



**PRELIMINARY AGENDA
CITY COMMISSION
JUNE 2, 2026
ED “BOSH” FROEHLICH MEETING ROOM
MANDAN CITY HALL
5:30 PM
WWW.CITYOFMANDAN.COM**

The public may access the LIVE meeting at:

Watch & Listen

Government Access (Midcontinent) cable channels 2 &
602 HD Streaming LIVE at: tinyURL.com/FreeTV-602 and
on Roku or Apple TV

Dial: +1 312 626 6799

Listen

Radio Access 102.5 FM
RadioAccess.org

Web: <https://us02web.zoom.us/j/81148487769>

The City of Mandan is encouraging citizens to provide their comments for agenda items via email to info@cityofmandan.com. Please provide your comments before Noon on the day of the meeting. Include the agenda item number your comment references. Comments will be forwarded to the Commissioners and appropriate departments.

A. ROLL CALL

1. Roll call of all City Commissioners

B. THE PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

1. Construction Project Updates
2. Buggies-N-Blues, June 12-14
3. Wrap-up Community Cleanup Month
4. New Employee Introduction: Meghan Cloninger - Engineering Intern

D. PUBLIC COMMENT

E. APPROVAL OF AGENDA

F. MINUTES

1. Consider approval of the May 19, 2026 Board of City Commission Meeting Minutes

G. PUBLIC HEARING

H. BIDS

I. CONSENT AGENDA

1. Consider Abatements
 - a. Steinwand Abatement
 - b. Spilman Abatement
2. Consider water line connection agreement with MDU
3. Consider approval of the following Gaming Site Authorizations:
 - a. Furry Friends Rockin Rescue at Main Street Drive Thru Liquor from July 1, 2026 to June 30, 2027
 - b. Furry Friends Rockin Rescue at Chucker's Sports Bar from July 1, 2026 to June 30, 2027
 - c. Mandan Hockey Club, Inc. at Blackstone Tavern from July 1, 2026 to June 30, 2027
 - d. Mandan Fastpitch Association at Aviators from July 1, 2026 to June 30, 2027
4. Consider approval of the Memorandum of Understanding between Bismarck State College (BSC) Campus Police and Mandan Police Department (MPD)
5. Consider approval of the Class A, Spec. B, E, D, D1, BWO, and WB liquor license renewal applications effective July 1, 2026

J. OLD BUSINESS

K. NEW BUSINESS

1. Consider a special use permit for Lot 1, Block 1, Vic Fleck Subdivision (2264 Sunny Road S)
2. Consider a special use permit for Lot 12, Block 18, Mandan Proper (210 5th Avenue NW)
3. Consider approving plans and specifications and authorizing the advertisement for bids for the Master Lift Station Interim Improvement project, Project 2026-20
4. Consider Task Order with AE2S for the Raw Water Intake Study
5. Consider Task Order 12 with Moore Engineering for Cemetery Geotechnical

Reports

L. RESOLUTIONS AND ORDINANCES

1. Second consideration of Ordinance 1485, a zone change from Agriculture and CA - Commercial to R7 and R3.2 (Residential), CA and CC (Commercial) for School District 8th Add.
2. Second consideration of Ordinance 1486 to amend and re-enact Article 2, Chapter 8 of the Mandan Code of Ordinances relating to alarm systems
3. First consideration of Ordinance 1487 to amend and re-enact Sections 24-1-2 of the Mandan Code of Ordinances, relating to traffic penalties
4. Consider resolutions necessary to create Street Improvement District 244, Project 2026-15, 8th/27th Phase II

M. OTHER BUSINESS

N. FUTURE MEETING DATES FOR BOARD OF CITY COMMISSIONERS

- - Tuesday, June 16, 2026 at 5:30 p.m.
 - Tuesday, July 7, 2026 at 5:30 p.m.
 - Tuesday, July 21, 2026 at 5:30 p.m.

O. ADJOURN

Departmental planning meeting will be held the Monday prior to the Commission meeting, all Commissioners are invited, noon, Veterans' Conference Room. Please notify the city administrator by 8:30 a.m. that Monday if you plan on attending. If more than two commissioners plan on attending, proper public notice must be given.

The Mandan City Commission met in regular session at 5:30 PM on May 19, 2026 in the Ed “Bosh” Froehlich Meeting Room at City Hall, Mandan, North Dakota. Mayor Froelich called the meeting to order.

