



SPECIAL MEETING AGENDA, WORKING SESSION
MANDAN CITY COMMISSION
JANUARY 31, 2012
MANDAN CITY HALL
205 2ND AVE NW
FORMER MORTON COUNTY LIBRARY ROOM
5:00 P.M.
www.cityofmandan.com

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- A. ROLL CALL:
1. Roll call of all City Commissioners
- B. NEW BUSINESS:
1. Review liquor license
 2. Review potential infrastructure projects:
 - i. Sunset Drive
 - ii. Boundary Road
 - iii. Old Red Trail, West, Highland Road to potentially 47th Ave
 - iv. Old Red Trail, Mandan Ave to Collins Ave
 - v. Memorial Highway
 - vi. Upcoming potential residential developments
- C. FUTURE MEETING DATES FOR BOARD OF CITY COMMISSIONERS:
1. February 7, 2012
 2. February 21, 2012 – 5 p.m. start time
 3. March 6, 2012
- D. ADJOURN



New Business No. 1

Board of City Commissioners

Agenda Documentation

MEETING DATE: January 31, 2012
PREPARATION DATE: January 26, 2012
SUBMITTING DEPARTMENT: Administration
DEPARTMENT DIRECTOR: Jim Neubauer, City Administrator
PRESENTER: Jim Neubauer, City Administrator
SUBJECT: Review of Liquor Licenses

STATEMENT/PURPOSE: To review current status of liquor licenses.

BACKGROUND/ALTERNATIVES: Information is being provided to the commission related to the current status of existing liquor licenses and holders of such. The last time the commission discussed the status of licenses was in 2003 when two additional off sale beer licenses were made available. The history behind that action has been attached for your review.

Issues up for discussion:

- 1) Current number of licenses
 - a. Is there a need to have the number license in various classes limited?
 - b. If no,
 - i. Suggest to have an amend ordinance prepared for commission consideration.
 - c. If yes,
 - i. Is the number of licenses appropriate?
 - ii. If yes, discussion is over.
 - iii. If no,
 1. Is there a desire to expand or reduce licenses in the various classifications?
 2. If yes, by what process would this be accomplished?

ATTACHMENTS: Current listing of the available licenses and holders

LEGAL REVIEW:

RECOMMENDATION: n/a

SUGGESTED MOTION: n/a

City of Mandan
2011 - 2012
BEER & LIQUOR LICENSE APPLICATIONS
Page 1 of 5

CLASS “A” ON & OFF SALE BEER & LIQUOR FEE - \$3,100.00(17 authorized – 17 applied for)

1. Old Town Tavern
2. Westside Bar & Grill
3. Broken Oar
4. Vicky’s Sports Bar
5. Silver Dollar Bar
6. Midway Lanes
7. Stage Stop Liquor Inc.
8. The Hide-a-way
9. Lonesome Dove Lounge
10. Roundup Bar & Grill
11. Last Call Bar Inc.
12. Lakewood Bar & Grill LLC (The Drink)
13. 13 Captain Freddy’s (Susanne & Fred Jr. White)
14. Old Chicago
15. Victoria Luchkina dba Moscow
16. Dean’s Steak House LLC
17. Jerry Stryker (name to be determined)

Mandan Code of Ordinances § 12-02-04

The number of Class A licenses shall be and the same is restricted to seventeen in number until such time as the population of the city as shown by federal, state or local official census is in excess of twenty-five thousand people, in which event an additional license may be granted for each additional two thousand population over twenty-five thousand as disclosed by such official census.

CLASS “B” ON & OFF SALE BEER & LIQUOR FEE - \$2,800.00 (no limit – 2 applied for)

1. Eagles
2. Moose

CLASS “C” ON & OFF SALE BEER & LIQUOR FEE - \$2,900.00 (no limit – 3 applied for)

1. BW-SS, Inc./Seven Seas
2. Colonial Motel
3. Ridge Motel

CLASS “D” OFF SALE BEER & LIQUOR FEE - \$3,100.00 (2 authorized – 2 applied for)

1. Triple M Corp. dba Bill’s Liquor
2. Ski’s Liquor

City of Mandan
2011 - 2012
BEER & LIQUOR LICENSE APPLICATIONS
Page 2 of 5

Mandan Code of Ordinances § 12-02-04

There shall be but seven Class D licenses issued in the city until such time as the population as shown by such census shall be in excess of twenty thousand, in which event an additional license may be granted for each additional five thousand population over fifteen thousand as disclosed by such census.

CLASS “D” OFF SALE BEER ONLY FEE - \$600.00 (5 authorized – 5 applied for)

1. M & H
2. Petro Serve USA
3. MVP (South Side Amoco)
4. UniStop
5. Dakota Express

CLASS “E” ON SALE BEER & LIQUOR FEE - \$2,500.00 (no limit – 1 applied for)

1. Harvest LLC d/b/a Harvest Restaurant

CLASS “F” ON SALE BEER ONLY FEE - \$1,150.00 (no limit – 4 applied for)

1. A & B Pizza
2. Ten Spot Lanes
3. Pizza Hut
4. Rice Bowl

SPECIAL “B” ON SALE BEER ONLY FEE - \$100.00

1. Prairie West Golf Club
2. Bis-Man Stock Car

Section 12-02-04.1 Class WB – Fee \$600.00

A Class WB license shall authorize the licensee to operate a domestic winery or brewery and to sell wine or beer produced on the premises by the licensee “on-sale” and “off-sale”, and to sell wine-making or brewery supplies and related services, subject to the following restrictions and conditions:

Section 12-02-04.2 Class MP– Fee \$600.00

A Class MP license shall authorize the licensee to sell alcoholic beverages produced within the State of North Dakota, and to sell said alcoholic beverages at a location within the City of Mandan, subject to the following restrictions and conditions:

Section 12-02-04.3 Class DY – Distilled Spirits– Fee \$600.00

Class DY license shall authorize the licensee to produce distilled spirits, and to sell said distilled spirits at a location with the City of Mandan, subject to the follow restrictions and conditions:

City of Mandan
2011 - 2012
BEER & LIQUOR LICENSE APPLICATIONS
Page 3 of 5

Section 12-02-05 Classification of liquor licenses--Numbers restricted.

