid Budget

2009 CITY PROJECT NO. 2
STREET RECONSTRUCTION
5TH AVE NE
S.A.2 119-110-006
EAST GRAND FORKS

ITEM NO.	DESCRIPTION	UNIT	SAP 119-110-006	STORM SEWER	OPP CONSTRUCTION		RIZAYORAL & SONS		PARAS/CONTRACTING		STRAVA CORP		INDUSTRIAL/CONTRACT SERVICES		TAGGART EXCAVATING			
					UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL		
2104.501	Remove Curb and Gutter	LF	1164		\$2.80	\$3,299.20	\$2.65	\$3,084.60	\$19.21	\$15,316.44	\$19.21	\$15,316.44	\$7.00	\$3,148.00	\$3.30	\$3,841.20	\$9.00	\$10,476.00
2104.501	Remove Storm Pipe (Storm)	LF	1072		\$7.35	\$8,261.60	\$7.35	\$7,879.20	\$5.14	\$5,510.08	\$5.20	\$5,574.40	\$7.20	\$7,718.40	\$7.20	\$7,720.00	\$10.00	\$10,720.00
2104.503	Remove Concrete Sidewalk	SF	91		\$2.25	\$204.75	\$2.10	\$191.10	\$0.70	\$63.70	\$2.00	\$182.00	\$1.00	\$91.00	\$2.00	\$182.00	\$2.00	\$182.00
2104.505	Remove Concrete Pavement	SY	3001		\$2.50	\$7,502.50	\$2.35	\$7,052.35	\$3.32	\$9,962.32	\$3.00	\$24,008.00	\$5.00	\$15,005.00	\$5.00	\$15,005.00	\$10.00	\$30,010.00
2104.509	Remove Earth Basin	EA	310		\$3.50	\$1,085.00	\$2.38	\$728.30	\$8.61	\$2,661.87	\$12.00	\$3,720.00	\$4.40	\$1,364.00	\$4.40	\$1,364.00	\$10.00	\$3,100.00
2104.509	Remove Storm Manhole	EA	4		\$200.00	\$800.00	\$193.00	\$772.00	\$256.00	\$1,024.00	\$260.00	\$1,040.00	\$340.00	\$1,360.00	\$340.00	\$1,360.00	\$500.00	\$500.00
2104.509	Remove Storm Manhole	EA	3		\$200.00	\$600.00	\$210.00	\$630.00	\$250.00	\$750.00	\$310.00	\$930.00	\$360.00	\$1,080.00	\$360.00	\$1,080.00	\$500.00	\$500.00
2104.509	Remove Sign	EA	8		\$15.00	\$120.00	\$6.61	\$52.88	\$6.20	\$39.36	\$32.00	\$256.00	\$28.00	\$224.00	\$28.00	\$224.00	\$50.00	\$400.00
2104.511	Remove Concrete Pavement (Full Depth)	LF	521		\$6.00	\$3,126.00	\$5.61	\$2,923.81	\$6.00	\$3,120.00	\$5.20	\$2,726.40	\$5.00	\$2,600.00	\$5.00	\$2,600.00	\$5.00	\$2,600.00
2104.523	Salvage Sign Panel Type C	EA	3		\$15.00	\$45.00	\$15.00	\$45.00	\$15.00	\$45.00	\$15.00	\$45.00	\$15.00	\$45.00	\$15.00	\$45.00	\$15.00	\$45.00
2105.501	Common Excavation (P)	CV	1077		\$5.25	\$5,634.25	\$3.20	\$3,448.00	\$5.00	\$5,375.00	\$5.00	\$5,375.00	\$5.00	\$5,375.00	\$5.00	\$5,375.00	\$5.00	\$5,375.00
2105.525	Topsoil Borrow (LV)	CV	80		\$11.00	\$880.00	\$11.00	\$880.00	\$9.63	\$770.40	\$2.34	\$1,872.00	\$1.25	\$975.00	\$1.10	\$880.00	\$1.10	\$880.00
