



mandan messenger

JULY 2015 • VOLUME 9 • ISSUE 7

August meetings

City Commission, Aug. 4 and 18, 5:30 p.m., City Hall

School Board, Aug. 3 and 17, 5:30 p.m., City Hall

Park Board, Aug. 10, 4:30 p.m., City Hall

County Commission, Aug. 13 and 25, 5:30 p.m., Morton County Courthouse

City Planning and Zoning Commission, Aug. 24, 5:15 p.m., City Hall

Wild West Grill Fest, Aug. 14-15

Wild West Grill Fest will be held in Dykshoorn Park on Aug. 14 from 11 a.m. to midnight and Aug. 15 from 11 a.m. to 1 a.m. In addition to great food, the event also features live music from The Ravens and Dirty Word.

Admission is \$5 daily. Children 12 and under will be admitted free of charge. For more information, visit www.mandanprogress.org.

Slide the City, Aug. 29

Slide down the streets of Mandan on a 1,000 foot slip-n-slide at Slide the City on Saturday, Aug. 29 from 10 a.m. to 8 p.m.

The event will take place on Sunset Drive adjacent to Mandan High School. The Mandan Park District is partnering with the Mandan Progress Organization to bring food and craft vendors, a farmer's market, musical entertainment and inflatables to the event.

Tickets are available at www.slidethecity.com. Sliders must be 46 inches tall and are required to use a tube. Proceeds will help fund the universal playground.

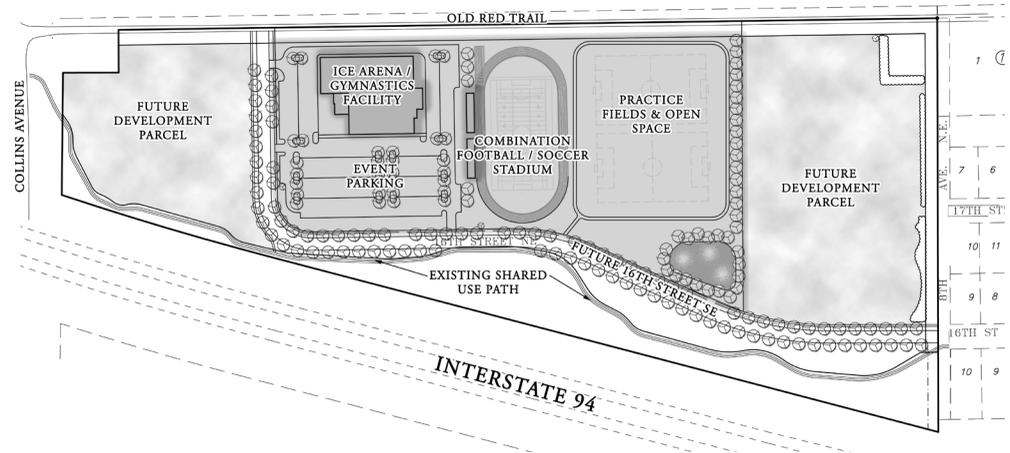
Park District to begin work on sports complex

The official results are in on a \$22 million parks project ballot measure in Mandan. The City will adopt a 0.75 percent sales tax to fund the project. The official vote tally is 1,569 'yes' votes (56%) to 1222 'no' votes (44%). The sales tax increase is scheduled to take effect on October 1.

The project includes the construction of a Mandan sports complex, which will house a new two-rink ice hockey arena and gymnastics facilities. It also includes a new football and track field and the conversion of Faris football and track field into ball fields. An architect selection committee narrowed architectural applicants down to two candidates. The final selection will be determined at a July meeting.

The Mandan Park District presented five possible site locations. The Park Board voted 4-1 to pursue purchasing property located north of I-94 between Collins Avenue and Mandan Avenue. The decision was based on a number of factors, including land cost and infrastructure, public opinion, topography and access to the site. The land purchase is a separate cost. It will be paid for by the Park District. Funding from the School District will also help with the purchase.

Construction is expected to begin in 2016 with a estimated completion date of August 2017. For more information, visit www.mandanparks.com or call 751-6161.