A. ROLL CALL

1. *Roll call of all City Commissioners.* Those present were Dennis Rohr, Mike Braun, James Froelich, Craig Sjoberg, Ryan Heinsohn. Department heads present were City Administrator Neubauer, Assistant Finance Director Schulz, City Engineer Wigness, Assistant City Engineer McAdoo-Roesler, Police Chief Ziegler, Building Official Singer, Fire Chief Bitz, Public Works Director O'Keefe, Business Development & Communications Director Cermak, Communications Specialist Schmidt, CIS Manager Mischel, Administrative Assistant Newman, and Assistant Attorney Sand.

B. THE PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

1. *Construction Project Updates.* City Engineer Wigness presented.
2. *Announce Aliyah Leingang as a scholarship recipient from the Bismarck Mandan Mayors Committee for People with Disabilities.* Mayor Froelich presented.
3. *Fire Department Public Information Meeting — June 1, 2026 at 6 p.m..* Fire Chief Bitz presented.
4. *Touch A Truck 2026 Event Overview.* Mandan Progress Organization Executive Director Matt Schanandore presented.
5. *Community Clean-Up Month.* Communications Specialist Schmidt presented.

D. PUBLIC COMMENT No public comments were received prior to the start of the meeting.

E. APPROVAL OF AGENDA Commissioner Sjoberg moved and Commissioner Heinsohn seconded to approve. Roll Call vote: Aye 0, Nay 0. The motion passed.

F. MINUTES

1. *Consider approval of the May 5, 2026 Board of City Commission Meeting Minutes.* Commissioner Heinsohn moved and Commissioner Braun seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

G. PUBLIC HEARING

1. *Consider a preliminary plat for Lakewood Commercial Park 7th Addition.* Building Official Singer presented. Mayor Froelich opened the public hearing and invited the public to come forward to comment. A second and third invitation for comment was given. Hearing none, the public hearing closed. Commissioner Braun moved and Commissioner Sjoberg seconded to to approve the preliminary plat for Lakewood Commercial Park 7th Addition. Roll Call vote: Aye 5, Nay 0. The motion passed.

2. *Consider a preliminary plat and zone change for School District 8th Addition.* Building Official Singer presented. Mayor Froelich opened the public hearing and invited the public to come forward to comment. A second and third invitation for comment was given. Hearing none, the public hearing closed. Commissioner Sjoberg moved and Commissioner Braun seconded to to approve the preliminary plat and zone change for School District 8th Addition, contingent upon the inclusion of a roundabout. Roll Call vote: Aye 5, Nay 0. The motion passed.

H. BIDS

1. *Consider bids for the 2026 Striping Project 2026-21 (Documentation forthcoming).* Assistant City Engineer McAdoo-Roesler presented. Commissioner Braun moved and Commissioner Heinsohn seconded to reject bids for the 2026 Striping Project and authorize the Engineering Department to readvertise for bids with an extended timeline. Roll Call vote: Aye 4, Nay 1 Craig Sjoberg. The motion passed.

I. CONSENT AGENDA Commissioner Sjoberg moved and Commissioner Rohr seconded to approve the Consent Agenda, including all sub-items. Roll Call vote: Aye 5, Nay 0. The motion passed.

1. *Consider approval of the following Gaming Site Authorizations:.*

a. *American Legion Post 91 at Send it 24/7 from July 1, 2026 to June 30, 2027.*

b. *Fort Abraham Lincoln at Lonesome Dove from July 1, 2026 to June 30, 2027.*

c. *Fort Abraham Lincoln at Midway Lanes from July 1, 2026 to June 30, 2027.*

d. *Fort Abraham Lincoln at The Paddle Trap from July 1, 2026 to June 30, 2027.*

e. *Mandan Moose Lodge #425 at Social Quarters from July 1, 2026 to June 30, 2027.*

f. *Mandan Touchdown Club at Starion Sports Complex from August 1, 2026 to December 1, 2026.*

g. *Mandan Touchdown Club at BSCL (Big Stick Cigar), LLC from July 1, 2026 to June 30, 2027.*

h. *Mandan Touchdown Club at Dickey's Barbecue Pit from July 1, 2026 to June 30, 2027.*

2. *Consider approval of the new Class C and E liquor license applications effective July 1, 2026.*

3. *Consider approval of the Class A, B, Special B, D, D1, E, F, ~~H~~, WB liquor license renewal applications effective July 1, 2026.*

4. *Consider the appointment of Jillian Lagasse to the Dakota Media Access Board of Directors.*

5. *Consider a minor plat for Bryan Subdivision.*

6. *Consider approval of monthly bills.*

7. *Consider approval of the 2026 Missouri River Recreational Boating Safety (RBS) grant agreement.*

8. *Consider approval of Retroactive Retirement Plan Eligibility Amendment and Trustee Updates.*

9. *Consider Mandan Progress Organization Event Grant Applications.*

J. OLD BUSINESS

K. NEW BUSINESS

1. *Presentation of the 2025 Annual Statistical Report.* Police Chief Ziegler presented.