2105.604	Subgrade Preparation	SY	3,338		\$3.50	\$11,683.00	\$3.20	\$10,681.60	\$2.75	\$9,178.75	\$2.84	\$9,478.52	\$2.70	\$9,012.60	\$2.70	\$9,012.60	\$3.15	\$10,514.70
2112.604	Crushed Concrete	CV	3,338		\$1.65	\$5,507.70	\$1.50	\$5,007.00	\$2.34	\$7,809.40	\$2.34	\$7,809.40	\$1.25	\$4,172.50	\$1.10	\$3,672.00	\$1.10	\$3,672.00
2201.509	Reinforcement Bars (Epoxy Coated)	LB	1,330		\$2.50	\$3,325.00	\$2.95	\$3,922.50	\$2.94	\$3,922.50	\$2.94	\$3,922.50	\$2.94	\$3,922.50	\$2.94	\$3,922.50	\$2.94	\$3,922.50
2301.504	Concrete Pavement 8" (Epoxy Coated)	SY	2,827		\$1.60	\$4,523.20	\$1.74	\$4,912.80	\$3.10	\$8,761.80	\$3.10	\$8,761.80	\$3.10	\$8,761.80	\$3.10	\$8,761.80	\$3.10	\$8,761.80
2303.511	12" RC Pipe Sewer Class III	LF	124		\$2.00	\$2,480.00	\$2.32	\$2,856.00	\$3.00	\$3,720.00	\$3.00	\$3,720.00	\$3.00	\$3,720.00	\$3.00	\$3,720.00	\$3.00	\$3,720.00
2303.511	15" RC Pipe Sewer Class III	LF	259		\$32.70	\$8,478.30	\$30.30	\$7,857.20	\$38.95	\$10,071.35	\$41.41	\$10,813.25	\$42.15	\$10,916.55	\$42.00	\$10,916.55	\$42.00	\$10,916.55
2303.511	18" RC Pipe Sewer Class III	LF	259		\$39.10	\$10,166.90	\$36.70	\$9,507.20	\$46.75	\$12,097.88	\$48.15	\$12,500.25	\$48.15	\$12,500.25	\$48.15	\$12,500.25	\$48.15	\$12,500.25
2303.511	24" RC Pipe Sewer Class III	LF	122		\$47.00	\$5,734.00	\$44.10	\$5,380.20	\$51.15	\$6,240.30	\$51.65	\$6,301.30	\$51.65	\$6,301.30	\$51.65	\$6,301.30	\$51.65	\$6,301.30
2303.511	30" RC Pipe Sewer Class III	LF	466		\$70.70	\$33,088.20	\$65.73	\$30,630.18	\$79.65	\$37,145.90	\$79.30	\$37,050.90	\$79.30	\$37,050.90	\$79.30	\$37,050.90	\$79.30	\$37,050.90
2308.602	Adjust Gate Valve & Box	EA	4		\$350.00	\$1,400.00	\$357.00	\$1,428.00	\$328.75	\$1,315.00	\$175.00	\$700.00	\$240.00	\$960.00	\$240.00	\$960.00	\$240.00	\$960.00
2308.616	Casting Assembly Type A	EA	4		\$1,020.00	\$4,080.00	\$1,067.00	\$4,268.00	\$830.67	\$3,322.68	\$1,000.00	\$4,000.00	\$980.00	\$3,920.00	\$980.00	\$3,920.00	\$980.00	\$3,920.00
2308.616	Casting Assembly Type B	EA	5		\$4,650.00	\$18,600.00	\$4,907.00	\$19,435.00	\$790.00	\$3,950.00	\$1,000.00	\$5,000.00	\$900.00	\$4,500.00	\$900.00	\$4,500.00	\$900.00	\$4,500.00
2308.616	Casting Assembly Type C	EA	2		\$1,860.00	\$7,440.00	\$2,070.00	\$8,280.00	\$1,014.00	\$4,056.00	\$1,000.00	\$4,000.00	\$2,200.00	\$8,800.00	\$2,200.00	\$8,800.00	\$2,200.00	\$8,800.00
