



mandan messenger

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April meetings

City Commission, April 2 & 16 at 5:30 p.m., City Hall

School Board, April 1 & 15 at 5:30 p.m., City Hall

Park Board, April 8 at 5:30 p.m., City Hall

County Commission, April 11 & 24 at 5:30 p.m., Morton County Courthouse

City Planning & Zoning, April 22 at 5:30 p.m., City Hall

'Keep Mandan Beautiful' on April 27

The Community Beautification Committee and Mandan Progress Organization are seeking volunteers to pick up litter on Saturday, April 27, from 9 a.m. to noon.

The event will kick off at Dykshoorn Park on west Main Street where volunteers will receive instructions, trash bags and safety vests. Volunteers are asked to wear long pants and to bring protective work or garden type gloves.

More information about the clean-up day will be posted at www.cityofmandan.com as details become available. Volunteers may sign up on the website under "Meeting & Event Registration" under the "Our City" tab.

The alternative date in case of inclement weather is May. 4.

Highway 1806 N reconstruction project moves forward

City Commissioners recently approved recommendations for the Highway 1806 North reconstruction project slated for 2020. After receiving citizen input during a November meeting, KLJ and the North Dakota Department of Transportation (NDDOT) submitted a list of project alternatives to the City Planning and Engineering Department. City Engineer Justin Froseth then presented his recommendations to the City Commission on Jan. 22. The most notable recommendation is a proposed roundabout at the intersection of Collins Avenue and Old Red Trail.

According to the Federal Highway Administration, the intersection of Collins Avenue and Old Red Trail does not currently warrant signalization. Therefore, the City Commission has approved moving forward with the design phase of reconstructing the intersection as a roundabout. The other option is to leave it as a four way stop. The preliminary design of the roundabout for this intersection has large trucks in mind and would be the same size as the roundabout east of Bismarck at the intersection of Highway 10 and 66th Street.



The single-lane roundabout would have a 175-foot diameter, making it almost three times the size of the mini roundabouts tested in July 2018.

See **HIGHWAY 1806** pg. 4

Board of Equalization to review property valuations

The City Assessing Department will be mailing notice of increases by March 26 to property owners with a 2019 real estate valuation increase of \$3,000 and 10 percent or more. Owners not in agreement with the assessed value may initiate a review of the property valuation by contacting the Assessing Department. Owners may ultimately appeal the valuation to the Mandan Board of Equalization. If you do not receive a notice, you may call the department to find out the taxable value of your property for 2019.

The Mandan Board of Equalization meets at City Hall on April 16 at 7 p.m. to discuss property valuation changes. Mandan's actions will be forwarded to the County Board of Equalization, which meets June 10 at 6 p.m. at the Morton County Courthouse. Local taxing authorities will take valuations into account when setting mill levies used to generate property tax revenue for 2020 budgets.

The State Board of Equalization requires all property be valued within 10 percent of prevailing market values. Frequent reasons for notices of increased value include properties with a new or additional structure added within the last year and situations involving expiration of an exemption, such as for new homes or businesses. Values may also change in 2019 as a result of fluctuating market value due to sales of comparable properties occurring in 2018.

For more information, visit www.cityofmandan.com/assessing. To request a reassessment of a property, please call 667-3232.





NEW & EXPANDING MANDAN BUSINESSES

New

- Every Eye, 306 W Main
- Zachmeier Accounting, 405 Burlington St. SE
- The Studio: Wellness Community of Mandan, 103 Third Ave. NW

Indicators dip except for restaurant sales & home values

City of Mandan management monitors several local economic indicators. The majority of statistics for the 2018 calendar year are now available.

Local usage taxes

- **1.75% sales tax.** Collections are down 9 percent compared to the prior year. The City uses revenue from a 1 percent sales tax, amounting to \$2.2 million to reduce property taxes as well as assist with infrastructure costs, economic development and municipal debt reduction. Revenue from a 0.75 percent tax, generating nearly \$1.7 is applied to pay off a bond issued for a voter-approved sports complex.
- **1% restaurant and lodging tax.** Collections are up 5 percent at \$485,156. Revenue is used for purchasing, equipping, improving, construction, maintenance, repair, and acquisition of buildings or property consistent with visitor attraction and promotion.
- **2% hotel occupancy tax.** Collections are down nearly 13 percent at \$52,690. Revenue is used to promote, encourage and attract visitors to the city. The majority is allocated to the Bismarck-Mandan Convention and Visitors Bureau.