L. RESOLUTIONS AND ORDINANCES

1. *To approve the first consideration of Ordinance 1486 to amend and re-enact Article 2, Chapter 8 of the Mandan Code of Ordinances relating to alarm systems.* Police Chief Ziegler presented.

Commissioner Sjoberg moved and Commissioner Heinsohn seconded to to approve the first consideration of Ordinance 1486 to amend and re-enact Article 2, Chapter 8 of the Mandan Code of Ordinances relating to alarm systems. Roll Call vote: Aye 5, Nay 0. The motion passed.

M. OTHER BUSINESS

N. FUTURE MEETING DATES FOR BOARD OF CITY COMMISSIONERS

- *Tuesday, June 2, 2026, at 5:30 p.m.*
- *Tuesday, June 16, 2026, at 5:30 p.m.*
- *Tuesday, July 7, 2026, at 5:30 p.m.*

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O. ADJOURN There being no other business to come before the Board, the meeting was adjourned at 6:45 p.m.

James Neubauer
City Administrator

James Froelich
Board of City Commissioners



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 15, 2026
SUBMITTING DEPARTMENT:
DEPARTMENT DIRECTOR:
PRESENTER:
SUBJECT:

STATEMENT/PURPOSE:

BACKGROUND/ALTERNATIVES:

ATTACHMENTS:
None

FISCAL IMPACT:

STAFF IMPACT:

LEGAL REVIEW:

RECOMMENDATION:

SUGGESTED MOTION:



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 15, 2026
SUBMITTING DEPARTMENT: Assessing
DEPARTMENT DIRECTOR: Kimberly Markley
PRESENTER: Kimberly Markley, City Assessor
SUBJECT: Abatements for James and Karen Steinwand at 510 10th Ave SW

STATEMENT/PURPOSE:

To consider corrections to the 2024 and 2025 true and full values for property located at 510 10th Ave SW, Mandan ND 58554

BACKGROUND/ALTERNATIVES:

This parcel is also known as parcel 65-4847000 with a legal description of Lots 19-20 Block 19 Mandan Land & Improvement Co's South Side Add.

A correction to property characteristics of year built and basement adjustments.

ATTACHMENTS:

1. Abatement Forms-redacted

FISCAL IMPACT:

2024 All taxing entities= \$339.51, City Share= \$77.58
2025 All taxing entities= \$332.48, City Share= \$78.72

STAFF IMPACT:

N/A

LEGAL REVIEW:

Submitted to City Attorney Oster

RECOMMENDATION:

I recommend a motion to recommend approval to the Morton County Commission of the 2004 and 2025 Abatement Applications for James and Karen Steinwand at 510 10th

Ave SW as presented.

SUGGESTED MOTION:

I move to recommend approval to the Morton County Commission of the 2024 and 2025 Abatement Applications for James and Karen Steinwand at 510 10th Ave SW as presented.

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota

Assessment District CITY OF MANDAN

County of MORTON

Property I.D. No. 65-4847000

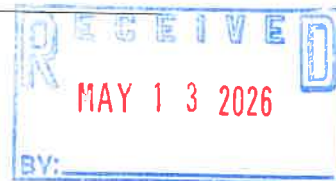
Name STEINWAND/JAMES & KAREN

Telephone No. _____

Address 510 10TH AVE SW, MANDAN, ND 58554-0000

Legal description of the property involved in this application:

LOTS 19-20 BLOCK 19 MANDAN LAND & IMPROVEMENT CO'S SOUTH SIDE ADD



Total true and full value of the property described above for the year 2024 is:

Land \$ 30,000
Improvements \$ 146,100
Total \$ 176,100
(1)

Total true and full value of the property described above for the year 2024 should be:

Land \$ 30,000
Improvements \$ 119,200
Total \$ 149,200
(2)

The difference of \$ 26,900 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- ☐ 2. Residential or commercial property's true and full value exceeds the market value
- ☒ 3. Error in property description, entering the description, or extending the tax
- ☐ 4. Nonexisting improvement assessed
- ☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- ☐ 6. Duplicate assessment
- ☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- ☐ 8. Error in noting payment of taxes, taxes erroneously paid
- ☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- ☐ 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
yes/no
2. Has the property been offered for sale on the open market? _____ If yes, how long? _____
yes/no
Asking price: \$ _____ Terms of sale: _____
3. The property was independently appraised: _____ Purpose of appraisal: _____
yes/no
Market value estimate: \$ _____
Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ _____
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that VALUE BE APPROVED AS PRESENTED