2308.602	Install Catch Basin	EA	4		\$1,990.00	\$7,960.00	\$1,863.00	\$7,452.00	\$1,168.00	\$4,672.00	\$1,168.00	\$4,672.00	\$1,168.00	\$4,672.00	\$1,168.00	\$4,672.00	\$1,168.00	\$4,672.00
2308.603	Construct Storm Manhole (48")	LF	10		\$365.00	\$3,650.00	\$315.00	\$3,150.00	\$328.90	\$3,289.00	\$295.00	\$2,950.00	\$295.00	\$2,950.00	\$295.00	\$2,950.00	\$295.00	\$2,950.00
2308.603	Construct Storm Manhole (60")	LF	121		\$700.00	\$84,700.00	\$665.00	\$81,465.00	\$584.50	\$70,720.50	\$584.50	\$70,720.50	\$584.50	\$70,720.50	\$584.50	\$70,720.50	\$584.50	\$70,720.50
2321.501	4" Concrete Walk	SF	91		\$8.00	\$720.00	\$8.70	\$786.30	\$4.95	\$450.45	\$8.00	\$720.00	\$8.00	\$720.00	\$8.00	\$720.00	\$8.00	\$720.00
2331.501	Concrete Curb and Gutter, Design B824	LF	1,164		\$20.00	\$23,280.00	\$18.70	\$21,783.80	\$13.50	\$15,712.50	\$16.75	\$19,497.00	\$24.80	\$28,867.20	\$22.00	\$25,608.00	\$22.00	\$25,608.00
2331.507	6" Concrete Driveway Pavement	SY	310		\$46.00	\$14,260.00	\$49.90	\$15,469.00	\$42.80	\$13,268.00	\$35.00	\$10,850.00	\$46.00	\$14,260.00	\$46.00	\$14,260.00	\$46.00	\$14,260.00
2343.601	Traffic Control	LS	1		\$6,200.00	\$6,200.00	\$5,160.00	\$5,160.00	\$6,000.00	\$6,000.00	\$8,700.00	\$8,700.00	\$6,100.00	\$6,100.00	\$6,100.00	\$6,100.00	\$6,100.00	\$6,100.00
2343.602	Install Sign Panel Type C	EA	3		\$16.00	\$48.00	\$16.00	\$48.00	\$16.00	\$48.00	\$16.00	\$48.00	\$16.00	\$48.00	\$16.00	\$48.00	\$16.00	\$48.00
2343.602	Install Sign Post Support	EA	8		\$180.00	\$1,440.00	\$176.00	\$1,408.00	\$176.00	\$1,408.00	\$176.00	\$1,408.00	\$176.00	\$1,408.00	\$176.00	\$1,408.00	\$176.00	\$1,408.00
2373.501	Storm Drain Inlet Protection	EA	2		\$95.00	\$190.00	\$114.00	\$228.00	\$145.00	\$290.00	\$145.00	\$290.00	\$145.00	\$290.00	\$145.00	\$290.00	\$145.00	\$290.00
2373.501	Sealing	ACRE	7		\$38,500.00	\$269,500.00	\$34,650.00	\$242,550.00	\$39,700.00	\$277,900.00	\$39,700.00	\$277,900.00	\$39,700.00	\$277,900.00	\$39,700.00	\$277,900.00	\$39,700.00	\$277,900.00
2373.502	4" Broken Line Yellow - Epoxy	LF	140		\$30.00	\$4,200.00	\$27.75	\$3,885.00	\$31.00	\$4,340.00	\$32.70	\$4,578.00	\$32.70	\$4,578.00	\$32.70	\$4,578.00	\$32.70	\$4,578.00
TOTAL					\$334,735.00	\$3,927,877.88	\$370,789.24	\$3,997,776.55	\$339,776.55	\$4,188,553.10	\$418,553.10	\$4,188,553.10	\$418,553.10	\$4,188,553.10	\$418,553.10	\$4,188,553.10	\$418,553.10	\$4,188,553.10