There shall be eight classes of liquor licenses, namely:

1. Class A. General retail (on- and off-sale) license;
2. Class B. Club (on- and off-sale) license to be issued only to clubs and lodges, whose profits from the sale of alcoholic beverages are used only for benevolent purposes;
3. Special Class B. Publicly Owned or Operated Facilities.
 - a. Subject to the approval of the board, a temporary license for the distribution or retail on-sale of alcoholic beverages may be issued to the managers of the Municipal Golf Course and the Prairie West Golf Course designated by the Mandan park district, which shall be non-transferable and shall be held only for the period of a special event, not to exceed 3 days and shall terminate with the termination of the event. The Board may set restrictions, limitations or conditions upon the temporary license. The license fee shall be one hundred dollars per event. This license shall be limited to the service or sale of alcoholic beverages to the patrons at the golf courses and not open to the public at large. The licensee may distribute or sell alcoholic beverages during the special event either in the club house or on the golf course, using beverage carts, provided the sale or distribution is only by a person twenty-one years of age or older.
 - b. Subject to the approval of the Board, a temporary license for the distribution or retail on-sale of alcoholic beverages at the Dakota Centennial Park may be issued to the concessionaire designated by the Mandan park district, which shall be non-transferable and shall be held only for the period of a special event, not to exceed 3 days, and shall terminate with the termination of the event. The Board may set restrictions, limitations, or conditions upon the license. The license fee shall be one hundred dollars per event. This license shall be limited to the service or sale of alcoholic beverages to the patrons of the Dakota Centennial Park and not open to the public at large and distribution or sale may only be by a person twenty-one years of age or older
4. Class C. Motel and hotel (on- and off-sale) license to be issued only to owners or lessees of hotels and motels having forty or more sleeping rooms, provided that such license may not be transferred to another location and only one licensee may carry on business at the hotel or motel;
5. Class D. Exclusive off-sale license;
6. Class E. Food and beverage license permitting on-premises sale of alcoholic beverages subject to the following restrictions and conditions:
 - a. A licensee hereunder may sell alcoholic beverages in a restaurant if the gross sales of food are at least equal to the sales of alcoholic beverages.

City of Mandan
2011 - 2012
BEER & LIQUOR LICENSE APPLICATIONS
Page 4 of 5

b. On-Sale Only. The food and beverage license shall be for on-sale alcoholic beverages only and no authority is conferred under license pursuant to this section to engage in the off-sale liquor business.

c. Location. Once a food and beverage license has been established at a particular location, no transfer of said license to another location will be permitted. A cessation of business at a licensed location for a period of thirty days or longer shall automatically cancel the license.

d. Seating Capacity. The minimum seating capacity required on the premises for food and beverage licenses is one hundred fifty seats. No bar seats or bar stools shall be allowed;

7. Class F. Food and beverage license permitting on-premises beer and wine sales subject to the restrictions and conditions applicable to a Class E license set forth above;

8. Class G. Food and beverage license for alcoholic beverage sales for commercial passenger vessels on the Missouri River subject to the following restrictions and conditions:

a. The vessel docks and boards passengers at a location within the jurisdictional limits of the city.

b. The vessel has a minimum seating capacity for fifty persons.

c. Sale and service of on-sale alcoholic beverages may only be made to passengers on the vessel who shall not be permitted to remove alcoholic beverages from the vessel. The sale of off-sale beer is permitted only when made from within an enclosed structure situated on the shore adjacent to the vessel's dock, but may not be taken aboard the vessel nor consumed on the vessel.

d. The vessel and its operation shall be in compliance with all applicable laws and regulations concerning health, fire and safety.

e. Gross sales of food are at least equal to gross sales of alcoholic beverages.

f. Persons under the age of twenty-one may be permitted on the vessel in accordance with Section 5-02-06 of the North Dakota Century Code, provided the area where persons under the age of twenty-one are permitted is separate from the room where alcoholic beverages are opened or mixed.

g. Temporary bars may be set up and sale or service of alcoholic beverages permitted to passengers anywhere on the vessel at times when persons under the age of twenty-one are not permitted on the vessel.

h. The license fee shall be one thousand five hundred dollars for any seven consecutive monthly periods in the year.

City of Mandan
2011 - 2012
BEER & LIQUOR LICENSE APPLICATIONS
Page 5 of 5

The number of Class A licenses shall be and the same is limited to seventeen in number until such time as the population of the city as shown by federal, state or local official census shall be in excess of twenty-five thousand people, in which event an additional license may be granted for each additional two thousand population over twenty-five thousand as disclosed by such official census. There shall be but two Class D licenses in the city until such time as the population as shown by such census shall be in excess of twenty thousand in which event an additional license may be granted for each additional five thousand population over fifteen thousand as disclosed by the census. Such census shall be conclusive as to the determination of the population of the city for such purposes. This section shall not be construed to require the city to issue licenses equal to the number allowed hereunder, and the board in its discretion, should it deem that a sufficient number of licenses have been issued, may refuse to issue any license even though authorized under this section.