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant) _____

Date _____

Signature of Applicant James Steinwand

Date 5-13-26

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota

Assessment District CITY OF MANDAN

County of MORTON

Property I.D. No. 65-4847000

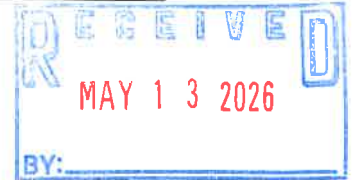
Name STEINWAND/JAMES & KAREN

Telephone No. _____

Address 510 10TH AVE SW, MANDAN, ND 58554-0000

Legal description of the property involved in this application:

LOTS 19-20 BLOCK 19 MANDAN LAND & IMPROVEMENT CO'S SOUTH SIDE ADD



Total true and full value of the property described above for the year 2025 is:

Land \$ 30,000
Improvements \$ 154,000
Total \$ 184,000
(1)

Total true and full value of the property described above for the year 2025 should be:

Land \$ 30,000
Improvements \$ 126,000
Total \$ 156,000
(2)

The difference of \$ 28,000 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- ☐ 2. Residential or commercial property's true and full value exceeds the market value
- ☒ 3. Error in property description, entering the description, or extending the tax
- ☐ 4. Nonexisting improvement assessed
- ☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- ☐ 6. Duplicate assessment
- ☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- ☐ 8. Error in noting payment of taxes, taxes erroneously paid
- ☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- ☐ 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
yes/no
2. Has the property been offered for sale on the open market? _____ If yes, how long? _____
yes/no
Asking price: \$ _____ Terms of sale: _____
3. The property was independently appraised: _____ Purpose of appraisal: _____
yes/no
Market value estimate: \$ _____
Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ _____
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that VALUE BE APPROVED AS PRESENTED

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant) _____

Date _____

Karen Steinwand
Signature of Applicant

5-13-26
Date



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 22, 2026
SUBMITTING DEPARTMENT: Assessing
DEPARTMENT DIRECTOR: Kimberly Markley
PRESENTER: Kimberly Markley, City Assessor
SUBJECT: Abatements for Kathleen Spilman at 1122 24th St NW

STATEMENT/PURPOSE:

To consider corrections to the 2024 and 2025 true and full values for property located at 1122 24th St NW, Mandan, ND 58554. Changes to building value are due to corrections to the basement finish that were discovered during zone review.

BACKGROUND/ALTERNATIVES:

This parcel is also known as parcel 65-5153040 with a legal description of E 33.50' OF E 67' Lot 20 Tract 20B Block 3 Terra Vallee 1st.

ATTACHMENTS:

1. 2024 ABATEMENT - SIGNED
2. 2025 ABATEMENT - SIGNED

FISCAL IMPACT:

2024 All taxing entities= \$86.22, City Share= \$19.90

2025 All taxing entities= \$83.40, City Share= \$19.96

STAFF IMPACT:

N/A

LEGAL REVIEW:

Submitted to City Attorney Oster

RECOMMENDATION:

RECOMMENDATION:

I recommend a motion to recommend approval to the Morton County Commission of the 2024 and 2025 Abatement Applications for Kathleen Spilman at 1122 24th St NW as

presented.

SUGGESTED MOTION:

I move to recommend approval to the Morton County Commission of the 2024 and 2025 Abatement Applications for Kathleen Spilman at 1122 24th St NW as presented.

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District CITY OF MANDAN
County of MORTON Property I.D. No. 65-5153040
Name SPILMAN/KATHLEEN M Telephone No. _____
Address 1122 24TH ST NW, MANDAN, ND 58554-0000

Legal description of the property involved in this application:

E 33.50 OF E 67 LOT 20 TRACT 20B BLOCK 3 TERRA VALLEE 1ST



Total true and full value of the property described above for the year 2024 is:

Land \$ 20,000
Improvements \$ 228,600
Total \$ 248,600
(1)

Total true and full value of the property described above for the year 2024 should be:

Land \$ 20,000
Improvements \$ 221,700
Total \$ 241,700
(2)

The difference of \$ 6,900.00 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- ☐ 2. Residential or commercial property's true and full value exceeds the market value
- ☒ 3. Error in property description, entering the description, or extending the tax
- ☐ 4. Nonexisting improvement assessed
- ☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- ☐ 6. Duplicate assessment
- ☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- ☐ 8. Error in noting payment of taxes, taxes erroneously paid
- ☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- ☐ 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
yes/no

2. Has the property been offered for sale on the open market? _____ If yes, how long? _____
yes/no
Asking price: \$ _____ Terms of sale: _____

3. The property was independently appraised: _____ Purpose of appraisal: _____
yes/no
Market value estimate: \$ _____
Appraisal was made by whom? _____

4. The applicant's estimate of market value of the property involved in this application is \$ _____

5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that removed basement finish incorrectly assessed

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant) _____

Date _____

Signature of Applicant Kathleen Spilman

Date 5/22/26

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____,

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____,

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

**Application For Abatement
Or Refund Of Taxes**

Name of Applicant

County Auditor's File No.

