



GREAT THINGS
FOR BUSINESSES, RESIDENTS & VISITORS

COMMUNITY • OPPORTUNITY • ADVENTURE
MADE IN MANDAN
ACHIEVEMENT



CITY OF MANDAN
"WHERE THE WEST BEGINS"

STATE OF THE CITY

November 5, 2013

ELECTED OFFICIALS

Board of City Commissioners

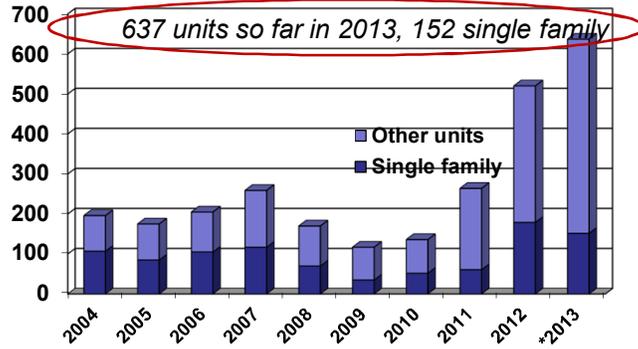
Dennis Rohr 2010-2014	VICE PRESIDENT Sandy Tibke 2012-2016	MAYOR Arlyn Van Beek 2012-2016	Dot Frank 2010-2014	Mike Braun 2012-2016
				



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PERMITS FOR NEW RESIDENTIAL UNITS

Nearly 3,300 new residential units since 2000



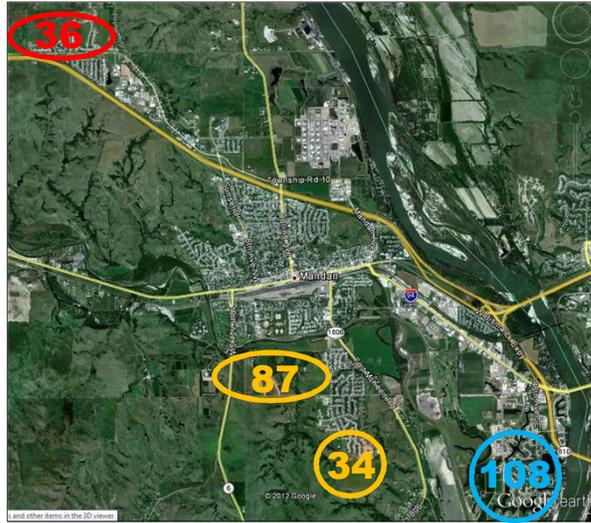
*Through Oct. 31, 2013



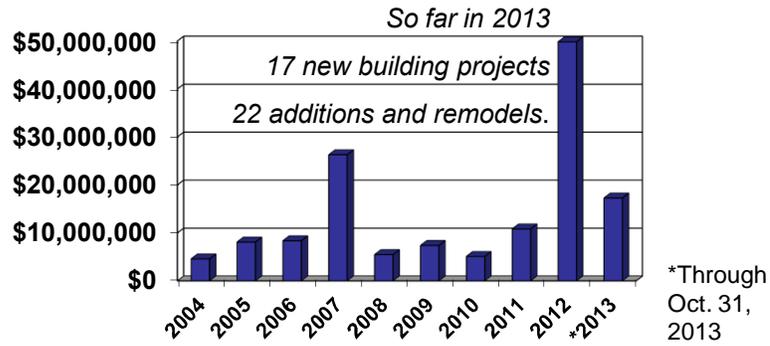
RESIDENTIAL GROWTH AREAS 2013

Majority of homes being built in areas south

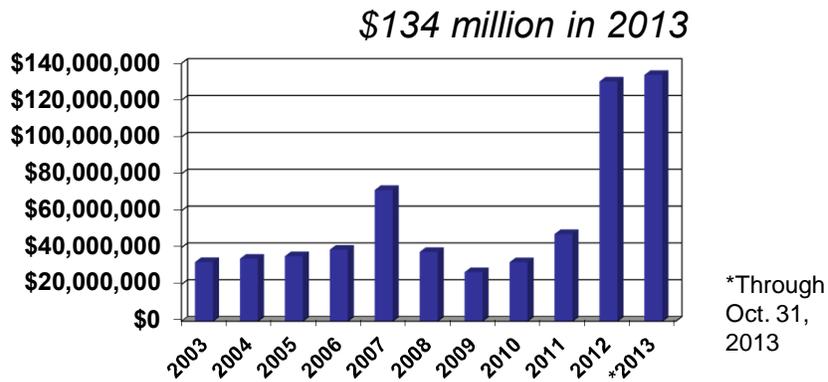
- ~ Southwest & South Central
 - ~ Keidel & South Heart Terrace
 - ~ Heart River Ridge
 - ~ Plainview
 - ~ Lincoln Ridge
 - ~ Plainview
- ~ Southeast
 - ~ Lakewood



