



July meetings

City Commission, July 2 and 16, 5:30 p.m., City Hall

School Board, July 1 and 15, 5:30 p.m., City Hall

Park Board, July 8, 5:30 p.m., City Hall

County Commission, July 9, 4 p.m., Morton County Courthouse

City Planning and Zoning Commission, July 22, 5:15 p.m., City Hall

Walmart expects September opening

If you haven't explored north Mandan lately, you may want to take a drive beyond I-94 and check out the activity near the intersection of Sunset Drive and Old Red Trail. Walmart anticipates opening in early September.

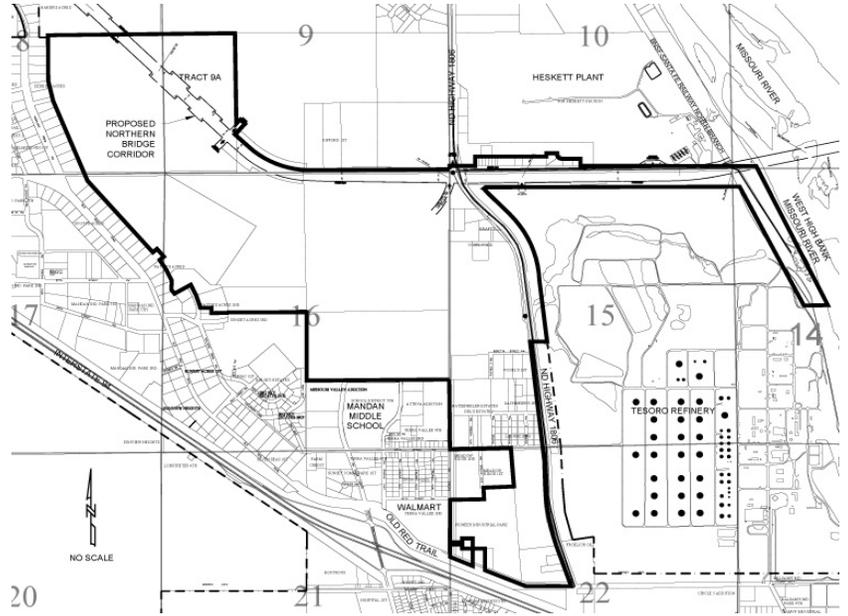
The St. Alexius Medical Clinic and a new office building for Keitu Engineering will also be completed this summer. A second new office building is underway and work on a Comfort Inn 86-room hotel is expected to begin soon. Business interest in nearby properties is strong. Stay tuned for more announcements.

Building exceeds last year's record pace

Mandan has issued permits for 83 single family homes as of May's end, up from 62 this same time in 2012. The average value is \$274,729, substantially above the 2012 average of \$238,702. Total new units permitted for 2013 stand at 220 including townhouses, condos, apartments and mobile homes, up from 155 a year ago.

Development interests prompt resolution for northern annexation

The Mandan City Commission plans at its June 4 meeting to consider a resolution to annex approximately 1,000 acres of property north of current city boundaries. The Commission is considering the action because there are property owners planning significant residential and commercial developments in the area north and east of Old Red Trail.



City Administrator Jim Neubauer explains that annexation would allow the City to most efficiently plan for infrastructure to serve the area, including water, sanitary sewer, storm sewer and streets. In particular, he explains that the entire area could be served by a master sanitary sewer lift station as compared to a more piecemeal approach of investing in smaller lift stations that would ultimately cost property owners a lot more. "The annexation and a more comprehensive planning process could save several thousands of dollars," Neubauer says.

At a meeting held May 21, the Commission gave the nod for the city attorney and staff to prepare a formal resolution for the annexation for consideration at the June 4 meeting. If approved at that time, the City will send a formal written notice to all property owners in the area. Property owners will then have 30 days in which to agree to or to protest the annexation.

For more information, call the Engineering and Planning Department at 667-3225.

If annexed, property that is used in an agricultural manner would remain zoned agricultural until such time as it is platted for development.