Date Application Was Filed
With The County Auditor

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

(must be within the business days of filing date)

Application For Abatement Or Refund Of Taxes

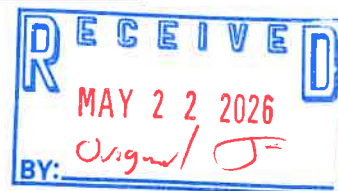
North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota Assessment District CITY OF MANDAN
County of MORTON Property I.D. No. 65-5153040
Name SPILMAN/KATHLEEN M Telephone No. _____
Address 1122 24TH ST NW, MANDAN, ND 58554-0000

Legal description of the property involved in this application:

E 33.50 OF E 67 LOT 20 TRACT 20B BLOCK 3 TERRA VALLEE 1ST



Total true and full value of the property described above for the year 2025 is:

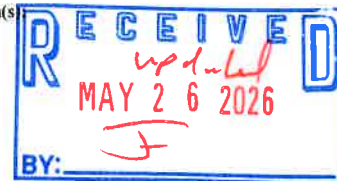
Land \$ 35,000
Improvements \$ 233,100
Total \$ 268,100
(1)

Total true and full value of the property described above for the year 2025 should be:

Land \$ 35,000
Improvements \$ 226,000
Total \$ 261,000
(2)

The difference of \$ 7,100.00 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- ☐ 2. Residential or commercial property's true and full value exceeds the market value
- ☒ 3. Error in property description, entering the description, or extending the tax
- ☐ 4. Nonexisting improvement assessed
- ☐ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- ☐ 6. Duplicate assessment
- ☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- ☐ 8. Error in noting payment of taxes, taxes erroneously paid
- ☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- ☐ 10. Other (explain) _____



The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ _____ Date of purchase: _____
Terms: Cash _____ Contract _____ Trade _____ Other (explain) _____
Was there personal property involved in the purchase price? _____ Estimated value: \$ _____
yes/no
2. Has the property been offered for sale on the open market? _____ If yes, how long? _____
yes/no
Asking price: \$ _____ Terms of sale: _____
3. The property was independently appraised: _____ Purpose of appraisal: _____
yes/no
Market value estimate: \$ _____
Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ _____
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that removed basement finish incorrectly assessed

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant)

Date

Signature of Applicant

Date

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____, _____
City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.
Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached. _____

Dated _____

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

**Application For Abatement
Or Refund Of Taxes**

Name of Applicant

County Auditor's File No.

Date Application Was Filed
With The County Auditor

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

(must be within five business days of filing date)



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 15, 2026
SUBMITTING DEPARTMENT: Engineering Department
DEPARTMENT DIRECTOR: Jarek Wigness
PRESENTER: Jarek Wigness, City Engineer
SUBJECT: Consider an agreement with MDU for a waterline connection to the Heskett Station.

STATEMENT/PURPOSE:

To

BACKGROUND/ALTERNATIVES:

ATTACHMENTS:

1. 81-11 Heskett water line agreement (signed by City of Mandan)

FISCAL IMPACT:

N/A

STAFF IMPACT:

N/A

LEGAL REVIEW:

All documents have been made available to the City Attorney for review.

RECOMMENDATION:

SUGGESTED MOTION:

WATER LINE CONNECTION AGREEMENT

This Water Line Connection Agreement (the “Agreement”) dated May 3, 2022 (the “Effective Date”) is made and entered by and between Montana-Dakota Utilities Co. (“MDU”) whose mailing address is 400 N. Fourth Street, Bismarck, ND 58501, and the City of Mandan (the “City”), whose mailing address is 205 2nd Ave NW, Mandan, ND 58554. All parties hereto shall be collectively referred to as the “Parties” and individually as a “Party”.

Background

The City provides fresh-water services to residential and industrial customers located within the City.

MDU operates electric generation facilities at its R.M. Heskett Station (the “Station”) in Mandan, North Dakota, and wishes to secure a new source of water for its fire protection systems at the Station. MDU proposes to construct a new freshwater line to connect its facilities at the Station to a City transmission main.

The Parties wish to enter into an agreement governing MDU’s connection into the City’s water supply system, MDU’s maximum water usage, and other issues.