Mandan airport to receive million dollar funding

The Mandan Municipal Airport will receive more than a million dollars in funds from the U.S. Department of Transportation as part of an airport improvement program grant. The intention of the funding is to construct a taxiway, which will connect existing taxiways to the airport's 55 hangars. Local and state matching funds will help support the project, which is expected to be complete in the fall of 2015.

Airport Manager Jim Lawler says projects like these are needed as a result of increased airport traffic. The airport already surpassed its aviation projections for 2025, as outlined in the North Dakota State Aviation System Plan.





"WHERE THE WEST BEGINS"

NEW & EXPANDING MANDAN BUSINESSES

New

- Brahma Group, 929 17th Street NE
- Cityscapes, 2010 46th Avenue SE Suite A
- Gary's Gallery, 410 West Main Street
- Hairytales Come True, 408 East Main Street
- Lackey Auto Center, 3714 Memorial Highway
- ND Alzheimer's Association, 406 West Main Street
- Taqueria El Guerro, 3001 Memorial Highway

Expanding

- ND Krav Maga Training Center, 1401 Action Drive SE

Upcoming

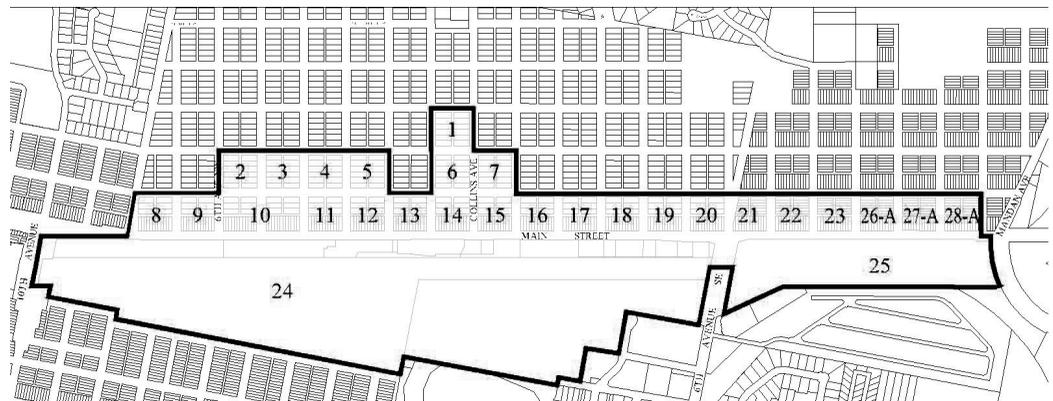
- Classic Rock Coffee, Memorial Square Shopping Center
- Malloy Electric, 1401 Action Drive SE

Legislation allows for Renaissance Zone expansion

Renaissance refers to a revival or rebirth. The Renaissance Zone program for Mandan is helping to revitalize Main Street and the overall downtown area.

Legislation passed during the 2015 session, Senate Bill 2329, allows North Dakota cities to expand their zones. The legislation allows for an addition of up to 11 blocks, from a base of 23 blocks to 34 blocks. Cities with a population greater than 5,000 may add an additional block for each additional 5,000 population. Mandan's Renaissance Zone is currently 28 blocks.

The City of Mandan's Business Development and Communications Department and Renaissance Zone Committee will now begin researching project interest on additional blocks and gathering blocks to potentially include. Committee recommendations will need to be presented for City Commission consideration with a public hearing regarding any program boundary changes.



51 projects completed. Mandan's Renaissance Zone was established in late 2005.

Renaissance Zones were originally authorized for 15 years, but legislation adopted since now allows a city to request a five-year extension. Property owners and tenants have completed 51 projects in Mandan since the zone was approved. Two additional projects are approved and in the process of being completed.

Leveraging private investment. Mandan has commitments for Renaissance Zone projects involving the new construction or rehabilitation of 31 buildings with a projected investment of \$16.7 million for properties initially valued at \$3.7 million. Owners of commercial properties must invest at least 50 percent of the assessed value of the property into qualified building upgrades. For residential property owners, the minimum threshold is a 20 percent re-investment.

The incentive is up to a five-year property tax exemption on a building as improved and a five-year exemption on state tax on income derived from business activity conducted in the building. Lower thresholds with lesser incentives are available for qualified purchase with improvement projects.

