
The Mandan City Commission met in special working session at 4:30 p.m. on October 27, 2010 at the Lakewood Fire Station No. 2, 2009 40th Ave SE, Conference Room. Commissioners present were Helbling, Tibke, Rohr, Frank, and Jackson. Department Heads present were Finance Director Welch, City Attorney Brown, City Administrator Neubauer, and Business Development Director Huber. Citizens present were Dwight Cook, Wayne Papke and Dustin Gawrylow

NEW BUSINESS:

1. Discussion: (time frames are tentative and are provided as an outline only)

i. *Funding alternatives for new development infrastructure*

Commissioners reviewed how various communities in North Dakota fund infrastructure costs for new residential developments. Those communities included Bismarck, Dickinson, Fargo, Jamestown, Mandan and Williston. Communities use a combination of funds including sales tax, utility funds, general property taxes, special assessments, general property tax and some costs which are paid for at the front end by the developer. Concern stems from the amount of debt that has accumulated related to new residential development in the past ten years. City staff was asked to research what steps would need to be taken in order to possibly mirror Bismarck's policy.

ii. *Tax Incentives & Economic Development*

A survey of the eleven largest cities in North Dakota related to business incentives was reviewed. Those cities include Bismarck, Devils Lake, Dickinson, Fargo, Grand Forks, Jamestown, Mandan, Minot, Valley City, Wahpeton, West Fargo and Williston. Based on a review of this information it would appear that each community has a different set of guidelines if they have guidelines. City staff was asked to review the policy that West Fargo has adopted for property tax exemptions and bring that information back to the Board for their consideration.

Discussion was had regarding the need for additional retail and in turn how additional retail generates sales tax which is utilized to offset property taxes and pay for infrastructure. Additional discussion will be held at a later date regarding this issue.

iii. *Budgetary issues upcoming years*

Discussion was held regarding the increasing of cost of providing the health insurance in the manner set in city ordinance and its implication on subsequent year's budgets. At this time it is unsure what effects the federal health insurance legislation will have upon the city's health care provider. At this time it appears there are negative consequences if the city would change the manner in which it provides health insurance coverage. Human resources will research this topic and bring back additional information to the commission for its consideration.

iv. *Leadership Code*

An example of a Leadership Code for Elected Officials was presented to the Board for its consideration. Due to the lateness of the hour the commission opted to review the proposed document and forward any suggested changes to Administrator Neubauer for discussion at a later date.

There being no further actions to come before the Board, Commissioner Tibke moved to adjourn the meeting at 8:33p.m. Commissioner Rohr seconded the motion. The motion received unanimous approval of the Board members present and the meeting adjourned.

/s/ James Neubauer

James Neubauer,
City Administrator

/s/ Timothy A. Helbling

Timothy A. Helbling,
President, Board of City
Commissioners