

The Mandan City Commission met in special working session at 5:00 p.m. on January 31, 2012 at Mandan City Hall, 205 2nd Ave NW, in the former Morton County Library area. In attendance were Mayor Helbling, Commissioners Tibke, Rohr, Frank, and Jackson. Department Heads present were Finance Director Welch, City Attorney Brown, City Administrator Neubauer, Business Development & Communications Director Huber, Director of Public Works Wright, Planning & Engineering Project Manager Bechtel and Accounts Payable Technician Karri Motl.

NEW BUSINESS:

1. *Review liquor licenses*

The Board reviewed the City of Mandan's current ordinances related to beer and liquor licenses, in addition to a survey from the North Dakota League of Cities indicating which cities in North Dakota have limitations on the number of licenses and the annual renewals. West Fargo appears to be the only city of size that has no limit on the number of licenses. The Board also reviewed a letter received from John and Tom Miller, owners of Captain Jack's, in opposition to opening up additional licenses. There has been interest in additional Class D, off sale beer, and Class D off sale Beer and Liquor. The number of licenses, per ordinance, is tied to population, and hence discussion centered on if the 2010 census number captured everyone living in Mandan. It would appear based on housing units constructed within the past 10 years, the census number is low. The Board asked that staff do additional analysis on the number of housing units constructed versus population.

2. *Review potential infrastructure projects:*

i. *Sunset Drive*

Planned reconstruction of Sunset Drive was set for 2013, with the recent announcement of Wal-Mart construction in northwest Mandan; we have asked if this project could be moved up to 2012. Rationale would be to have the road reconstruction underway at the same time as store construction in hopes that a potential store opening would not be hindered by street reconstruction. As this is a project with state and local funds, we have not yet heard if the project could move forward in 2012. Estimated costs, including street, lights, storm sewer, and water and sewer lines approximates \$7.8M. As this project is urban in nature it would receive funding from several sources including, federal, state, local mill levy, sales tax and special assessments.

ii. *Boundary Road*

A proposed alignment of Boundary Road to the west, along with how it would possibly connect with Lohstreter Road was provided. The bluffs overlooking Mandan and Bismarck would make excellent office locations and the property has been included in the potential retail/office/industrial sites. Estimated costs to extend Boundary Road to the west approximate \$3.7M. This project would most likely be urban in nature and therefore receive funding from several sources including, federal, state, local mill levy, sales tax and special assessments.

iii. *Old Red Trail, West, Highland Road to potentially 47th Ave.*

Discussion was relative to the possibility of this project moving forward if a new elementary school were constructed and additional development to the northwest. Adequate right of way exists, ditches would be removed, storm sewer installed with most likely a three lane (middle turn) asphalt construction. Estimated cost is \$4.2M. This

project would most likely be urban in nature and therefore receive funding from several sources including, federal, state, local mill levy, sales tax and special assessments.

iv. Old Red Trail, Mandan Ave to Collins Ave.

The property between Tesoro and I-94 changed hands a few years ago and the new owners have indicated (dependent upon development) that a newly constructed roadway through this property would be the preferred option. Estimated cost is \$3.2M. This project would most likely be urban in nature and therefore receive funding from several sources including, federal, state, local mill levy, sales tax and special assessments.

v. Memorial Highway

The reconstruction of Memorial Highway date has moved back several times, the latest date is 2018 or later. This would be a major project including roadway reconstruction, storm sewer, water and sanitary sewer lines, street lights, potential realignment of some side streets, etc. Estimated cost is \$33M. One of the issues related post reconstruction would be that the City of Mandan then would assume ownership along with maintenance. This would require significant manpower and equipment acquisitions. An item brought up to the Board is the uncertainty of the potential special assessments that may be incurred as a hindrance of future development or improvements in this area.

vi. Upcoming potential residential developments

Information was provided to the Board related to potential 2012 residential developments. Those areas in the northwest part of the city include Big Sky Estates (25 lots) and Meadow Ridge (20 lots), in the southeast part of the city, Heart Ridge Addition (35 lots), Keidel's South Heart Terrace (37 lots) and Lincoln Ridge Addition (12 lots). Developers working on these areas have been informed that there is no guarantee that the city will agree to special assess the costs of streets, lights, storm sewer, etc. and these costs may need to be considered when selling lots.

There being no further actions to come before the Board, Commissioner Frank moved to adjourn the meeting at 6:45p.m. Commissioner Jackson 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