COMMERCIAL & INDUSTRIAL PERMITS *New, Remodel & Additions*

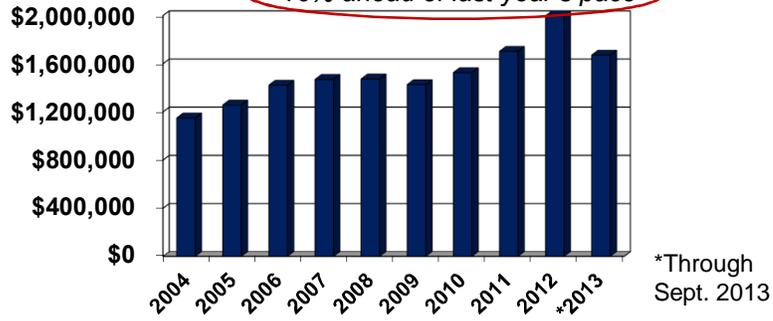


TOTAL VALUE OF PERMITS ISSUED *Residential, commercial & public buildings*



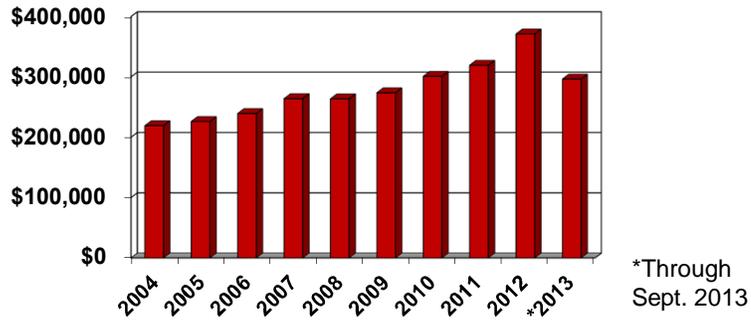
UPTRENDS FOR 2013 1% Local Sales Tax Collections

Nearly \$1.7 million in 2013 with 3 months remaining,
16% ahead of last year's pace



UPTRENDS FOR 2013 1% Restaurant & Lodging Tax Collections

8.1% ahead of last year's pace



SUPERCENTER ANCHORS I-94 AREA DEVELOPMENT



- " HIT, Inc. new building for day and support services
- " St. Alexius constructing 22,000 sf clinic
- " New office buildings
 - . Keitu Engineering & Feil Orthodontics



I-94 CORRIDOR DEVELOPMENT



- 86-room Comfort Inn under construction just west of middle school



I-94 CORRIDOR & NORTH MANDAN



Missouri Valley Petroleum
 ~ New headquarters facility
 ~ Offices & warehouse



OLD RED TRAIL INDUSTRIAL PARK



Novaspect

- ~ Valve retooling & automation services for processing & energy industries
- ~ Expect to create 35 high paying jobs by 2016



BOS Solutions

- ~ Equipment for well-side fluid handling in oil/gas drilling
- ~ Creating 12-20 local jobs and an estimated 80-114 total with field positions



ADDITIONAL NW DEVELOPMENT



Farm Credit Services expansion
~ 13,800 sf



RED TRAIL ELEMENTARY SCHOOL OPENING IN 2014



- ~ Located 2 miles NW of the Seven Seas Inn.
- ~ School District also acquired land in 2012 in Lakewood area for future needs



RED TRAIL ELEMENTARY SCHOOL OPENING IN 2014



Construction progress as of Oct. 9 and 25, respectively.