Source: Amended during 1994 codification; Ord. 712 § 1, (1986); Ord. 683 § 2, (1985); Ord. 645 § 6, (1981); MCC § 10-03-05 (1979); Ord. 991 § 3 (05/05/05)

August 5, 2003

Resolutions & Ordinances: 1. *1st Reading Ordinance No. 969.* At the Board's request, the ordinance increases the number of Class D off-sale (beer) licenses from 5 to 10. As a means of recognizing the value of the current licenses a provision was included to provide for an issuance fee, or in the alternative a bidding process for any new, non-renewed or revoked license. The amount of the issuance fee would be determined by the Board. Grand Forks uses the issuance fee and its fee schedule was reviewed. Commissioner Helbling declared a conflict of interest because his sister owns a liquor establishment. The city attorney noted that under state law, Mr. Helbling was required to vote.

The Board heard comments from current alcohol licensees and from those wishing to apply for a Class D beer license. Proponents of the ordinance explained that the additional licenses would allow other gas station/convenience stores to become competitive in a limited market. Mr. Leischner reminded the Board that he had withdrawn his application for a Class A license in reliance upon the commissioners comments that indicated support for increasing the number of available licenses. The City would benefit financially if an issuance fee was established. Current license holders would be somewhat protected by establishment of an issuance fee which recognized the value of its asset.

Opponents of the ordinance suggested that an increase in alcohol licenses was inconsistent with the Board's recent efforts to address the downtown bar situation. Concern was raised that if too many licenses were made available at one time, it would flood the market and no one would be able to make a profit. In addition the increase could create a new concentration of stores selling beer on 6th Avenue NE and SE. Current license holders could suffer an economic loss when the number of licenses is doubled, because it would deter any potential sale of their licenses, which now have a recognizable market value.

The Board requested the city attorney and city administrator to research (1) whether the city could control the location for new licenses, (2) what value to place on each class of license based on recent sales and discussions with current owners, (3) whether a requirement for off-street parking could be imposed on alcohol licensees, and (4) what reasonable length of time could be imposed during which a license could remain idle and after which the license would be returned to the City. A bidding process for so few licenses would encourage collusion amongst the bidders to the city's detriment.

Commissioner Ulmer moved to amend the ordinance to reduce the number of Class D beer licenses from 10 to 7, seconded by Commissioner Scott. Upon roll call vote, Commissioners Scott, Ulmer and LaMont voted yes. Commissioners Tibke and Helbling voted no. The motion was passed. Commissioner Ulmer moved to approve the 1st reading and introduction of Ordinance No. 969, as amended. The motion was seconded by Commissioner Helbling. Upon roll call vote, the motion received unanimous approval of the Board.

August 19, 2003 Minutes

Resolutions & Ordinances: *1. Second Reading of Ordinance No. 969.* The Mayor opened discussions of the Ordinance No. 969 which increased the number of Class D (off-sale beer) licenses from the current number of 5 licenses to 7 licenses. Administrator Neubauer reported that during his discussions with current license holders, it had been determined that the market value of Class A and Class D licenses in Mandan was approximately \$20,000 to \$30,000. In Bismarck, it was reported that off-sale licenses were being sold in the range of \$25,000 to \$35,000. Current Class D license holders had related a request for adoption of an issuance fee which would protect the market value of the alcohol licenses. The issuance fee would be payable to the City by any new licensee if the number of licenses were increased, but would not be required of the current license holders who could still sell their licenses on the open market. The issue of whether alcohol licenses could be transferred and whether the city would require a transfer fee remained an open question. The Grand Forks license scheme did not restrict the number of alcohol licenses in any class, required payment of an application fee, an issuance fee for new licensees and a fee for transfers. A payment schedule over a period of years was allowed for the issuance and transfer fee. The city administrator and city attorney recommended a complete review of the alcohol licensing scheme, which included input from current license holders in each class to review those issues which continued to come before the Board.

The Board was cautioned by LaRoy Baird, an attorney representing Ski's Liquor and Bill's Liquor Stores, that although it had the power to regulate the alcohol industry, it may be moving into a commercial business of selling alcohol licenses which may result in unforeseen consequences. Particularly in the area of off-sale beer licenses, the increase in the number could result in competition by businesses that sell beer as a side line and cause the closure of dedicated off-sale liquor businesses. The market was finite and only so much beer would be sold, but under the proposed ordinance could be sold by many more entities, thus making it difficult for current license holders to stay in business. Thomas D. Kelsch, a lawyer representing the Captain Leach township appeared object the action at the last meeting which granted a Class A alcohol license to Mike Koch. Mr. Kelsch noted that in 1997 the Board had approved a CA zone for property owned by Mike Koch but had restricted its use to a restaurant but not a bar, at the urging of the township residents. Mr. Kelsch suggested that the grant of a Class A license was in violation of the zoning restriction adopted on July 29, 1997, and recommended that the Board grant a Class E license rather than a Class A license for that site. Should the Board decide to allow a bar on the site, it should follow the city ordinances relating to the process for a zone change which required a public hearing before both the Planning and Zoning Commission and the Board. Mr. Koch appeared to indicate that plans for the site included a restaurant and lounge. The restrictions under the Class E license were too burdensome, because they controlled seating and the ratio of sales between alcohol and food. The townships objections had been to a stand alone bar, whereas now a restaurant and lounge was being planned. The impact to the neighborhood was entirely different and Mr. Koch maintained was allowable under the zone change restrictions.

Commissioner Ulmer moved to table Ordinance No. 969 until the full Board could be present for discussions, seconded by Commissioner Scott. Upon roll call vote,

Commissioners Scott, Ulmer and Mayor LaMont voted yes. Commissioners Tibke and Helbling were absent. The motion was passed. The Board requested further information on the language of Ordinance No. 861 relating to the zoning change for property owned by Mike Koch.

