

The Mandan City Commission met in Special Session at 9:00 a.m. on Thursday, August 13, 2015 in the Dykshoorn Meeting Room at City Hall. Commissioners present were: Van Beek, Tibke, Rohr, and Braun, (all via teleconference call), and Laber (in person). Also present: City Administrator Neubauer, Finance Director Welch, City Attorney Brown (via teleconference call), Albert Kuntz (via teleconference call), Al Wolf (via teleconference call), and Deb Zodrow.

B. APPROVAL OF AGENDA: Commissioner Tibke moved to approve the Agenda. Commissioner Braun seconded the motion. The motion received unanimous approval of the members present. The motion passed.

C. OLD BUSINESS: *Consider land lease to Albert and Linda Kuntz.* Discussion was held regarding the land lease to Albert and Linda Kuntz. Several different lease terms and rate options were reviewed including the rate, length of the term, as well as renewal options and whether there will be escalator rates. Al Wolf responded that they have addressed the 10-year renewal option and the resulting lease rates. Also brought up by Commissioner Tibke was the fact that this is good for the City business-wise because this will be an anchor for that part of town.

Commissioner Braun stated that the issue he has with this is having the option at the end of 20 years, in essence making this a 30 year lease. He feels the length of lease may not be in the best interest of the City and may be best to allow a future commission to renegotiate the lease. He agrees that Al Kuntz has been a base in the city with Hirsch Floral; but the city would already be giving him a substantial discount on the rent itself.

Commissioner Tibke motioned to approve the lease agreement between the City & Albert and Linda Kuntz with a 20-year lease with the option of two 5-year renewals. The rate at \$2,400/year the first 5 years; \$3,000/year the 2nd five years; and \$3,500/year per additional 10 years; with \$5,000/year the first 5-year option after the 20 years, and then the second 5-years will be determined by the City Commission at that time. Commissioner Laber seconded the motion. Roll call vote: Commissioner Tibke: Yes; Commissioner Rohr: Yes; Commissioner Laber: Yes; Commissioner Braun: No; Commissioner Van Beek: Yes. The motion passed.

Mayor Van Beek thanked Mr. Wolf, Mr. Kuntz and the Commissioners for their input.

OTHER BUSINESS:

There being no further actions to come before the Board, Commissioner Tibke moved to adjourn the meeting. Commissioner Braun seconded the motion. The motion received unanimous approval of the Board members present and the meeting adjourned at 9:16 a.m.

/s/ James Neubauer
James Neubauer,
City Administrator

/s/ Arlyn Van Beek
Arlyn Van Beek,
President, Board of City Commissioners