TRANSPORTATION & ROADWAY STUDIES

“ Metropolitan Planning Organization

- . I-94 Corridor Study
 - “ 17 miles from west of Mandan to east of Bismarck
 - “ Looking at on and off ramps and nearby intersections to address traffic and safety issues.
 - “ www.bis-mani94study.com.
- . North Mandan Subarea Study
 - “ Looks at land north of I-94 between Old Red Trail/Highland Road and Highway 1806.
 - “ Considers future road networks & development opportunities
 - “ www.northmandanstudy.com.

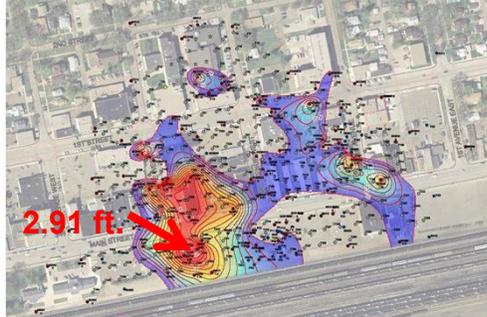


SOME I-94 CORRIDOR RECOMMENDATIONS

- “ Temporary traffic signals to be up by end of November at I-94 ramps on Sunset Dr.
- “ Interchange or crossing to be considered for area by Porsburg Dam for another way out of industrial park.
 - . Collins/Hwy 1806 interchange not recommended due to being within 1 mile of Sunset interchange



DOWNTOWN REVITALIZATION Diesel Fuel Remediation Nearly Complete



September 2006 Fuel Thickness



August 2013 Fuel Thickness

Cumulative Fuel Recovery

Component	Gallons
VOC Vapor	599
Gasoline Vapor	11,718
Diesel Vapor	20,929
Free Phase Liquid Fuel	77,857
Bioremediation	242, 859
TOTAL*	353,962

*Note: 117,019 pounds of Methane are not included in the total number of gallons recovered.



Remediation Trust Finances

- “ Sept. 2013 balance = \$7.4 million
- “ 2013 operating cost approx. \$300,000
- “ Future annual operating cost will go down as sections of the remediation system are being shut down with little to no measurable product in many locations



DOWNTOWN REVITALIZATION 101 E Main – American Plaza



Renovation of historic grocery warehouse into professional office center

- “ American Bank Center bought building & will occupy main floor
- “ 2nd & 3rd floors available for lease or sale



Restaurants in Demand MAIN STREET EATERIES



Mandan Diner & Soda Fountain
~ 316 W Main



Station West Bar & Grill
~ 412 W Main



DOWNTOWN REVITALIZATION RENAISSANCE ZONE



- ~ Railway Credit Union expansion
 - . \$460,000 remodel of former lease space
 - . Re-faced building



DOWNTOWN REVITALIZATION STOREFRONT IMPROVEMENT PROGRAM

- “ Downtown core & fringe
- “ 29 projects to date
 - . 2 in 2013
- “ Increased per building maximum Oct. 2013 to \$30,000
 - . Up to double for corner building
- “ Leverages additional private investment with dollar-for-dollar matching requirement



DOWNTOWN AREA DEVELOPMENT



- “ Under construction for spring 2014 completion
 - . Little Caesars
 - . Dickey's Barbecue Pit
- “ Third St SE & 6th Ave SE (Hwy 1806)



LAKWOOD AREA Assisted Living Facilities



- “ Lakewood Living Center
 - . 40 units assisted living
 - . 32 units senior living w/ services
 - . 4401 21st Street SE

- “ Edgewood Vista
 - . 72-units of assisted living
 - . Corner of 39th Ave SE & McKenzie Drive
 - . Phase II plans underway



LAKWOOD AREA

- “ Bayside, LLC . gas station, convenience & liquor store
 - . McKenzie Drive & 46th Ave SE



- “ Diversity Homes new headquarters
 - . Leasing additional office space to Bakken Link



LAKWOOD AREA

Park Board, City & YMCA advance rec center concept for site by Raging Rivers

- ~ Framing public-private partnership for 41,000 sf facility without a tax increase



MEMORIAL SQUARE SHOPPING CENTER

- ~ 4524 Memorial Hwy
- ~ Mixed tenant use, 1,500 sf +
- ~ 3 buildings
 - . 1 . 18,000 sf
 - . 1 . 15,000 sf
 - . 1 . 5,500 sf
- ~ Planning to break ground spring 2014