Excerpt from September 2, 2003

Resolutions & Ordinances: 1. *2nd Reading of Ordinance No. 969.* Mayor LaMont noted that there are currently 5 Class D (Beer Only) licenses. In earlier discussions, the board led the owner of UniStop to believe it would increase the number of licenses to allow him to be more competitive with other gas stations. The ordinance has been amended to reduce the total number of licenses from 10 to 7, which is an increase of 2 licenses. Administrator Neubauer indicated that he had received inquiries about license applications for Class D from 3 interested parties. Commissioner Helbling renewed his concern that the City should be revising its entire alcohol licensing scheme and that such revision should include provisions for an issuance fee, transfer fee, a requirement for a business plan, and minimum off-street parking requirements. The city should be encouraging legitimate business endeavors and discouraging those who do not have sufficient capitalization and are not properly positioned to operate over the long term.

LaRoy Baird, representing the owners of Ski's Liquor and Bill's Liquor Stores, opposed passage of this ordinance until the city and alcohol licensees have seen a rewrite of the entire alcohol licensing scheme. The addition of new Class D licenses would adversely affect the current license holders. He noted that 70% of his client's sales is for beer. If the Board proposes to discard the population basis for license increases, it should do it all at once for all classes of alcohol licenses.

Following a lengthy discussion of all the available options and alternatives, Commissioner Ulmer moved to amend Ordinance No. 969 to delete the third new sentence at the end of Section 12-02-06, which reads: "In lieu of setting an issuance fee reflecting current market value, the board may utilize a competitive bidding process for the award of these licenses and may determine a minimum bid." The motion was seconded by Commissioner Scott. Commissioner Helbling again declared his conflict of interest, based on his sister's possession of an alcohol license. The City Attorney noted that it is not a direct conflict, and in any event, state law requires that Commissioner Helbling must vote. The purpose of the amendment is to remove the option for competitive bidding and leaves the requirement for an issuance fee. Upon roll call vote, Commissioners Scott, Ulmer, and Mayor LaMont voted yes and Commissioner Helbling voted no. The motion was passed.

Commissioner Ulmer moved approval of the 2nd Reading and Final Passage of Ordinance No. 969, as amended. Commissioner Scott seconded the motion. Upon roll call vote, Commissioners Scott, Ulmer, and Mayor LaMont voted yes and Commissioner Helbling voted no. The motion was passed.

The Board directed the City Administrator to meet with the current Class D license

holders to determine recommendations for the amount of the issuance fee, which would be set at the next meeting.

September 16, 2003

Old Business: *1. Discussion of Issuance Fees.* Administrator Neubauer reported that he had met with the current Class D alcohol license holders to discuss recommendations for 1) the amount of the issuance fee; 2) a mandatory time period for utilization of any new licenses; and 3) a time period after which all existing Class D license holders must bring their businesses into compliance with the ordinance requirement for separation of the beer display and sale area. No consensus could be reached on the amount of the issuance fee which ranged from zero to \$50,000. A twelve month period was recommended for both the mandatory utilization and ordinance compliance items. It was reported that Class A licenses in Mandan had been sold in the \$20,000 range, although in Bismarck these licenses were valued between \$65,000 and \$85,000. A Class D license in Bismarck was recently sold for \$22,000.

The purpose of the mandatory utilization period of 12 months from date of issuance, was to allow for renovations of existing businesses to provide space for beer sales but protect against someone simply holding the license as a means to prevent competition. Board discussion reviewed purpose of issuance fee to protect value of asset for current license holders; a range of amounts for the issuance fee; and the need to completely review all existing code provisions related to alcohol licenses. Commissioner Helbling again noted his potential conflict of interest based on his sister's liquor license. The city attorney noted that he did not have a direct conflict of interest and that in any event state law does not allow board members to abstain from voting.

Commissioner Helbling made a motion to 1) set the issuance fee at \$15,000 for Class D alcohol licenses; payable in 3 equal installments; 2) to require that the new licenses be utilized within 9 months of date of issuance, with a right to one extension for construction or equipment delivery delays; 3) to prohibit any licensee from holding more than one alcohol license; 4) to require a \$2,000 transfer fee; and 5) to require each Class D license holder to provide a minimum of 15 off-street parking spaces. The motion was seconded by Commissioner Tibke. In response to a question from the Board, Engineer Little explained that the zoning code currently addresses off-street parking requirements for licensed alcohol establishments, except in the CB (Central Business District) zone. The zoning code would need to be amended to include an off-street parking requirement in the CB zone. Commissioner Helbling noted that he had reviewed the parking availability for current Class D licenses and determined that all would be in compliance with the 15 space requirement.

Mayor LaMont expressed concern that the proposed amount was too high and he would prefer to see it set at \$5,000. Commissioner Scott and Ulmer agreed that the amount might be too high. Commissioner Helbling noted that the purpose of the issuance fee was to ensure that only those applicants who were serious about making a go of a new business venture were considered. The City had experienced too many instances of alcohol establishments which closed after only a short time of operation. Upon roll call vote, Commissioners Helbling and Tibke voted yes and Commissioners Scott, Ulmer and

Mayor LaMont voted no. The motion did not pass. Commissioner Helbling made a motion to reduce the issuance fee to \$12,500 and included the same 4 other restrictions. The motion died for lack of a second.