STATE AID BUDGET

PROJECT	CONSTRUCTION	P/S	EXPENSE		CONT	TOTAL	REVENUE	
			S/I				2008	2009
2009 City Project No. 2- 5th Ave NE	\$354,733.00	\$35,473.30	\$17,736.65	\$17,736.65	\$425,679.60	\$248,765.00	\$409,089.00	
2009 Assessment Job No. 1 - 17th Ave SE	\$162,873.00	\$14,660.00	\$9,780.00	\$8,145.00	\$187,313.00			
						\$612,992.60	\$657,854.00	



Request for Council Action

Date: February 10, 2009

To: East Grand Forks City Council, Mayor Lynn Stauss, Council President Grassel, Council Vice President Tweten, Council Members Mike Pokrzywinski, Wayne Gregoire, Craig Buckalew, Greg Leigh and Marc Demers

Cc: File

From: Ron Galstad

RE: Quick Take Resolution

Michelle, please place the following request on the council agenda for February 17, 2009. It may be necessary to perform a Quick Take condemnation to obtain the appropriate right of ways, easements and temporary construction easements for the 23rd Street project as well as the 14th Avenue SE and the 17th Avenue SE construction projects.

Thanks

Ron

RESOLUTION

NO.

Alderman _____, supported by Alderman _____, introduced the following Resolution and moved its adoption:

WHEREAS, the City of East Grand Forks, (hereinafter "The City") in an effort to improve the existing rural section and develop and urbanize 23rd Street NW (2009 City Project No.1), to construct water main and sanitary sewer for properties on 17th Avenue SE which do not presently have city services (2009 Assessment Job No.1), and to construct curb, gutter and a cul de sac on 14th Avenue SE and 17th Street SE (2009 City project No. 3) all in the City of East Grand Forks, the City is required to obtain right of ways, easements and temporary construction easements;

WHEREAS, the City's authority to acquire property through the use of Minnesota Statute Chapter 117 Eminent Domain is found at Minnesota Statute §465.01;

WHEREAS, the City council has determined that said projects are for a public use and for a public purpose;

WHEREAS, to comply with Minnesota Statute Chapter 117 Eminent Domain the City by this resolution authorizes the use of condemnation to acquire all property rights, to include but not limited to, all necessary right of ways, easements and temporary constructions easements;

WHEREAS, the City further authorizes the City attorney to obtain early transfer of title and possession (Quick Take) proceeding to obtain the necessary right of ways, easements and temporary construction easements to complete said projects from the following property owners:

(See Attached Exhibit "A" for property owners)

NOW, THEREFORE, BE IT HEREBY RESOLVED

1. That the City does approve of the use of Minnesota Statute Chapter 117 Eminent Domain to acquire all property rights, to include but not limited to, all necessary right of ways, easements and temporary constructions easements to complete the above reference projects;

2. The City authorizes the City attorney to draft all necessary documents to initiate the early transfer of title and possession (Quick Take) proceeding; and

3 Authorizes the Mayor and City Administrator/Clerk Treasurer to sign all appropriate documents.

VOTING AYE:
VOTING NAY:
ABSENT:

