SPECIAL MEETING AGENDA
CITY COMMISSION
JANUARY 13, 2026
VETERANS CONFERENCE ROOM
MANDAN CITY HALL
2:00 PM
WWW.CITYOFMANDAN.COM

[IGNORE_INDENT]

The public may access the LIVE meeting at:
Join the meeting now
Meeting ID: *213 430 686 244 41*
Passcode: *rK2T8Uw7*

A. ROLL CALL

1. Roll call of all City Commissioners

B. THE PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. NEW BUSINESS

1. Public Facility Projects Discussion

E. FUTURE MEETING DATES FOR BOARD OF CITY COMMISSIONERS

-
    - Tuesday, January 20, 2026 at 5 p.m.
    - Tuesday, February 3, 2026 at 5:30 p.m.
    - Tuesday, February 17, 2026 at 5 p.m.

F. ADJOURN

Public Facility Workshop

JANUARY 13, 2026

Facilities to Discuss

- Waste Water Treatment Plant
- Fire Station #3
- City Hall
- Police Department
- Public Swimming Pool

Items to Decide

- Timeline for each item in the 10-Year Long Term Financial Plan
- What type of Bond Issuances
- When to go to a vote
  - Bundle together
  - Multiple Ballot Measures

WASTE WATER TREATMENT PLANT

RATE INCREASE PER MONTH WITHOUT 1% SALES TAX

2026	2027	2028	2029	2030	TOTAL
$ 6.96	$ 8.76	$ 10.87	$ 13.67	$ 17.06	**$ 57.32**

RATE INCREASE PER MONTH WITH 1% SALES TAX

	2026	2027	2028	2029	2030	TOTAL
	$ 6.96	$ 8.76	$ 2.22	$ 2.30	$ 2.41	**$ 22.65**
Decrease	$ -	$ -	$ 8.65	$ 11.37	$ 14.65	**$ 34.67**

1. The rates above are for a residential customer using 800 cubic feet or 8 units of water per month.
2. Waste Water Treatment Plant estimated cost $114,000,000
3. Finance through the State Revolving Fund at 2% interest for 30 years
4. Annual payments of $5,100,000
5. Current Mandan Park District Facilities Sales Tax Revenue Bonds from the 0.75% Sales Tax estimated to be paid off in late 2027 or ear
6. Upon voter approval, the WWTP Sales Tax would not go into effect until the current Sales Tax Revenue Bonds are paid off.
7. The rates noted above are for the WWTP only and do not include any other infrastructure items.

Bundling (Piggybacking) Multiple Projects Into One Measure

Potential Advantages

- **Unified message:** You can frame it as a comprehensive investment in the city's future—"one plan, one tax adjustment."
- **Shared support:** Popular projects (e.g., a new fire station) can help carry less exciting but necessary ones (e.g., wastewater upgrades).
- ⍰ **Lower campaign costs:** One campaign, one outreach effort, one ballot question.

Potential Risks

- **All-or-nothing vote:** If voters dislike *one* part of the package, they may reject the entire thing.
- **Perception of overreach:** Some residents may feel the city is "asking for too much at once."
- **Harder to explain:** Complex packages can confuse voters, which often leads to "no" votes.

Presenting Each Project Individually

Potential Advantages

- **Voters feel more control:** They can support essential services while rejecting projects they see as lower priority.
- **Clearer messaging:** Each project gets its own justification, cost breakdown, and benefits.
- **Higher trust:** Transparency can build credibility—voters see exactly what they're approving.

Potential Risks

- **Campaign fatigue:** Multiple measures require more outreach, more education, and more resources.
- **Uneven results:** You might get approval for one project but not the others, which can complicate long-term planning.
- • **Higher total tax impact may be more noticeable:** Voters may react differently when they see multiple tax increases listed separately.

How Cities Often Decide

Communities typically consider:

- **Urgency:** If one project is critical (e.g., wastewater compliance), it may need its own measure.
- **Public sentiment:** Polling or community forums can reveal whether voters prefer a package or individual items.
- **Financial structure:** Some projects may qualify for grants or matching funds only if approved separately.
- **Tax impact:** A combined measure may allow a smoother, more predictable tax structure.

A Strategic Way to Approach It

Many cities use a hybrid approach:

- Bundle closely related infrastructure projects (e.g., fire station + emergency services upgrades).
- Separate out controversial or high-cost items (e.g., a new city hall).

This avoids the "all-or-nothing" trap while still reducing the number of ballot questions.