Taxable sales and purchases. The total through the third quarter was \$185 million, down 3.7 percent from same period for 2017. Statistics on the 2018 fourth quarter will not be available from the state tax department until later this spring.

Residential building. The City Building Inspection Department issued permits for 124 new residential units, down from 205 the year prior. Single family home construction remained relatively stable at 110 units, above the 10-year average of 102 units. The difference is no new multi-family units were permitted in 2018.

Commercial and industrial building. The city issued permits for new construction, remodeling and addition projects totaling \$15 million, down from a 10-year average of \$22.5 million.

Value of all building activity. The value of all projects for which building permits were issued totals nearly \$40 million, down from \$66 million in 2017.

Real estate sales. The Bismarck Mandan Board of Realtors reports the average sale price of residential property in Mandan was \$240,158, up from \$231,665 in 2017. This is on 306 units sold, compared to 318 the year prior. The average time on the market was 75 days compared to 66 in 2017. The statistics include single-family home, condo, twin home and duplex sales reported through the multiple listing service. The City Assessing Department recorded 571 warranty deed transfers for the year, encompassing both commercial and residential properties.

Runnings plans to occupy buildings by September



As of Jan. 31, Runnings owns the 504 W. Main Street and 511 First Street NW properties. The company bought the properties from the City of Mandan for \$1,025,000 and will invest at least \$1 million in renovations. Runnings expects to more than double store sales and employment in Mandan with plans to occupy the buildings by September 2019. The larger stores will allow Runnings to expand product offerings in the home, farm and outdoor space. Proceeds from the property sale have been returned to a trust established in 2004 as part of a settlement with BNSF Railroad for an underground fuel spill. The trust helps alleviate environmental, economic, social, public health and safety, and other related impacts on the downtown area.

Job openings

- North Dakota Job Service reported 2,193 online job openings in December in Morton and Burleigh counties, 386 more than a year prior.
- For the state, there were 13,373 open positions in December. That's 2,024 more than a year prior.

'Read Away' program allows kids to reduce fines

The Morton Mandan Public Library (MMPL) recently launched a new program, Read Away Fines, that allows kids ages 18 and under to read away fines on their library card. Participants will have \$1 taken off existing fines for every 15 minutes of reading, with an opportunity to remove up to \$25 in fines per year.

The program is only open to patrons with a MMPL card, and the credit is applied to accounts with existing fines. It does not include lost or damaged items. An adult must accompany children under 10. Non-readers may participate when an adult reads aloud to them. The program is only available on Tuesdays from 3:30 to 7:30 p.m. at the library.

For more information on Read Away Fines and other services, call 667-5365, visit www.mortonmandanlibrary.org or follow Morton Mandan Public Library on Facebook.



Master lift station study reaches completion

An alternative addressing piping issues for the infrastructure carrying Mandan's waste water has been identified. The master lift station and forcemain pipes consist of old components in need of attention.

Next to the waste water treatment facility, the master lift station and forcemain pipes are the second most major components of the collection system infrastructure. Apex Engineering was selected in the fall of 2017 to study the master lift station and forcemain to formulate technically feasible alternatives.

The master lift station is located not far from the west end of Memorial Highway and a few hundred feet north of Third Street SE. It receives all the waste water from the main part of the city, as well as from north Mandan, and carries it to the treatment facility. From the master lift station, waste water is pumped through two forcemains that extend 3 miles each to the waste water treatment facility. The master lift station handles about 60-70 percent of the city's waste water and approximately 80 percent of the city's future growth is expected to be in the lift station's service area. The rest of the city's wastewater is conveyed by a series of minor pump stations located along Highway 1806, Memorial Highway and in the Lakewood area.

The study revealed the structure of the master lift station to be in overall good condition. However, if the largest pump was out of service or being repaired, capacity is not adequate to convey the peak flow from a 5-year rain event.