Agreement

Therefore, in consideration of the terms, conditions, and mutual covenants contained herein and other good and valuable consideration, the sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. MDU shall construct a new water line along the approximate route depicted in Exhibit A, attached. MDU shall be solely responsible for the costs of the water line, obtaining any necessary easements from third parties, obtaining applicable regulatory approval for the water line from any state agencies, and for post-construction operation and maintenance of the water line.
2. The MDU water line shall connect with the City’s transmission main as depicted in Exhibit B, attached, including the installation of a shut-off valve and a meter at or near the point of connection between the MDU water line and the City transmission main. The City acknowledges that it has had a chance to review, provide input, and request modifications to Exhibit B prior to the final approval of this Agreement.
3. The backflow preventer depicted in Exhibit B shall be tested at least once per year.
4. The meter depicted in Exhibit B shall be tested at least once per year.
5. MDU’s peak usage of this line shall not exceed 1500 gallons per minute. If, in the future, MDU seeks to expand this peak usage amount, it must obtain the City’s written approval to do so.

6. The City shall charge MDU a monthly fixed charge of \$655.00, plus an additional charge for any water used at a rate of \$2.72 per one hundred cubic feet (CCF). This rate has been calculated to allow the City to recover its costs incurred during its review of this project, including any Cost of Service Analysis performed for the project. In addition, the City shall have the authority to adjust these rates annually in accordance with adjustments to rates for all City water users.
7. Upon the expiration of the term of this Agreement, the Parties agree to reevaluate the Cost of Service Analysis performed for the project, using MDU's actual water usage during the Agreement term, and to adjust the monthly fixed charge and/or the water usage fee for future years as necessary.
8. The City's service of fresh water to the Station shall adhere to the Mandan City Code. However, in the event of a conflict between this Agreement and the Mandan City Code, this Agreement shall control.
9. The term of this Agreement shall be for 3 years; however, the peak usage commitment in Paragraph 5 shall survive the termination of this Agreement and shall be binding on the Parties for 20 years from the Effective Date.
10. In the event either Party breaches its obligations under this agreement, the breaching party shall, after receiving notice of the breach from the non-breaching party, have 30 days to cure the breach. If the breach is not cured, the non-breaching party shall have the right to terminate this Agreement.
11. All persons signing this Agreement are duly and legally authorized to execute this Agreement on behalf of the Parties.
12. This Agreement shall be binding upon the Parties, and shall inure to the benefit of the Parties hereto, and to their respective heirs, devisees, legal representatives, successors, and permitted assigns.
13. This Agreement is the full, complete, and entire agreement of the Parties with respect to the subject hereof, and any and all prior writings, representations, and negotiations with respect to said subject are superseded hereby unless otherwise agreed to in writing by the Parties hereto. This Agreement may not be amended or otherwise altered unless in writing and signed by all Parties.
14. Should any provision of this Agreement be declared or determined by any court of competent jurisdiction to be illegal, invalid, void, or unenforceable, the legality, validity, and enforceability of the remaining parts, terms, or provisions shall not be affected, and the illegal, unenforceable, or invalid part, term, or provision shall not be considered as part of this Agreement.
15. This Agreement shall be governed by the laws of the State of North Dakota without regard to choice of law or conflicts of law principles.

16. The Parties shall each bear their own costs, attorneys' fees, and other expenses incurred in connection with the negotiation, approval, and execution of this Agreement.
17. This Agreement may be executed in any number of counterparts, each of which shall be original for all purposes.
18. The Parties agree to cooperate fully and to execute any supplementary documents or take any additional actions that may be necessary to give full force and effect to the terms and intent of this Agreement.
19. Each Party represents that it has had this Agreement reviewed by legal counsel of its choosing. The Parties further represent that they have read, understood, and agreed to the terms and conditions of the Agreement and have received a copy thereof.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

