

The Mandan City Commission met in a working session at 4:00 p.m. on November 3, 2015 in the Veterans' Conference Room at City Hall, 205 2nd Ave NW, Mandan, ND. Commissioners present were Van Beek, Braun, Rohr, Laber, and Tibke. City Department Heads present were Fire Chief Nardello, Planner Decker, Police Chief Bullinger, Project Manager Fettig, Director of Public Works Wright, Finance Director Welch, Planning & Engineering Director Froseth, Assessor Shaw, Business Development and Communications Director Huber, City Administrator Neubauer, City Attorney Brown, and Building Official Lalim.

Discussion Items:

Discussion regarding potential uses for HUB city funds. City Administrator Neubauer reviewed the potential uses of the HUB city funds that the various departments have submitted since the June 22, 2015 working session. This information will give the Commission choices and options for the utilization of funds. He mentioned that discussions with Senator Cook have indicated that infrastructure projects are good and that it's going to be difficult to obtain additional HUB city funding in the next session since we are already receiving \$4.3 million. Neubauer discussed the various projects and costs that are in the budget process for 2016, such as the Metropolitan Planning Organization studies, the first half of the storm water management plan, and a hydrocarbon detector for the Water Treatment Plant. Therefore, of the \$4.3 million, \$300,000 has been committed to these projects. They are looking for some guidance for the remainder of the \$4 million dollar funds.

Neubauer stated some suggestions that would be involved if they were looking for growth in the community. One such suggestion would be the cost of the sanitary sewer line and lift station. These might assist developers when they are trying to open up new areas for development. Another suggestion would be how to fund these projects in a fair manner which might include a partial funding rather than 100% funding. Other suggested projects include Public Work's Building expansion, a salt/sand storage facility, as well as a fire station in the NW area of Mandan.

Commissioner Rohr questioned what the concrete results are of engineering fees and studies that pay for other things later on? Planning & Engineering Director Froseth explained that the project in question was a different type of study done by AE2S regarding the plan to get sewage from the master lift to the Waste Water Treatment Plant. The study was to assess our current forcemain line and to see in which direction we need to take the project in as far as the cost benefit options are. Planner Decker clarified that it's an evaluation more than a study. Evaluating the current system and looking at the alternatives from a cost benefit standpoint for a lifecycle of that facility. Administrator Neubauer stated that it would be a good question for Senator Cook as to whether it would be better to spend more money on studies or more money on projects. Or perhaps a mix.

Mayor Van Beek commented that that question should be a part of our discussion. What do we foresee as being the best use of the money? Another strong area for the use of the funds would be if we could get the developers to develop the city central area. The other projects such as the Public Works Building expansion and the NW fire station would also be taking care of our citizens. Administrator Neubauer indicated that previous discussions have been whether to "drizzle" the money around to several projects, or would the Commissioners want to make impacts? Commissioner Tibke said that each

Commissioner might view that differently. Maybe decide to limit it to 5-6 things, or 2-3 things. Administrator Neubauer brought up the map of the NW section of the city to review the different areas that might be developed as well as how the costs could be shared with the developers.

Commissioner Laber brought up the fact that she thought the legislators felt that there is so much pressure on the cities from the growth that has already happened that they were helping us with that impact by these HUB city funds. She is more concerned with that than with future development. She feels that the things we should be paying attention to are the problems that have developed due to population growth such as the Public Works expansion needs. She realizes that future growth is important; but thought this money was more for those issues that have come about due to the impact of that growth. Thus, she is looking at it as a capacity problem and not necessarily trying to grow more effectively. Commissioner Rohr agreed with Commissioner Laber in that the intention is to fund things that are affected by growth but he's not sure on what the specifics would be. Commissioner Braun stated he is also in agreeance to want to make an impact.

Commissioner Tibke also felt that depending on what Senator Cook has to say, she agrees that the money needs to address the needs due to the population growth. Mayor Van Beek was also in agreement. Those needs should be addressed.

Mayor Van Beek opened the discussion for any projects that are on the top of the list for the Commissioners. Commissioner Tibke brought up the Fire Station and the Public Works Building expansion. Commissioner Laber recommended that we look at purchasing the land for future water reservoir or tower soon since it won't get any cheaper in the future. If we lock up the land now then we can work around the building funding. Director of Public Works Director Wright reviewed some of the options for expanding the area where their present building is in conjunction with the Park District's Farris Field development plans. Some of the areas that were also discussed were a salt/sand storage building, fix the drainage in that area, add a storage building on that site, and minor improvements to the building they are currently in.

Fire Chief Nardello explained some of the details about a new fire station that would be located in the NW section of Mandan including the size of the building, as well as the staffing that would be needed. He also reviewed what duties the current firefighters carry out.

Mayor Van Beek asked if there was a backup plan in case either of those projects fell through. Commissioner Tibke replied that there were several projects for the Water Treatment Plant and Waste Water Treatment Plant that might be included in any backup plan. Planning & Engineering Director Froseth discussed recommendations for several projects involving those areas.

Administrator Neubauer gave a rough estimate of \$4.293 million on the projects that were discussed so far. Finance Director Welch questioned which of the two substations would be fully staffed? Fire Chief Nardello replied that just one of them would need to be fully staffed.

Mayor Van Beek asked what the deadline was for using the HUB city funding. Administrator Neubauer indicated that it would be good to have the projects in at least the planning stages when the Legislature meets next in January, 2017. That way we could say that this is what we've accomplished with the funding. Commissioner Tibke mentioned that we have to figure out how to be able to balance this. The next few budgeting cycles we will need to maintain a responsible budget. We need to balance the needs with the money. Commissioner Laber indicated the water intake structure problem and whether it would be of an immediate need to relocate it even with applying for grants? Would that be more feasible to do that and put off the fire station since the fire station isn't as critical of a need? AE2S has prepared some memorandums about our history with Tesoro on cost sharing the intake. Once a location would be selected, then applications would have to be filed with the Water Commission and the Corps of Engineers for that spot.

Commissioner Braun asked about any construction permits we may have up in the NW by the grade school. He felt if we were to fund the fire station in that area, we should look at the amount of growth we might continue to have up there before we make it a choice for us. Commissioner Tibke replied that the only area we really don't have covered for fire is the NW area. Several of the studies were discussed. Mayor Van Beek felt this was a good, narrowed down plan on what we are trying to do with the funds. These suggestions will be a good representation of what we can take to our Legislators to show what our plans are. In addition to seeing what they may have for feedback on them.

Administrator Neubauer stated that we are receiving \$187,500 a month for this right now, which adds up to the \$4.3 million for 23 months. Finance Director Welch indicated that with the final month's adjustment we should get between \$4.3 and \$4.5 million. Commissioner Tibke suggested that Administrator Neubauer write up what has been discussed at this meeting and work with Finance Director Welch on the cost estimates before bringing it up at the next Commission meeting for a vote. Administrator Neubauer indicated that they also plan to bring these projects to Senator Cook in the next couple of days for discussion.

ADJOURN

There being no further discussion to come before the Board, the Board of City Commissioners Working Session adjourned at 5:12 p.m.

/s/ James Neubauer
James Neubauer,
City Administrator

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