

Last Update: July 31, 2024

**2025 Mandan Street Rehabilitation Project
Street Improvement District 238
Project #2025-01
City of Mandan, North Dakota**

If your question is not answered within the below Q&A, you can contact the following:

- **The Project Engineer, Moore Engineering, Grant Dockter, at 701-425-1842**
- **The City Engineering office at 667-3225**

We will update this Q&A section as needed with new questions that come in.

Q: How will I be able to get project updates during construction?

Construction updates can be found on the City of Mandan website at cityofmandan.com/roadprojects. Updates will also be posted on the city's Facebook page.

Q: When will the project start?

Project activity is expected to start during the 2025 construction season. Updates will be provided after the project has been bid and a contractor has been awarded the contract.

Q: What is the scope of the project that we're looking at?

The primary scope of the improvement project is to fix the problem areas and resurface the streets. Since the streets will be "torn up", several secondary things are being addressed as well. The City will replace several blocks of water main piping and address sanitary sewer issues. Additionally, there will be select locations of curb and gutter replacement to fix drainage problems and curb ramps will be installed for sidewalks in the intersections to make them handicap accessible.

Are the improvements needed?

Asphalt pavements deteriorate over time. Many streets in the neighborhood are in overall poor condition and are in need of pavement rehabilitation work. Additionally, other streets in the neighborhoods are in need of minor rehabilitation to prolong the life of the street. It is important to address street needs regularly to preserve the structure of the roadway and increase the life expectancy of the street. The City has been planning the work in the area for several years and is addressing issues one neighborhood at a time.

Where are we at in the process?

The City Commission moved to create the improvement district and publish a Resolution of Necessity at the August 6th City Commission Meeting. The Resolution of Necessity will be published on August 9th, starting the 30-day protest period. Residents can file their protest with the City Office. Protests are due to the City Office by September 9, 2024 at 4:30 PM. The protests will be scored at the September 17th commission meeting.

Will the streetlights be replaced as a part of this project?

In some areas, yes. The street light poles, conduit, and wiring will be replaced in areas of full depth reconstruction. It is cost effective to address below ground wiring while the street is “torn up”.

What is the proposed timing of the project?

Construction is scheduled to begin in May 2025 and continue through the 2025 construction season. Final construction is expected to be completed in 2026.

A draft schedule is below:

Task	Date
Construction	2025 Construction Season
Contractor to complete final maintenance items	Summer 2026
Assessment Payments Notice	December 2026

Did the City pursue grant money for this project?

Our staff actively pursues grant money, cost share programs, loan forgiveness and low interest loans for every project that we undertake. We have been very successful utilizing programs that are available to us.

The City has received a 60% grant from the Department of Water Resources (DWR) on all water eligible items.

In the spring of 2019, the state legislator moved to allocate significant money to all cities across the state. In Mandan these funds are known as Municipal Infrastructure Funds. The City Commission has elected to use Municipal Infrastructure funds to buy down 20% of the reconstruction work for the project.

What has been the City’s assessment policy for street improvements?

Street improvements are generally spread out to those that benefit from the project in the form of special assessments. For street improvement projects, the City’s policy has been to assess based on a “per unit policy”, consistent with other cities across North Dakota.

A single-family residential parcel is considered 1 unit. Multi-family residential and commercial parcels are assigned a unit based on their square footage compared to single family residential parcels.

What has been the City’s assessment policy for Water and Sanitary Sewer Improvements?

The water system and sanitary sewer system improvements are paid for using the funds from the City’s utility rates. They are not special assessed to properties.

Where can I find the City’s assessment policy?

The document can be found by navigating from the Home screen at <https://www.cityofmandan.com/> and following these directions:

- Under the Tab on Home Screen titled, “Government”
 - Boards & Committees
 - Special Assessment Commission
 - Special Assessment Policy

When would I have to start paying for this?