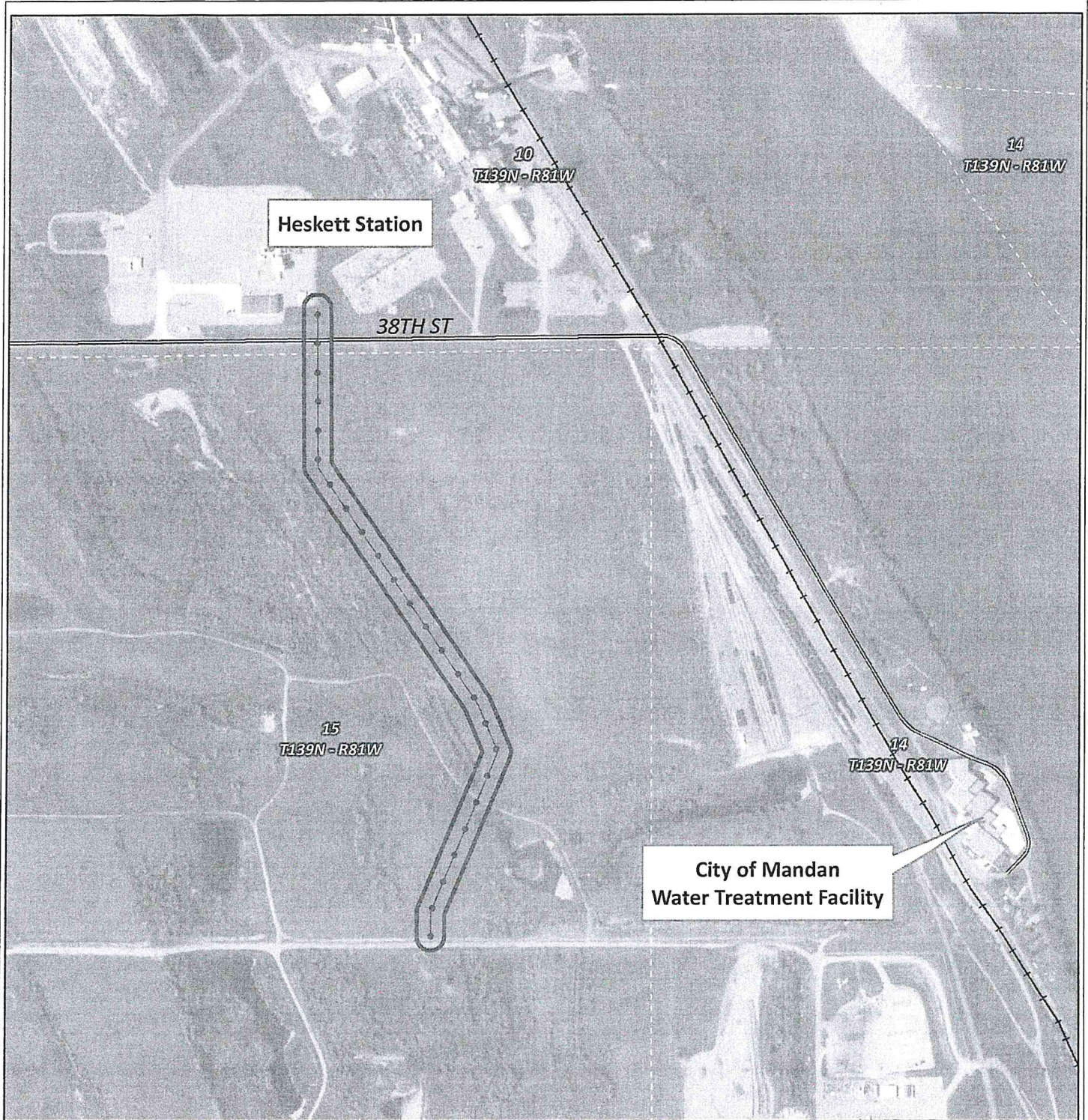
IN WITNESS WHEREOF, the Parties have signed this Agreement as of the Effective Date first above written.

Montana-Dakota Utilities Co.

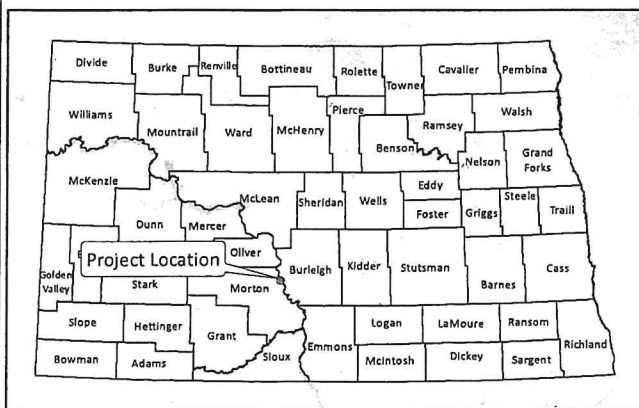
By: Darrin Holzer
Name: Darrin Holzer
Title: Manager, Generation Facility Operations

The City of Mandan

By: Timothy C. Hill
Name:
Title:



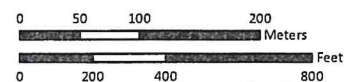
Document Location: K:\Projects\Power\MDU\2109-01109\GIS\Environmental\2109_01109_MDU_Heskett_Location.mxd



Heskett Fire Water Line Project Morton County, North Dakota Project Location Map

—○— Heskett Fire Water Line Route

Study Area



KLJ Project Number: 2109-01109
Date Created: 8/6/2021
Created By: nickanderson



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 26, 2026
SUBMITTING DEPARTMENT: Administration/Business Development & Communications
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Jim Neubauer, City Administrator
SUBJECT: n/a, entry item