Commissioner Scott made a motion to 1) set the issuance fee at \$7,500 payable at time of issuance; 2) require utilization within 9 months of issuance; and 3) require each Class D licensee to provide 15 off-street parking spaces. The motion was seconded by Commissioner Ulmer. Mayor LaMont suggested that the Board did not need to address the off-street parking issue at this time, recommending that it be part of the full review. Commissioner Ulmer moved to amend the motion to remove the requirement for parking spaces, seconded by Commissioner Scott. Upon roll call vote on the amendment, Commissioners Tibke, Scott, Ulmer and Mayor LaMont voted yes and Commissioner Helbling voted no. The amendment passed. Upon roll call vote on the amended motion, Commissioners Tibke, Scott, and Ulmer voted yes and Commissioners Helbling and Mayor LaMont voted no. The motion was declared passed. The Board directed that the full review of the alcohol licensing provisions be completed no later than March 30, 2004. It was also determined that the Board would consider applications for the two new Class D licenses at its September 30th meeting.

September 30, 2003

New Business cont'd: 2. *Approval of Class D Off-Sale Beer License.* Administrator Neubauer presented the application of Dakota Express, 2901 Memorial Hwy, for a Class D off-sale beer license, noting that all background checks had been completed. Commissioner Ulmer moved approval of the Class D beer license to Dakota Express, seconded by Commissioner Helbling. Upon roll call vote, the motion received unanimous approval of the Board.

Approval of Class D Off-Sale Beer License. Administrator Neubauer presented the application of UniStop, 1410 Collins Ave., for a Class D off-sale beer license, noting that all background checks had been completed. Commissioner Scott moved approval of the Class D beer license to UniStop, seconded by Commissioner Ulmer. Upon roll call vote, the motion received unanimous approval of the Board.



Board of City Commissioners

Agenda Documentation

MEETING DATE: January 31, 2012
PREPARATION DATE: January 26, 2012
SUBMITTING DEPARTMENT: Administration
DEPARTMENT DIRECTOR: Jim Neubauer, City Administrator
PRESENTER: Jim Neubauer, City Administrator
SUBJECT: Review potential infrastructure projects

STATEMENT/PURPOSE: To review potential infrastructure projects.

BACKGROUND/ALTERNATIVES: In order to discuss infrastructure projects that we foresee in the future we have put together potential costs and funding sources. It is important to note that these are simply that, estimates at this time.

Districts have not yet been established for these potential projects, therefore, we yet to put numbers together which would establish benefits to specific properties.

There are a few residential developments that we expect to ask for the installation of infrastructure. Attached are maps indicating the locations of those proposed developments. How or if the commission will make provisions for the costs of streets etc to be special assessed warrants further discussion and I would recommend that this discussion be held in a future working session of the board.

ATTACHMENTS:

- ✓ Spreadsheet showing potential costs of the major infrastructure improvements
- ✓ Associated Maps
- ✓ Maps of potential residential development

LEGAL REVIEW: n/a

RECOMMENDATION: n/a

SUGGESTED MOTION: n/a

Project	Sunset Drive	Boundary Road	Old Red Trail West	Old Red Trail East	Memorial Highway	Totals
Description	Reconstruction of Sunset Drive from 7th St NW to 500' north of 15th St NW. Estimate to 2013.	The new construction (extension) of boundary road from its current terminus to a point approximately 3600 Feet west. Estimate to 2012.	The reconstruction of Old Red Trail NW from approximately Highland Road NW west to 47th Avenue NW. Estimate to 2012.	Reconstruction of 16th St NE from Mandan Avenue to 8th Avenue NE and the new construction (realignment) of Old Red Trail NE from 8th Avenue NE to Collins Avenue. Estimate to year 2016.	Reconstruction of Memorial Highway from Main Street to 46th Avenue SE. Estimate to year 2018.	
Asphalt	\$ -	\$ 1,349,150	\$ 2,422,500	\$ 1,265,524	\$ -	\$ 5,037,174
Concrete	\$ 2,057,896			\$ -	\$ 13,261,755	\$ 15,319,651
Storm Water	\$ 445,900	\$ 105,000	\$ 225,000	\$ 234,060	\$ 5,587,644	\$ 6,597,604
Water	\$ 531,095	\$ 720,000	\$ 100,000	\$ 189,984	\$ 2,227,412	\$ 3,768,491
Sanitary Sewer	\$ 1,031,635	\$ 550,000	\$ 100,000	\$ 114,966	\$ 2,898,220	\$ 4,694,821
Street Lights	\$ 175,614	\$ 138,350	\$ 275,000	\$ 135,000	\$ 665,787	\$ 1,389,751
Other	\$ 1,419,961	\$ -	\$ -	\$ 608,727	\$ 1,295,585	\$ 3,324,273
Engineering	\$ 1,981,735	\$ 715,625	\$ 1,092,875	\$ 637,065	\$ 6,484,101	\$ 10,911,401
Administration	\$ 245,053	\$ 146,031	\$ 54,042	\$ 60,189	\$ 617,723	\$ 1,123,038
Total Costs	\$ 7,888,889	\$ 3,724,156	\$ 4,269,417	\$ 3,245,515	\$ 33,038,227	\$ 52,166,204

Funding Source:

Sales Tax	\$ 544,848	\$ 346,417	\$ 222,379	\$ 177,567	\$ 2,295,007	\$ 3,586,218
Water & Sewer Utility	\$ 259,269	\$ 145,006	\$ 23,180	\$ 35,066	\$ 1,632,279	\$ 2,094,801
Mill Levy	\$ 285,578	\$ 201,411	\$ 199,199	\$ 142,501	\$ 662,728	\$ 1,491,417
Federal Funds	\$ 1,687,726	\$ -	\$ 2,697,500	\$ 1,634,584	\$ 15,561,842	\$ 21,581,652
Special Assessment	\$ 5,111,467	\$ 3,031,323	\$ 1,127,159	\$ 1,255,796	\$ 12,886,372	\$ 23,412,116
Total Funding	\$ 7,888,889	\$ 3,724,156	\$ 4,269,417	\$ 3,245,515	\$ 33,038,227	\$ 52,166,204
Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