Roadway Repairs & Maintenance

Sunset Drive under construction, alternate routes outlined

Sunset Drive is closed to through traffic while it is being reconstructed this summer. Motorists have alternate routes:

- From the Interstate 94, 152 interchange at Sunset Drive, use Old Red Trail for east-west travel and then go south on Collins Avenue or Mandan Avenue.
- Travel south on Sunset Drive to Boundary Road, then south on Sixth Avenue NW to 14th Street NW, then east to Collins Avenue.
- Seventh Street is option for east-west traffic flow.

46th Avenue SE and Second Street NW slated for repairs

The City Commission in June will consider the possibility of major repair work on 46th Avenue SE and Second Street NW. The City of Mandan received \$843,243 in 2013 from the State of North Dakota for extraordinary roadway maintenance purposes. The funding is part of an allocation approved by the 2013 Legislature under Senate Bill 2176 for non-oil producing counties and cities.

The Commission at its May 21 meeting received from the Public Works Department a list of arterial and collector streets that qualify for the funding with recommended repairs:

Mill, leveling, overlay and chip seal

- 46th Avenue SE from 29th Street to South Bay Drive (flood-related damage)
- Second Street NW from Collins Avenue to Sixth Avenue NW
- 40th Avenue SE from Memorial Highway to the Waste Water Treatment Plant (flood-related damage)

Concrete repair, joint sealant and curb repair

- Main Street from 10th Avenue W to Twin City Drive
- Mandan Avenue NE from I-94 to Old Red Trail
- 10th Avenue SW from Main Street to the Heart River Bridge
- Sixth Avenue SE from Main Street to the Heart River Bridge

Public Works Director Jeff Wright proposed using Urban Road Funding through the N.D. Department of Transportation for 80% of the cost of the concrete repairs and using the new funding toward the City of Mandan's 20% share of the projects. Wright will continue estimating and planning to complete the proposed projects, bringing each back to the City Commission for final approval.

Quotes for the 46th Avenue and Second Street projects came in at \$216,718, which would be a change order to the existing north Mandan street improvement project. This would leave \$626,525 for the remaining projects.

Second Street NW and other downtown streets and avenues have been a topic of discussion for a major reconstruction project, however a dilemma has been that water and sewer lines are typically replaced at the same time as a street is replaced. Underground utilities are not eligible for state or federal funding. Property owners in the area may not support the level of special assessments for a major reconstruction project. The mill, leveling, overlay and chip sealing project should greatly improve the driving quality of Second Street NW.

If you have questions about the street repair projects, please contact Public Works at 667-3240.

More people qualify for Homestead Credit

The 2013 Legislature changed Homestead Tax Credit requirements to make the credit more available.

The Homestead Tax Credit is for homeowners and renters age 65 or older, or permanently and totally disabled persons. Qualified applicants receive a reduction in property taxes on their primary residence or a refund for part of their home or apartment rent.

The legislation increased the maximum amount of income allowed to qualify for the property tax credit. The new limit is \$42,000, after certain deductions, up from \$26,000. Other changes to the program include raising the maximum value of assets to \$500,000, up from \$175,000.

Homeowners may apply for the credit by completing an application and submitting it to the City Assessing Department. Detailed requirements and the application are online at www.cityofmandan.com under the Assessing Department section. Forms are available at City Hall. For more info, call 667-3230.

Rental program also changed.

The N.D. Tax Department administers the renter's refund program, which provides up to a \$400 refund for rent. Anyone who thinks they might be eligible should contact the N.D. Tax Department at 328-3127 to request an application. The deadline to apply for 2013 will be May 31, 2014.

Community marketing continues

Here is a recent example of messaging to increase awareness of business success in Mandan and to attract more businesses to the community.



Restaurateur Envisions eat street

Edgar Oliveira opened the Harvest Brazilian Grill in 2011 on Mandan's Main Street, where he hopes to see more restaurants. The Brazilian barbecue draws customers from all around.

Oliveira says the right building attracted him to Mandan. "You can still get more real estate in Mandan (for the dollar), which will pay off as the city grows." He adds that city storefront improvement, renaissance zone and restaurant incentive programs were helpful the first year.