The average period to pay back taxes exempted is 2.1 years. Projects have resulted in 11 new businesses, 15 expansions of businesses, and retention of eight businesses in the zone.

For more information about Mandan's Renaissance Zone Program, phone the Business Development Office at 667-3485.

Most water meters now read by towers

The City of Mandan has nearly completed the water meter replacement project started in 2014. The City's Water Meter Department currently reads 6,924 water meters with 6,678 meters now being read by towers and 246 meters still read with drive-by or hand-held devices. City of Mandan staff will soon be contacting property owners who have meters that still need to be replaced or plumbing issues that need to be addressed to accommodate the meter upgrade. For more information, contact Water Meter Maintenance Supervisor Jay Perkins by calling 701-220-0825.

City begins new seven-year assessment cycle

The City of Mandan Assessing Department started its new seven-year assessment cycle in June. The department created the cycle to stay current on property information within its jurisdiction, which allows for more accurate market analyses. A citywide re-assessment was completed in 2012, and some properties received a re-assessment from the 2015 Board of Equalization. Any property re-assessed in 2014 or 2015 will not require another re-assessment during this cycle. These properties will be removed from this year's list and will not be visited until the seven-year cycle begins again.

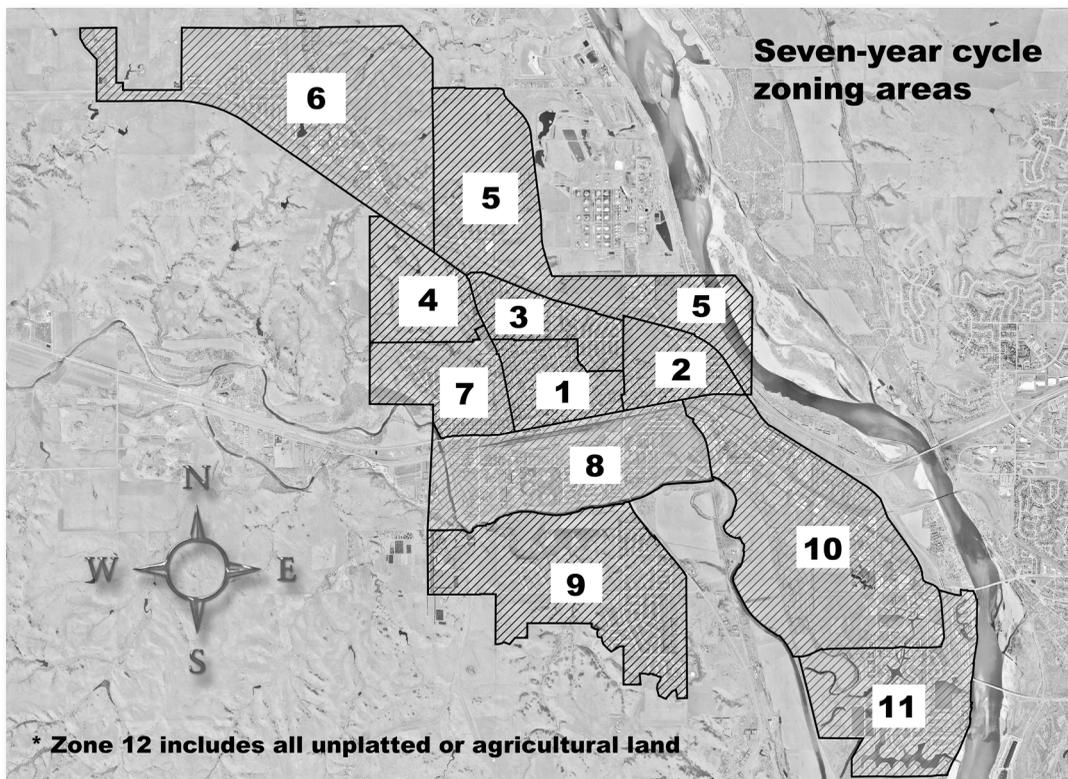
The city is divided into 12 assessing zone areas. This year, the department will focus on zones 1 and 2. Letters will be sent out to property owners within these zones alerting them an assessor will be visiting their area. Assessors will wear City of Mandan identification badges and drive vehicles with a visible City of Mandan logo.