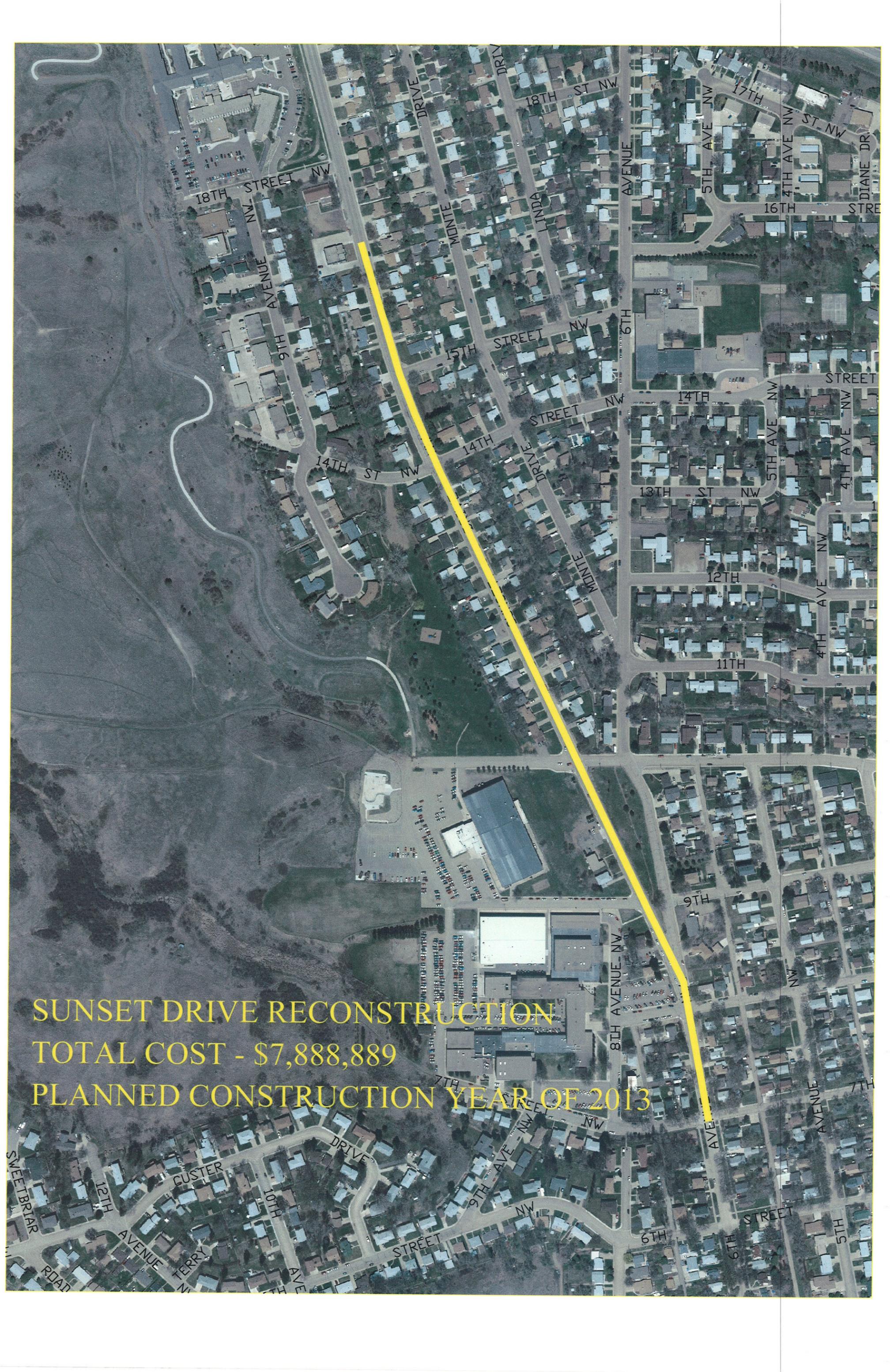
Street	\$ 2,057,896	\$ 1,349,150	\$ 2,422,500	\$ 1,265,524	\$ 13,261,755	
Storm Water	\$ 445,900	\$ 105,000	\$ 225,000	\$ 234,060	\$ 5,587,644	
Street Lights	\$ 175,614	\$ 138,350	\$ 275,000	\$ 135,000	\$ 665,787	
Other	\$ 1,419,961	\$ -	\$ -	\$ 608,727	\$ 1,295,585	
Engineering	\$ 1,434,780	\$ 398,125	\$ 1,022,875	\$ 560,828	\$ 5,202,693	
Administration	\$ 177,419	\$ 23,482	\$ 38,601	\$ 45,880	\$ 495,647	
Total	\$ 5,711,570	\$ 2,014,107	\$ 3,983,976	\$ 2,850,018	\$ 26,509,111	
20% Local Share x 50%	10%		10%	10%		
10% Local Share x 50%					5%	
City Share		20%				
Total City Participation	\$ 571,157	\$ 402,821	\$ 398,398	\$ 285,002	\$ 1,325,456	\$ 2,982,833
Sales Tax	\$ 285,578	\$ 201,411	\$ 199,199	\$ 142,501	\$ 662,728	\$ 1,491,417
Mill Levy	\$ 285,578	\$ 201,411	\$ 199,199	\$ 142,501	\$ 662,728	\$ 1,491,417
Total City Participation	\$ 571,157	\$ 402,821	\$ 398,398	\$ 285,002	\$ 1,325,456	\$ 2,982,833