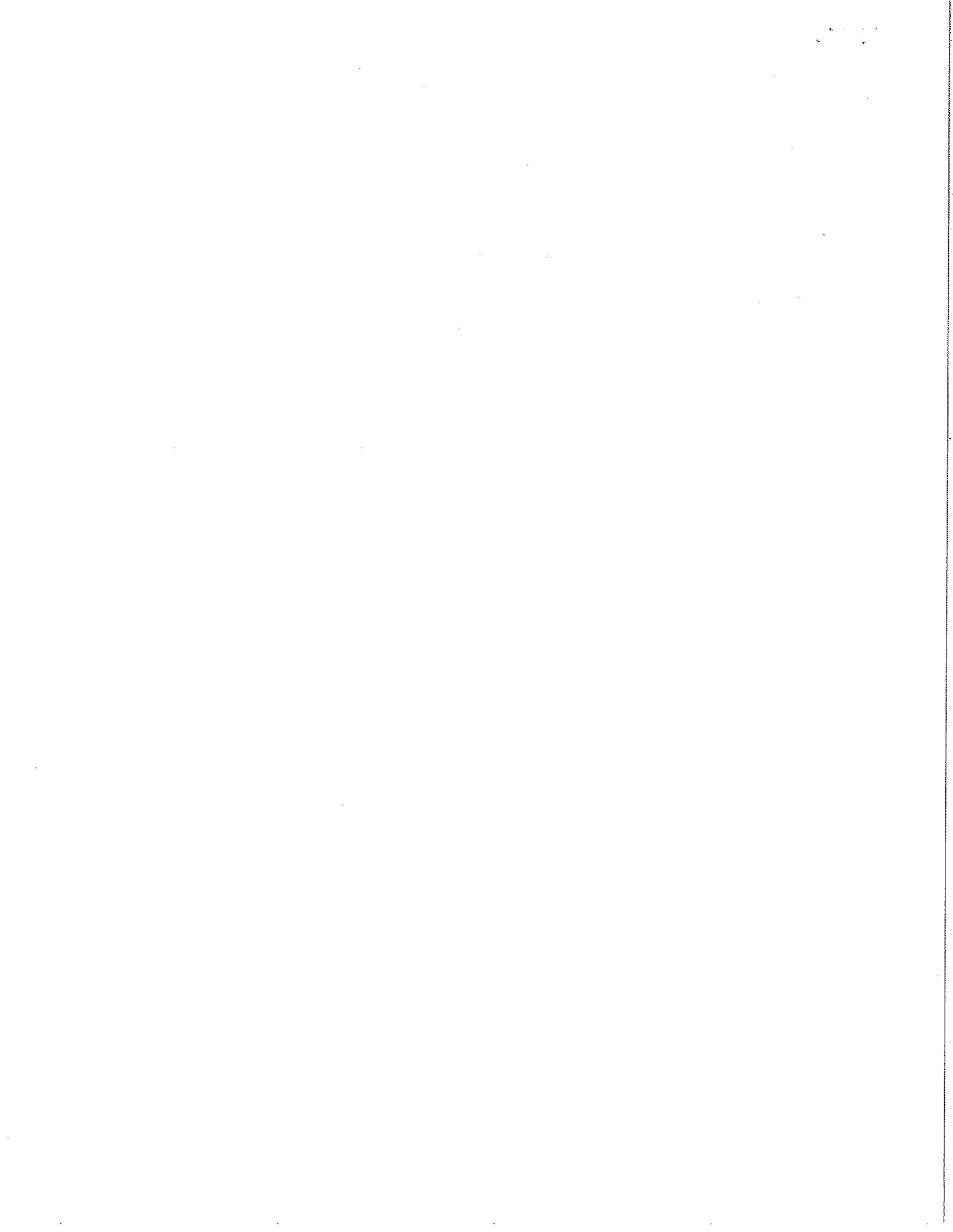
The Chairman declared the Resolution passed.

ATTEST:

PASSED: _____, 2009

Council President

City Administrator/Clerk Treasurer



Request for Council Action

Date: January 9, 2009

To: East Grand Forks City Council, Mayor Lynn Stauss, Council President Grassel, Council Vice President Tweten, Council Members Mike Pokrzywinski, Wayne Gregoire, Craig Buckalew, Greg Leigh and Marc Demers

Cc: File

From: Ron Galstad

RE: Towing Contract

As instructed by council attached is the proposed towing contract with Grand Cities Towing. Please place on the work session and forward to the next council meeting if appropriate. The council should discuss the term and whether Grand Cities has successfully completed the probationary period.

Thanks.

Ron