MEMORIAL HIGHWAY



- “ Action Motor Sports (Polaris dealer) planning new building off east Memorial Hwy.
- “ 9 acres of developable land available in 2-3 acre lots



MEMORIAL HIGHWAY



- “ True North Steel expands
 - . 7,000 sf shop addition
 - . Expected to grow employment in 5 years by 6 to 59 total



MEMORIAL HIGHWAY TRANSPORTATION UPDATE

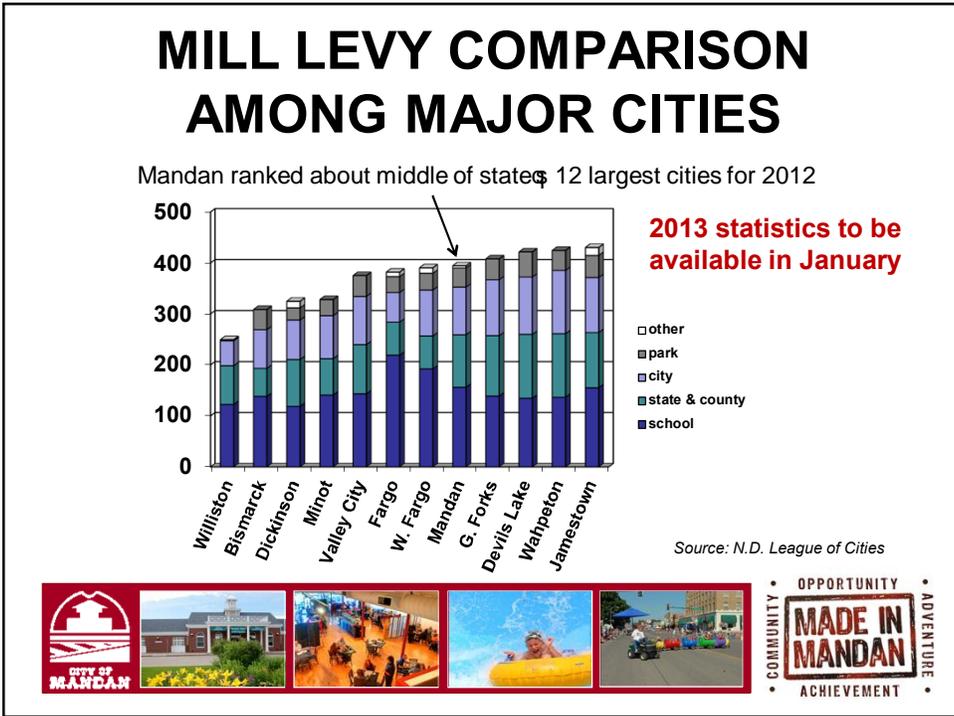
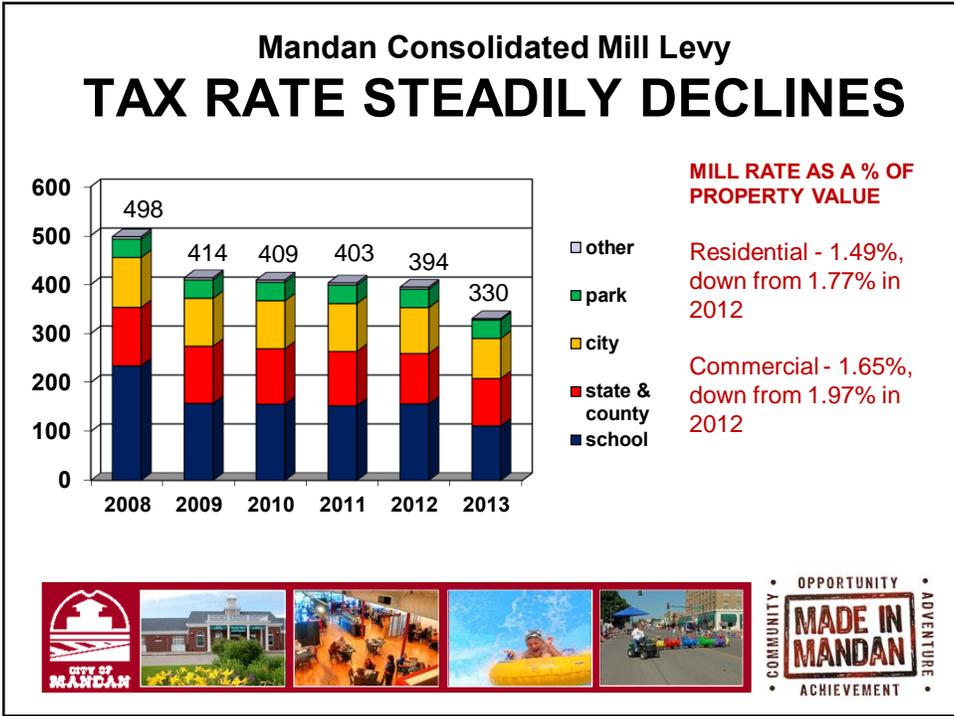
- “ Reconstruction pushed back to 2018 at soonest
 - . Pending Federal Highway Bill and NDDOT allocations
- “ NDDOT analysis in 2013 indicates traffic signals now warranted permanently at 46th Ave SE as well as 40th Ave SE
 - . Discussing whether to go with temp signals until reconstruction of roadway
 - . Discussing skewed alignment of 40th Ave SE