#1

OFFICIAL BALLOT

_________, 2026

CITY OF MANDAN, NORTH DAKOTA

QUESTION #1

Shall the City of Mandan Board of City Commissioners, be authorized to impose a one and three-fourths percent (1.75%) tax on gross receipts of retailers from all sales at retail and use tax as permitted by N.D.C.C. Ch. 57-39.2, Ch. 57-39.5, Ch. 57-39.6, Ch. 57-40.2 and related chapters to be dedicated as follows:

a) Wastewater Treatment Plant (to limit utility rate increases);
b) Fire Station #3;
c) City Hall; and
d) Police Department.

Such sales and use tax revenues may be pledged to the payment of bonds issued for such purposes in anticipation of the collection and receipt of such sales and use tax, and if so pledged, the sales and use tax may not be repealed so long as any such bonds or bonds refunding the bonds are outstanding.

The sales and use tax shall be for a period of twenty (20) years commencing _______ 1, 202__, or until any bonds issued to finance such purposes are paid.

Yes . . . . ☐

No . . . . ☐

INSTRUCTIONS TO VOTERS:

Voters desiring to vote to approve the county measure as summarized above should mark a cross (X) in the space opposite the word Yes. Voters desiring to vote to reject the county measure as summarized above should mark a cross (X) in the space opposite the word No.

All ballots, other than those used to vote absentee, must first be initialed by appropriate election officials in order to be counted.

Official Ballot
City of Mandan
_______, 2026

Initials __________

#2

OFFICIAL BALLOT

__________, 2026

CITY OF MANDAN, NORTH DAKOTA

QUESTION #1

Shall the City of Mandan Board of City Commissioners, be authorized to impose a one and three-fourths percent (1.75%) tax on gross receipts of retailers from all sales at retail and use tax as permitted by N.D.C.C. Ch. 57-39.2, Ch. 57-39.5, Ch. 57-39.6, Ch. 57-40.2 and related chapters to be dedicated as follows:

a) Wastewater Treatment Plant (to limit utility rate increases);
b) Fire Station #3;
c) City Hall; and
d) Police Department.

Such sales and use tax revenues may be pledged to the payment of bonds issued for such purposes in anticipation of the collection and receipt of such sales and use tax, and if so pledged, the sales and use tax may not be repealed so long as any such bonds or bonds refunding the bonds are outstanding.

The sales and use tax shall replace the three fourths of a percent (0.75%) sales and use tax approved by voters on June 9, 2015 to finance Mandan Park District facilities. The park district sales tax is expected to end on or about __________.

The sales and use tax shall be for a period of twenty (20) years commencing _______ 1, 202__, or until any bonds issued to finance such purposes are paid.

Yes . . . . ☐

No . . . . ☐

INSTRUCTIONS TO VOTERS:

Voters desiring to vote to approve the county measure as summarized above should mark a cross (X) in the space opposite the word Yes. Voters desiring to vote to reject the county measure as summarized above should mark a cross (X) in the space opposite the word No.

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Official Ballot
City of Mandan
, 2026

#3

OFFICIAL BALLOT

_________, 2026

CITY OF MANDAN
COUNTY OF MORTON
STATE OF NORTH DAKOTA

QUESTION #1

Shall the City of Mandan amend its Mandan Code of Ordinances to adopt an additional one and three fourths of a percent (1.75%) tax on gross receipts of retailers from all sales at retail and use tax as permitted by N.D.C.C. Ch. 57-39.2, and related chapters, as amended, to be dedicated to the financing and construction by the City of:

a) a new Wastewater Treatment Plant;
b) a new Fire Station #3;
c) a new City Hall; and
d) a new Police Department.

The estimated cost of the projects is $____________. Such sales and use tax revenues may be pledged to the payment of bonds issued for such construction in anticipation of the collection and receipt of such sales and use tax, and if so pledged, the sales and use tax may not be repealed so long as any such bonds or bonds refunding the bonds are outstanding.

The sales and use tax shall expire at the time all project costs are paid and the bonds issued to finance construction of the projects are paid.

The sales and use tax shall replace the three fourths of a percent (0.75%) sales and use tax approved by voters on June 9, 2015 to finance Mandan Park District facilities. The park district sales tax is expected to end on or about __________.

Yes . . . . ☐

No . . . . ☐

INSTRUCTIONS TO VOTERS:

Voters desiring to vote to approve the county measure as summarized above should mark a cross (X) in the space opposite the word Yes. Voters desiring to vote to reject the county measure as summarized above should mark a cross (X) in the space opposite the word No.

All ballots, other than those used to vote absentee, must first be initialed by appropriate election officials in order to be counted.	Official Ballot City of Mandan ________, 2026 Initials __________