North Dakota is market driven in determining valuations of properties. The North Dakota Tax Department defines market value is the price a property would bring if it were offered for sale in the open market for a reasonable length of time and purchased by a willing buyer from a willing seller, both parties being prudent and having reasonable knowledge of the property and neither being under undue pressure to complete the transaction.

Property owners can request a re-assessment at anytime by calling the Assessing Department at 667-3232.

Seven-year assessing cycle

- 2015 - Zones 1 & 2 (1,538 parcels)
- 2016 - Zones 3 & 4 (1,118 parcels)
- 2017 - Zones 5 & 6 (1,295 parcels)
- 2018 - Zones 7 & 8 (1,256 parcels)
- 2019 - Zones 9 & 10 (1,630 parcels)
- 2020 - Zones 11 & 12 (1,835 parcels)
- 2021 - New subdivisions & new commercial properties





Economy holds relatively strong

"WHERE THE WEST BEGINS"

- **Jobs opportunities.** While job openings in the state and the Bismarck-Mandan metro area have dipped slightly from a year ago, numbers remain significant. North Dakota Job Service reported for May that the state had 25,440 online job openings, up 2.8 percent from the prior month, but 6.2 percent lower than one year ago. Openings for Burleigh and Morton counties totaled 4,383, compared to 4,736 at the same time last year. With only 1,750 active resumes online, out-of-state recruitment remains important to local business openings and expansions. The largest numbers of openings statewide are in sales, healthcare, technical, and office and administrative support. Other categories with more than 1,000 openings include management, education, training, food preparation and serving, construction and extraction, installation, maintenance, repair, transportation and material moving.
- **Housing permits.** Mandan issued building permits through June 25 for 70 new residential units in the category of single family, twin homes and condominiums plus one new 45-unit multi-family project. This compares similarly to last year's pace of 62 lower density units by June's end and one 72-unit assisted living facility.
- **Sales tax revenue.** Collections of the 1 percent city sales tax are down 3 percent through May from last year's record levels. Revenue from the 1 percent restaurant and lodging tax is down 6 percent and the 2 percent hotel occupancy tax revenue is down 30 percent.

Leaders break ground on Family Wellness



Leaders from Sanford Health, the Mandan Park District and the YMCA broke ground on Family Wellness in Mandan on June 12 at the future location of the facility. The \$13.3 million project, located at 2620 46th Avenue SE in Mandan, directly south of Raging Rivers Water Park, is expected to be complete fall 2016.

The Missouri Family YMCA estimates the new 41,000-square-foot facility will generate 240,000 visits each year. Family Wellness will offer fitness studios, a gymnasium, a walking track and a wellness center with workout equipment. There will be full reciprocity between the Missouri Valley YMCA in Bismarck and Family Wellness in Mandan, providing added value and convenience as well as better access from members of both facilities. For more information about Family Wellness, visit www.familywellnessbismar.com.

ONLINE POLL RESULTS

Respondents split on restrictions at cemetery

May's informal online poll asked, "Should restrictions be placed on memorial items at Mandan Union Cemetery?" Of the 142 respondents, 51 percent said yes, 39 percent said no, and 10 percent were unsure. At the time of the poll, 88 percent of respondents had been to the cemetery, 12 percent had not.

A community task force met with grounds maintenance staff at Mandan Union Cemetery in late June to hear concerns. The task force also reviewed suggestions and proposed rules. It will provide a report to the City Commission at a July or August meeting.

The proposed changes are meant to assure the quality and appearance of the cemetery so that it is representative of the reverence the community has for the remains of departed loved ones as a place of comfort on the day of a funeral and the years that follow. A secondary goal is to improve maintenance practices. For more information, call 667-3225.

City Contacts

Mandan City Hall
205 Second Avenue NW
Phone 701-667-3215
Fax 701-667-3223
www.cityofmandan.com

Mandan City Commission

Mayor Arlyn Van Beek
Mike Braun
Shauna Laber
Dennis Rohr
Sandy Tibke

City Departments

Administration 667-3215
Airport Authority 663-0669
Assessing 667-3232
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 667-3250
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

Should Mandan's Renaissance Zone be expanded?

Visit www.cityofmandan.com by July 28 to respond.