2013 COMPREHENSIVE PLAN

- “ Setting context for future growth & development
 - . Protects public & private investment
 - . Guides elected officials decisions
 - . Legal foundation for rules and regulations adopted by community . zoning ordinance, subdivision regulations, etc.
- “ Public info & input meeting . Nov. 12 at 7 p.m., City Hall

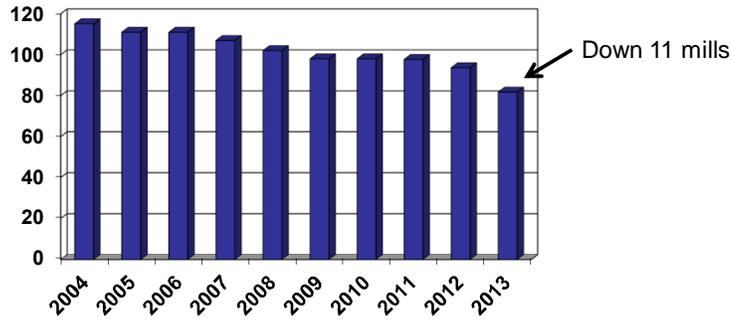




CITY OF MANDAN MILL LEVY

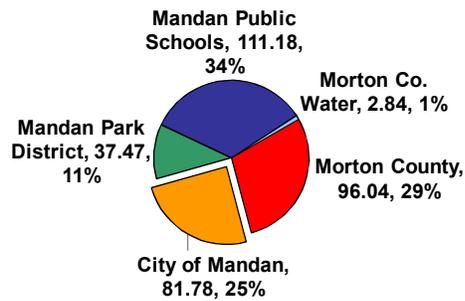
Declining thanks to increased sales tax offset

81.78 mills for 2013 levy – below midpoint for 11 other largest cities



WHERE YOUR TAX DOLLARS GO

2013 mill levy for 2014 budgets = 330.31 mills



DECREASES FROM 2012

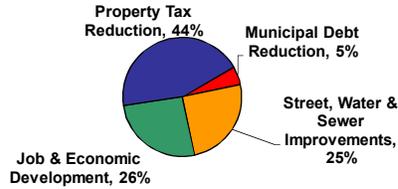
- ~ School . Down 45.06
 - o 50 mills relief via legislature
 - o New school added 9.7 mills
- ~ County . Down 6 mills
- ~ City . Down 11.77 mills
- ~ Parks . Down 0.53 mill

* The State of North Dakota also levies 1 mill.



Sales tax collections help reduce property taxes & pay for infrastructure

Historical expenditures = Nearly \$30 million

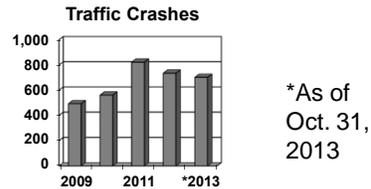
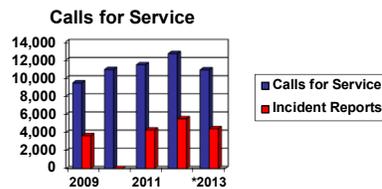


25 mills (nearly \$1.3 million) or 12% of general fund expenses covered with sales tax