Water	\$ 531,095	\$ 720,000	\$ 100,000	\$ 189,984	\$ 2,227,412	
Sanitary Sewer	\$ 928,472				\$ 2,898,220	
Engineering	\$ 546,955	\$ 317,500	\$ 70,000	\$ 76,238	\$ 1,281,408	
Administration	\$ 67,634	\$ 122,549	\$ 15,441	\$ 14,309	\$ 122,076	
Total	\$ 2,074,156	\$ 1,160,049	\$ 185,441	\$ 280,530	\$ 6,529,116	
Oversizing %	25%	25%	25%	25%	50%	
Total City Participation	\$ 518,539	\$ 290,012	\$ 46,360	\$ 70,133	\$ 3,264,558	\$ 4,189,602
Sales Tax	\$ 259,269	\$ 145,006	\$ 23,180	\$ 35,066	\$ 1,632,279	\$ 2,094,801
Water & Sewer Utility	\$ 259,269	\$ 145,006	\$ 23,180	\$ 35,066	\$ 1,632,279	\$ 2,094,801
Total City Participation	\$ 518,539	\$ 290,012	\$ 46,360	\$ 70,133	\$ 3,264,558	\$ 4,189,602

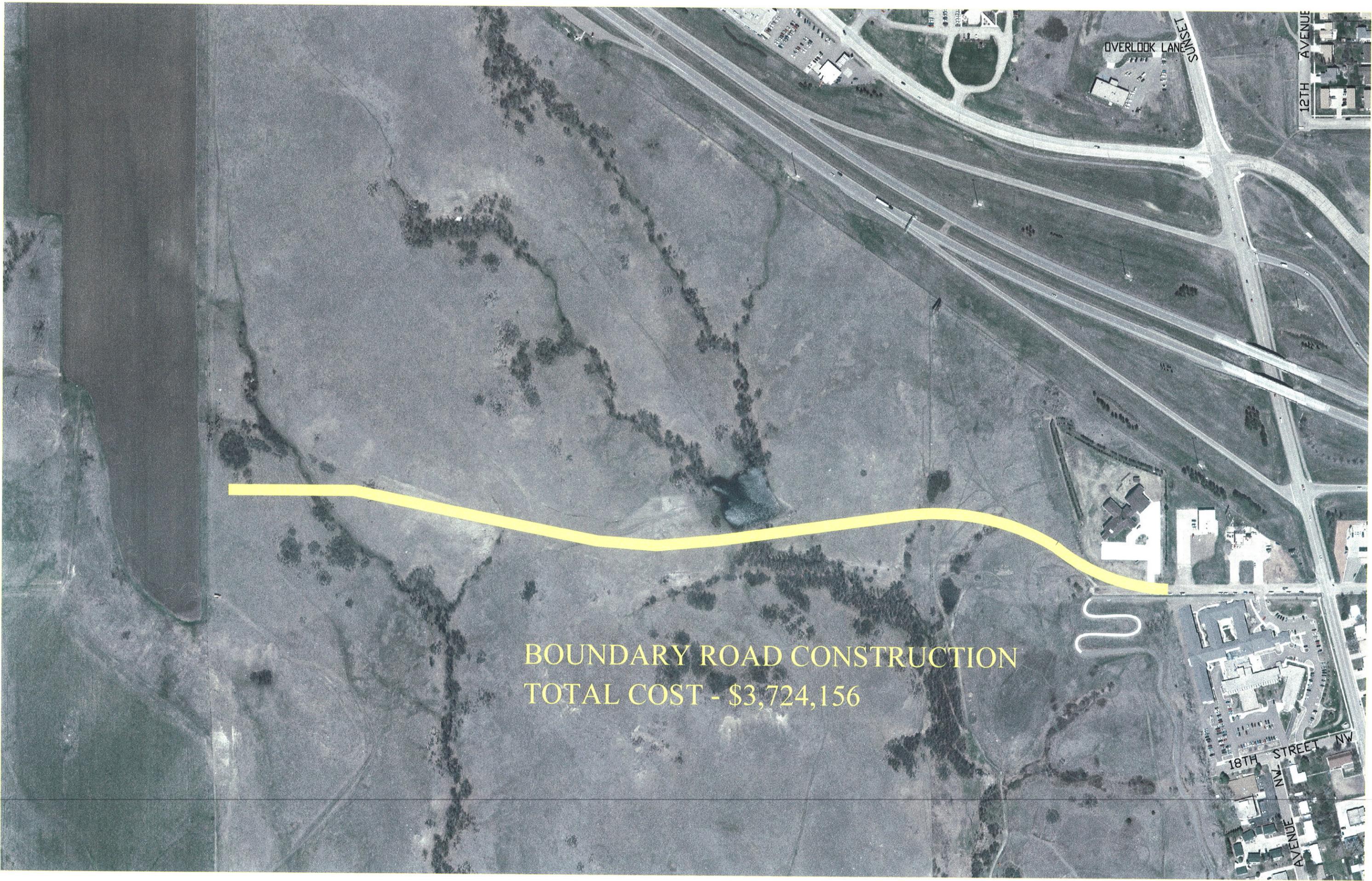
Sources:

- Project costs - prepared by Engineering Department.
- Oversizing % - prepared by Engineering Department.
- Engineering costs = (25% for Boundary Road, Old Red Trail East, Memorial Highway) (35% for Sunset Drive, Old Red Trail West) - prepared by Engineering Department.
- Administration costs (legal, bonding) = 5% - prepared by Finance Department.
- Federal Funds - prepared by Engineering Department.
- Total City Participation - prepared by Finance Department.

