

Meeting Minutes
Mandan Special Assessment Commission
Engineering Department – City Hall
August 8th, 2023

The Special Assessment Commission (SAC) met in the Engineering Department at Mandan City Hall on August 8th, 2023 at 2:00 p.m. Present were Chairperson Keith Winks, member Sherwin Wanner, Engineering Director Justin Froseth and Assistant City Engineer Jarek Wigness. A tour of the project areas took place with then convening back in the Engineering Department to hold meeting.

1. Information gathering, and committee input on the proposed special assessments for the following district to be assessed in 2024.

a) **Street Improvement District #214 (16th Street NE and 8th Avenue NE)**

Description of Work: Street, watermain, sanitary sewer, storm sewer and parking lot improvements. The project built a new segment of 16th Street between the existing 16th Street to the east and looped north to Old Red Trail.

City Engineer Froseth explained the project. The 16th Street NE project is a new build. There was no road there and 8th Ave NE was gravel and is now paved with curb and gutter/storm sewer. The City Commission allowed water, sewer and parking lot for the Park's District Tennis Center in this project, being it is a public entity. Most of the work was done in the 2022 construction season with light work carried over into this year.

Main participants in this district is the Park District and Kupper Properties. Properties east of 8th Avenue is included to lesser amounts. Assessments costs are lower than the original estimates.

b) **Street Improvement District #223 (38th Avenue SE)**

Description of Work: Street improvements to 38th Ave SE, includes watermain installation, sanitary sewermain installation, curb and gutter, asphalt, storm sewer, street lights, chip seal. The project built a new segment of 38th Avenue between McKenzie Drive and 24th Street SE.

City Engineer Froseth explained the project. This is a new road built between McKenzie Dr. and 24th Street NE. Will serve as access to Lakewood Elementary. To the east is Heart River Villas (medium density residential). City Commission approved including water & sewer because this also is a public entity. There are about 65 properties on the assessment list. The \$464,000 assessment is the school's. The smaller lots are just over \$5,000 each. This is very close to the estimate.

c) **Street Improvement District #225 (Plainview)**

Description of Work: Preventative maintenance focused street improvements in the southeast region of the city that is west of the Heart River. The work done was predominately

chips seal and also included some spot full depth repair and some concrete repair work. The area is generally described as 8th Avenue SE and east to Hwy. 1806 as well as some areas west of 8th Avenue that are south of Ft. Lincoln Elementary. Also, from 27th Street SE and north to the Heart River.

City Engineer Froseth explained the project. Chip seal and some mill and overlay/patching. South of Heart River and west of 1806. Last May the contractor started milling and discovered Plainview Dr., 10th Ave SE and 27th Street and realized the sub base failed and there was not good structure underneath and nothing to mill and overlay. The city tried putting together an assessment district just to get these streets reconstructed but it was protested out. Because it was protested, the assessment amount was locked to 40% over the estimate amount. So, instead of a new district, these projects were assessed 40% over what was noticed and partial reconstruct was done with what was reasonable.

d) **Street Improvement District #228 (Cemetery Roads)**

Description of Work: Construction of a concrete paved road from Mandan Avenue to the cemetery entrance gate, aggregate snow site entrances, some chip seal and patch work on the roads within the cemetery and curbing around the columbarium. Street signs were also added.

City Engineer Froseth explained the project. This project was initiated by the city for the Mandan Union Cemetery. The main entrance road from Mandan Ave. to the entrance gate of the cemetery was reconstructed from a poor asphalt. The road was reconstructed with quality concrete. This road is used not just for cemetery patrons, but for snow removal storage as well. There is future cemetery expansion land that is now being used for snow storage and heavy trucks use the road frequently in the winter. The other roads in the cemetery itself were chip sealed throughout with new curb around the courtyard are and street signs were added for all the roads.

e) **Old Red Trail Phase II Trail #233**

Description of Work: Trail resurfacing from Sunset Drive to Collins Avenue. Assessed to Mandan Park District.

City Engineer Froseth explained the project. Reconstruct the stretch of trail between Sunset Dr. and Collins Ave. The Park District is assuming all assessments.

2. Set for approval the Publication and Public Hearing dates for the listed projects.

Winks made a motion to set the public hearing for Wednesday, September 6, at 5:30 p.m. and publication dates for August 18 & 25. Wanner seconded. The motion passes unanimously.

3. Consider approving the August 16, 2022 meeting minutes.

Can be done at the public hearing.

4. Adjourn - Wanner motions to adjourn. Winks seconds. Motion passes.

Keith Winks

Keith Winks, Chairman

1-6-23

Date