POLICE SERVICES Demand Increasing

- ~ Calls for service up 34% in 2012 over prior 3-year period.
 - 2013 calls at 10,900 running slightly ahead of 2012 pace
- ~ Traffic crashes down in 2012, up again in 2013.
- ~ 2014 budget - adding 4 officers & warrant position



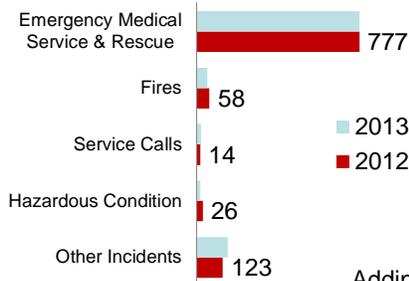
*As of Oct. 31, 2013



FIRE PROTECTION SERVICES

Demand Generally Stable

1,005 Incidents Through September
– Similar to Last Year



Adding 4 firefighters/EMTs in 2014 to staff Station 2 to serve growing SE development.



MANDAN AIRPORT

GROWING & IMPROVING

- “ Runway improvements
 - . Concrete resurfacing & LED lighting upgrades
 - . \$5.4 million federal grant, \$300,000 state and \$300,000 local
 - . Possible future extension of 1,100 ft.
- “ Under construction
 - . 24,000 sf building for future fixed base operator (FBO)
 - . 10,000 sf FBO building just completed
 - . 2 private hangars



2013-14 CITY PROJECTS

- “ Street improvement projects
 - . Sunset Drive complete
 - . Second St NW resurfaced from 6th Ave NW to Collins Ave NW
- “ Waste water outfall pipe lined to maintain discharge of clean water from the plant when river levels rise
- “ Losing stately trees due to Dutch Elm disease
 - . 183 public & private trees diagnosed in 2013, 140 in 2012
- “ Community Beautification Committee re-activated



KEEPING PACE WITH GROWTH

- “ Strengthened departments in 2013
 - . Assessing & Building Inspection
 - . Engineering & Planning
- “ New hires in 2014 budget
 - . 12 additional personnel
 - “ Police . 4 officers & warrants officer
 - “ Firefighters/EMTs . 4
 - “ Utility Maintenance worker
 - “ Assistant Finance director
 - “ Administration & Business Development/Communications . shared assistant
- “ Capital outlay . snow blower, dump trucks, street sweepers, new water meter system



FUTURE HOUSING NEEDS

2013 Morton County Housing Study

- ~ Partnered with Morton County Housing
- ~ Hanna Keelan Associates, Lincoln, Neb.
- ~ Estimates needed housing at 1,242 units by 2018
 - . Average annual growth of 248 units
 - . Requiring 443 additional acres

Comprehensive Land Use & Transportation Plan

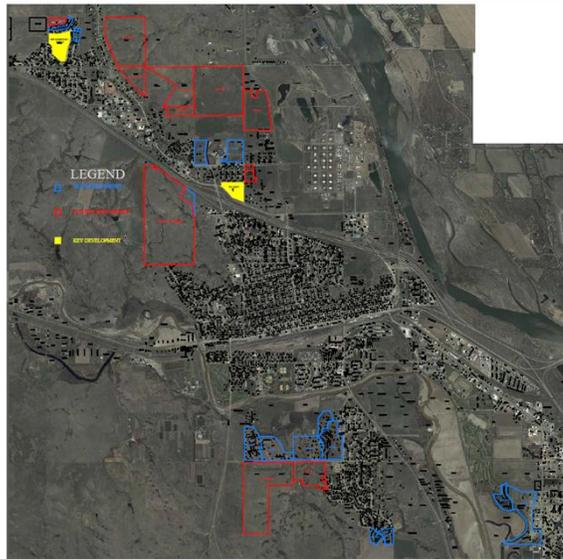
- ~ Stantec longer-term projections
 - . Population growing then tapering in 10-20 yrs
 - ~ 3,079 addtl households by 2020
 - ~ 5,531 by 2030
 - . Average annual growth of 275 units
 - . 1,100 to 5,500 acres needed depending upon density
 - . Retail growth of 60-100 acres
 - . Industrial growth of 80-100 acres



FUTURE DEVELOPMENT

New developments in planning stages on all sides of city

- ~ 1,245 acres annexed in 2013
- ~ 13.79 square miles now within city limits
 - . Up from 11.84 in 2009



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FOR MORE INFO
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