READY TO ASSIST. Learn how your business can benefit from a Mandan location. Contact us about properties and programs.



CITY OF MANDAN
"WHERE THE WEST BEGINS"

Mandan Business Development Office • Phone 701-667-3485

www.cityofmandan.com/businessdevelopment



Stay abreast of progress and happenings in Mandan by liking the "MADE IN MANDAN" Facebook page. Share it with your friends to help spread the good news.



Construction of new sidewalks & driveway aprons goes private

The Mandan City Commission voted May 21 to notify residents and residential developers that it did not receive any bids for construction of new sidewalks and driveway aprons for 2013. The lack of bids means residents and developers need to do the concrete work themselves or contract directly for their project and finance it themselves. Private parties are often able to contract for the work at a lesser cost than the rate charged through a public bid process, but without a public bid, the City cannot special assess the cost of the projects to the subject properties.

As in past years, City of Mandan engineering department staff issued a request for bids for concrete work in March. The request was for bids for both new construction and removal and replacement of existing sidewalks and driveways needing repair.

As of the April 1 deadline, the City received only one bid for the work. The bid was 57% higher than the engineer's estimate. According to state law, a governing body may not award the contract to any bidder if the cost of the work exceeds the engineer's estimate by 40% or more. The Commission had to reject the bid and authorized rebidding the project and splitting it into two separate contracts, one for new construction and one for repairs.

Bids were due May 3. The City received no bids for construction of new sidewalks and driveway aprons. The City received a bid for repairs from Alliance Concrete and awarded that bid. The City Commission will consider whether to continue to bid this work out in the future or bid the project earlier for the 2014 season with hopes of securing viable bids. An option may be splitting quantities of new concrete work into smaller contracts.

Concrete work in the right-of-way may be executed by the property owner or a licensed and bonded contractor of their choice. A \$20 permit from the Engineering Department is required. The work must comply with department specifications. Engineering staff will inspect the project before cement is poured to make sure it meets specifications. For more information, contact the Engineering Department at 667-3225.

Cardboard & newspaper recycling bins moved

The cardboard and newspaper recycling bins have been removed from the Brave Center (901 Division St. NW) and relocated to the northeast corner of the Dan's Supermarket parking lot at 500 Burlington St. SE, just off 6th Avenue SE (Highway 1806 South). A bin for newspapers is also located at Central Market's parking lot, 504 W Main Street. Please help keep the bins tidy so this recycling option can be maintained for Mandan residents.

ON-LINE POLL RESULTS

Respondents provide input on City Hall services

May's on-line poll asked, "Have you ever been to Mandan City Hall?" There were 71 respondents. Among the 93% or 66 respondents who had visited city hall, they rated the courtesy and customer service of city employees as 26% excellent, 50% good, 21% fair, and 3% poor. Purposes for visiting city hall were 33% to attend a meeting, 17% to obtain a building permit, 14% to ask a question or share a concern, 8% to pay a water bill, 3% to pay a fine, and 26% for other reasons.

Mandan City Hall is located in the lower level of the World War Memorial building on the corner of Second Street NW and First Avenue NW. City leaders are holding informal and very preliminary discussions about whether to renovate the building or to relocate.

City Contacts

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www.cityofmandan.com

Mandan City Commission

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City Departments

Administration 667-3215
Airport Authority 663-0669
Assessing &
Building Inspection 667-3230
Business Development
& Communications 667-3485
Cemetery 667-6044
Engineering, Planning
& Zoning 667-3225
Finance 667-3213
Fire 667-3288
Human Resources 667-3217
Landfill 667-0184
Library 667-5365
Municipal Court 667-3270
Police 667-3455
Public Works 667-3240
Special
Assessments 667-3271
Utility Billing 667-3219
Waste Water
Treatment 667-3278
Water Treatment 667-3275

Receive E-mail Notices

Sign up to receive notice of city meetings and news in the "E-mail Updates" section of www.cityofmandan.com. Meeting dates and agendas are available.

QUESTION OF THE MONTH

How do you rate your level of community pride?

Visit www.cityofmandan.com by June 30 to respond.