The two parallel 16-inch forcemain lines are about 50 years old and are asbestos cement pipe, susceptible to corrosion from soils and the sewage inside the pipe. There have been past failures in the forcemains and staff believe the existing pipe is vulnerable. With asbestos cement pipe, break rates accelerate as the system ages.

During an October City Commission meeting, commissioners adopted the study with the alternative of upgrading the current master lift station with a new single forcemain at a cost of \$13.2 million. With this alternative, when Memorial Highway is reconfigured, several of the existing lift stations could be decommissioned and replaced with a new one that would pump into the new forcemain.

Target completion for this construction project is in the next five years.

E-mail subscribers asked to re-sign up

The City of Mandan issues bulk email updates to anyone who subscribes through its website. These include notices of various meetings, news releases, announcements and alerts. Because of a recent website refresh, the list had to be reset.

Anyone interested in receiving e-mail updates may sign up at www.cityofmandan.com/updates.



"WHERE THE WEST BEGINS"

Highway 1806

from page 1

The roundabout will be offset to the west to avoid major utilities. It will improve existing traffic delays during peak hours, and continue to function well into the future. Safety

benefits of roundabouts include reducing conflict points and the severity of crashes due to low entry and circulatory speeds.

Other areas being addressed along Highway 1806 North include the Mandan Avenue interchange ramps with I-94. The approved recommendation for the interchange is to square up the ramps so they meet Mandan Avenue at a 90-degree angle and align across from each other, which will allow for signalization in the future if warranted. The City of Mandan is not responsible for cost-sharing this part of the project since it is part of the interstate system.



All recommendations are subject to NDDOT approval.

North of the intersection is a curve in the roadway adjacent to the southeast gate of the Mandan refinery. The recommendation is to increase the curve to a radius that allows for a 25 mph speed limit and allows for two turning trucks to get through.

Another area being addressed is Highway 1806 north of the Collins and Old Red Trail intersection. NDDOT's analysis indicates the roadway's substructure is in good shape. Commissioners approved a major rehabilitation that resurfaces and widens the roadway to include 12-foot driving lanes and 3-foot shoulders for each side, softening the ditch grade from the edge of the road to the bottom of the ditch. This option includes the addition of northbound and southbound turning lanes into 27th Street NW.

The reconstruction project will include replacing the lighting along Mandan Avenue to match what is installed along Old Red Trail and meet lighting standards. For all reconstruction segments of the project, the Engineering and Planning Department is recommending concrete over asphalt.

The City will cost-share 10 percent of the Highway 1806 North reconstruction project. The project is scheduled to be bid in the fall and constructed in 2020.

Sanitary sewer extension. Coinciding with the reconstruction project, sanitary sewer trunk line will be extended north and west along Old Red Trail unlocking the potential for growth in the north-central area of the city. The sanitary sewer pipeline construction work is estimated to be an additional \$750,000 and funds will need to be identified locally.

City Contacts

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Mandan City Commission

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City Departments

Administration 667-3215
Airport Authority 663-0669
Assessing 667-3232
Building Inspection 667-3230
Business Development
& Communications 667-3485
Cemetery 751-7893
Engineering, Planning
& Zoning 667-3225
Finance 667-3213
Fire 667-3288
Forestry 751-7894
Grounds
Maintenance 751-7895
Human Resources 667-3217
Landfill 667-0184
Library 667-5365
Municipal Court 667-3270
Police 667-3250
Public Works 667-3240
Special Assessments 667-3271
Utility Billing 667-3219
Waste Water
Treatment 667-3278
Water Treatment 667-3275

Spring Clean-Up Week April 27 - May 4

During Spring Clean-Up Week, Mandan residents may place bulky items for special waste collection pick-up on their boulevard curb. Items will not be picked up in alleyways. Public Works crews will pick up items that two people can lift, including furniture and appliances. Items must be kept separate from household garbage.

Residents may take items to the City landfill for free during the week. The landfill will be open both Saturdays, April 27 and May 4, from 8 a.m. to 4:45 p.m. Residents are reminded to tie down or tarp all loads to prevent littering along the roadway. For more information and a list of items that will not be picked up, visit cityofmandan.com/cleanup.

Receive E-mail Notices

Sign up to receive notice of city meetings and news in the "E-mail Updates" section of www.cityofmandan.com. Meeting dates and agendas are available.