Note: The affordability of the City's share for these Projects will be determined after the City's financial activity for FY 2011 is closed and until the City's 3 year financial projections are updated this Spring to coincide with the 2013 Budget.



SUNSET DRIVE RECONSTRUCTION
TOTAL COST - \$7,888,889
PLANNED CONSTRUCTION YEAR OF 2013

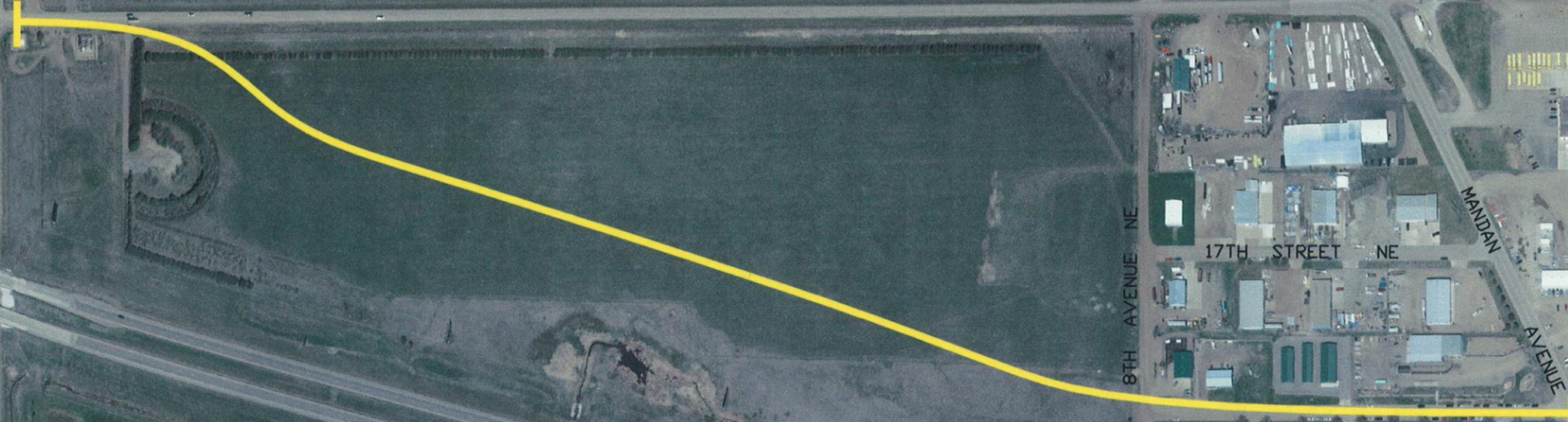


BOUNDARY ROAD CONSTRUCTION
TOTAL COST - \$3,724,156

OLD RED TRAIL RECONSTRUCTION
TOTAL COST - \$4,269,417
PLANNED CONSTRUCTION YEAR OF 2016



OLD RED TRAIL REALIGNMENT
TOTAL COST - \$3,245,515
PLANNED CONSTRUCTION YEAR OF 2016





MEMORIAL HIGHWAY RECONSTRUCTION
TOTAL COST - \$33,038,227
PLANNED CONSTRUCTION YEAR OF 2018 OR LATER

STREET
15TH STREET SE
16TH STREET SE
17TH STREET SE
18TH STREET SE
19TH STREET SE
EVERGREEN LOOP SE
15TH AVENUE SE
16TH AVENUE SE
17TH AVENUE SE
18TH AVENUE SE
19TH AVENUE SE
FRONTIER TRAIL
EAST GATEWAY TRAIL
PIONEER TRAIL
SOUTH FRONTIER TRAIL
9TH AVE SE
10TH AVE SE
11TH AVE SE
12TH AVE SE
13TH AVE SE
14TH AVE SE
15TH AVE SE
16TH AVE SE
17TH AVE SE
18TH AVE SE
19TH AVE SE

EAST SIDE COURT
TWIN CITY DRIVE
REVERWOOD AVE SE
3RD STREET SE
4TH ST SE
24TH AVENUE SE
REAR TRAIL
LAKESIDE TRAIL
25TH AVENUE SE
26TH AVENUE SE
27TH AVENUE SE
28TH AVENUE SE
29TH AVENUE SE
30TH AVENUE SE
31ST AVENUE SE
32ND AVENUE SE
33RD AVENUE SE
34TH AVENUE SE
35TH AVENUE SE
36TH AVENUE SE
37TH AVENUE SE
38TH AVENUE SE
39TH AVENUE SE
40TH AVENUE SE
41ST AVENUE SE
42ND AVENUE SE
43RD AVENUE SE
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45TH AVENUE SE
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48TH AVENUE SE
49TH AVENUE SE
50TH AVENUE SE

REAR TRAIL
LAKESIDE TRAIL
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LAKESIDE TRAIL
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49TH AVENUE SE
50TH AVENUE SE
19TH ST SE
CAPTAIN LEON
CAPTAIN
EAST GATEWAY TRAIL
EAST BURLINGTON NORTHERN DRIVE
NEW TOWN AVENUE
DICK AVENUE SE
PARK AVENUE SE
RIVERDALE AVENUE SE
TOTTLE AVENUE SE
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49TH AVENUE SE
50TH AVENUE SE

POTENTIAL 2012 RESIDENTIAL DEVELOPEMENT

BIG SKY ADDITION
25 LOTS

MEADOW RIDGE
20 LOTS