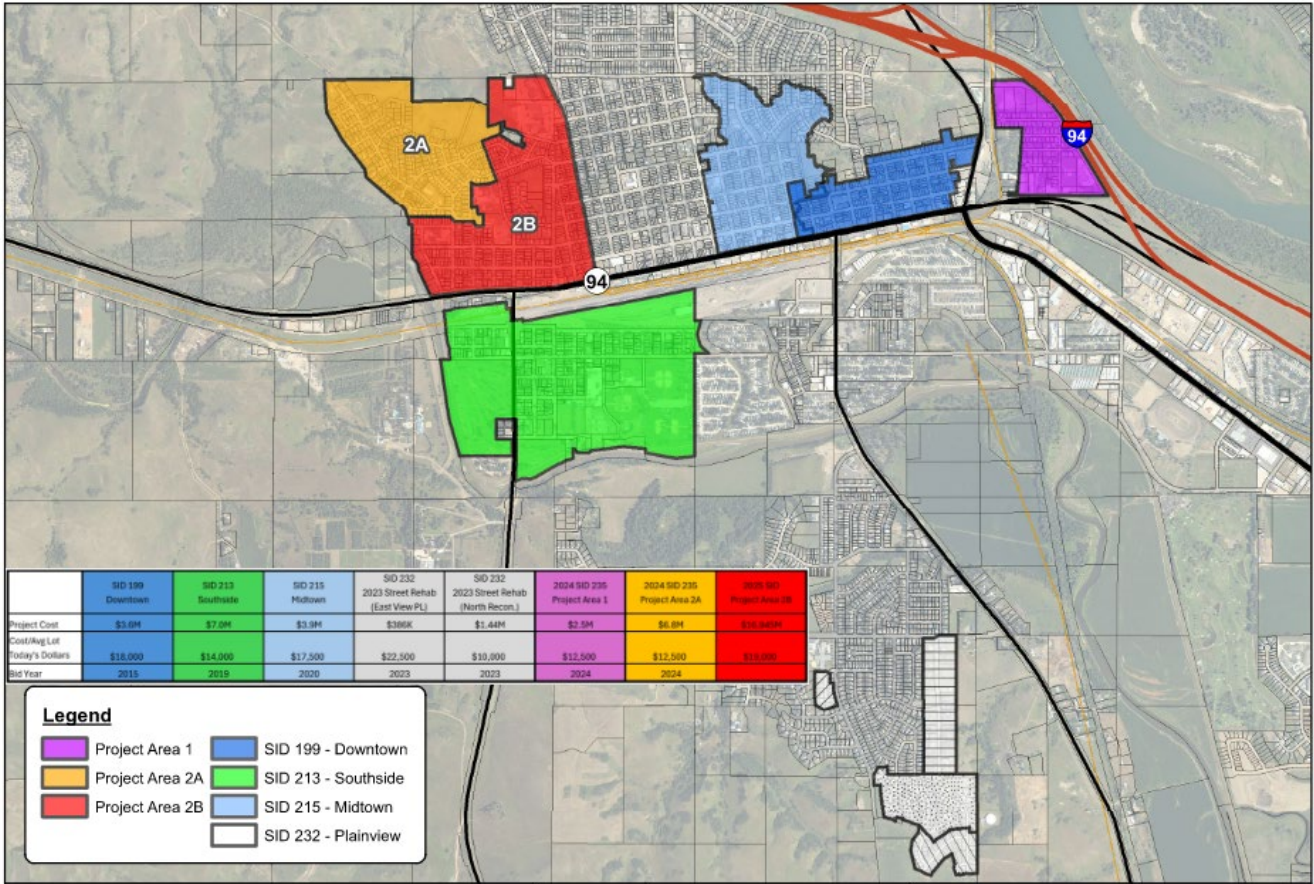
At the earliest, the assessments would be a part of your property tax statements in December of 2026.

How much is this going to cost me?

- Preliminary letters were mailed in August, 2024 showing estimated special assessments for each parcel. These estimated assessments were based on preliminary project estimates. The estimated assessments are subject to change based on final design and actual bid prices.
- Individual assessments would be determined based on how much property is owned. When we estimate project costs, we build contingency funds into the project in order to provide you with a conservative estimate upfront. It is our intention to keep actual costs below upfront estimates.
- Property owners do have the ability to pay off assessments day one with zero interest added. If you choose not to, the special assessment would be spread out over a 15 year period, with interest added.
- As an example, if a property received a \$14,000 special assessment, then that property would make a payment of \$1,089.00 on your annual property tax bill.

How does this compare to other past projects?

This project is similar in scope to 4 recently completed projects in Mandan between 2015 and 2024. The neighborhoods and estimated assessments costs from preliminary design are shown in the map below. Final assessments will be calculated when the project is completed.



**COMPARABLE SPECIAL ASSESSMENTS
MANDAN, NORTH DAKOTA**



Created By: KMY Date Created: 06/29/23 Date Saved: 07/19/24 Date Exported: 07/19/24
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