

The Mandan City Commission met in a Joint meeting with the Mandan Park Board at 6:30 p.m. on June 22, 2015 in the Veterans' Conference Room at City Hall, 205 2<sup>nd</sup> Ave NW, Mandan, ND. City Commissioners present were Van Beek, Tibke, Rohr, Laber, and Braun. City Department Heads present were City Attorney Brown, City Administrator Neubauer, Finance Director Welch, Planning & Engineering Director Froseth, Police Chief Bullinger, Deputy Police Chief Leingang, Fire Chief Nardello, Planner Decker, Assessor Shaw, Building Official Lalim, Business Development and Communications Director Huber, and Director of Public Works Wright. Mandan Park Board members present were President Arenz and Commissioners Allan, Knoll, Keller, and Hatzenbuhler. Also in attendance: Parks and Rec Director Higlin.

Discussion Items:

*Joint meeting with City and Park Commissioners to discuss the potential Sports Complex site selection.* Parks and Rec Director Higlin presented a rundown of how the site was selected. He reviewed the five potential sites and the dynamics/costs of each location. This process has been ongoing since 2013. Each site has its own infrastructure issues. The stated goal is to have the facilities complete in August 2017. Bonding issues also play a role in that timeframe, as do the weather and other factors. The uncertainty of the unknown costs of the different sites was another component that needed to be factored in.

The Park District owns the land for one of the sites that they looked at, but the cost of adding infrastructure and issues dealing with the terrain would have to be added in. The Park District has received calls from hotels and the hospitality industry showing interest in the site they have chosen. The utilities are already in place. The access associated with the chosen site is in place. They requested input from city staff as to their concepts, thoughts and ideas on the various sites. All of these led to Site 5 which scored the highest on the recommendations and the matrix that Engineering had put together to rate them. With Site 5 the costs are known. Infrastructure costs played a large role in determining the site.

Commissioner Rohr shared some concerns that were brought about. One was about it being prime development for industrial or retail businesses in that area. He questioned whether they were shorting themselves due to the access to the interstate for other future growth. Business Development and Communications Development Director Huber indicated that it could take away some industrial property. Commissioner Rohr indicated that it could bring in other activities. Ms. Huber added there hasn't been retail interest in that area in the past. However, a sports complex in this location could foster retail interest along the other areas of the I-94 corridor.

City Planner Decker reviewed the recently approved Comprehensive Land Use and Transportation Plan. The plan indicated Mandan should expect to need 35-50 acres for commercial development over the next 15 years. From a planning aspect, the sports complex becomes a destination to encourage development and is positioned well for this type of development.

Planning and Engineering Director Froseth indicated that Site 1 needs all infrastructure development and Site 5 has utilities in near proximity. Also, there are two points of access available to Site 5.

---

Business Development and Communications Director Huber stated that each site has a lot of potential with pluses and minuses for each one. She reviewed the different concerns and benefits of each as it related to retail interests. There is the potential to fill in to the North on Sunset Drive, along Old Red Trail, and on Highway 1806.

Commissioner Tibke commented that the Park Board reviewed each area as it related to their interests and that was her concern from a city perspective. She thanked the Park Board for all their hard work in this and getting input from the city staff. She was hoping there would have been more public hearings to look at the sites from the City Commission aspect. The results might have even been the selection of the same site. That was her only concern and she appreciated all the work that was done by the Park Board and the city staff.

Park Board President Arenz replied that he appreciated all the comments. The three public information meetings held by the Park District in May and June indicated that Site 5 was the best site for them and he feels that they made the right decision. Discussion was held on why the site selection decision was made so quickly. Commissioner Laber suggested having a City Commission representative involved in the decision making process for any future projects.

Mayor Van Beek invited anyone in the audience to come forward with comments.

Nate Vollmuth of Paces Lodging, representing Site 1, came forward to explain how they developed their site details and costs and questioned the parking requirements.

DeNae Kautzmann, a Mandan citizen, thanked the Park Board for their due diligence and taking the site selection very seriously.

Don Wiesz, representing 7 Winds, (Site 3), discussed the reasons behind their site proposal.

Seeing no further comments or questions, Mayor Van Beek thanked everyone for coming and the Park Board for presenting the site proposals.

#### ADJOURN

There being no further actions to come before the Board Commissioner Laber moved and Commissioner Rohr seconded to adjourn at 7:35 p.m. The motion received unanimous approval of the Board members present and the meeting adjourned.

/s/ James Neubauer

James Neubauer,  
City Administrator

/s/ Arlyn Van Beek

Arlyn Van Beek  
President, Board of City  
Commissioners