STATEMENT/PURPOSE:
n/a. entry item

BACKGROUND/ALTERNATIVES:
n/a

ATTACHMENTS:
None

FISCAL IMPACT:
n/a

STAFF IMPACT:
n/a

LEGAL REVIEW:
n/a

RECOMMENDATION:
n/a, entry item

SUGGESTED MOTION:
n/a, entry item



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 26, 2026
SUBMITTING DEPARTMENT: Administration/Business Development & Communications
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Jim Neubauer, City Administrator
SUBJECT: Furry Friends Rockin Rescue at Main Street Drive Thru Liquor from July 1, 2026 to June 30, 2027 gaming site authorization

STATEMENT/PURPOSE:

To consider the gaming site authorization for Furry Friends Rockin Rescue at Main Street Drive Thru Liquor from July 1, 2026 to June 30, 2027

BACKGROUND/ALTERNATIVES:

received 5/26/26

ATTACHMENTS:

1. Furry Friends Rockin Rescue - Main Street Drive Thru Liquor

FISCAL IMPACT:

n/a

STAFF IMPACT:

reviewing and processing

LEGAL REVIEW:

n/a

RECOMMENDATION:

to approve

SUGGESTED MOTION:

I move to approve the gaming site authorization for Furry Friends Rockin Rescue at

City Commission

Agenda Documentation

June 2, 2026

Subject: Furry Friends Rockin Rescue at Main Street Drive Thru Liquor from July 1, 2026 to June 30, 2027

Page 2 of 2

Main Street Drive Thru Liquor from July 1, 2026 to June 30, 2027.



GAMING SITE AUTHORIZATION

ND OFFICE OF ATTORNEY GENERAL

SFN 17996 (4-2023)

G - _____ (_____) _____

Site License Number
(Attorney General Use Only)

Full, Legal Name of Gaming Organization

Furry Friends Rockin Rescue

This organization is authorized to conduct games of chance under the license granted by the North Dakota Attorney General at the following location

Name of Location

Stryker Enterprises, LLC dba Main Street Drive Thru Liquor

Street

1005 E Main Street

City

Mandan

ZIP Code

58554

County

Morton

Beginning Date(s) Authorized

July 1, 2026

Ending Date(s) Authorized

June 30, 2027

Number of Twenty-One
tables, if zero, enter "0"

0

Specific location where games of chance will be conducted and played at the site (required)

See attachment-Bar Area

If conducting Raffle or Poker activity provide date(s) or month(s) of the event(s) if known

Unknown

RESTRICTIONS FOR CITY/COUNTY USE ONLY

The organization **must** provide the City/County a list of game types included in their Internal Control Manual and have the manual available upon request. The manual must thoroughly explain each game type to be conducted. The City/County can only approve these games at the site.

ACTIVITY TO BE CONDUCTED Please check all applicable games to be conducted at site (required)

- | | | |
|--|--|---|
| ☒ Bingo | ☐ Club Special | ☐ Sports Pools |
| ☐ ELECTRONIC Quick Shot Bingo | ☐ Tip Board | ☐ Twenty-One |
| ☒ Raffles | ☐ Seal Board | ☐ Poker |
| ☐ ELECTRONIC 50/50 Raffle | ☐ Punchboard | ☐ Calcuttas |
| ☐ Pull Tab Jar | ☐ Prize Board | ☐ Paddlewheel with Tickets |
| ☒ Pull Tab Dispensing Device | ☐ Prize Board Dispensing Device | ☐ Paddlewheel Table |
| ☒ ELECTRONIC Pull Tab Device | | |

Days of week of gaming operations (if restricted)

Hours of gaming (if restricted)

If any information above is false, it is subject to administrative action on behalf of the State of North Dakota Office of Attorney General

APPROVALS

Attorney General

Date

Signature of City/County Official

Date

PRINT Name and official position of person signing on behalf of city/county above

INSTRUCTIONS:

1. City/County - Retain a **copy** of the Site Authorization for your files.
2. City/County - Return the **original** Site Authorization form to the Organization.
3. Organizations - Send the **original, signed**, Site Authorization to the Office of Attorney General with any other applicable licensing forms for final approval

RETURN ALL DOCUMENTS TO:

Office of Attorney General
Licensing Section
600 E Boulevard Ave, Dept. 125
Bismarck, ND 58505-0040
Telephone: 701-328-2329 OR 800-326-9240



RENTAL AGREEMENT
OFFICE OF ATTORNEY GENERAL
LICENSING SECTION
SFN 9413 (7-2023)

License Number (Office Use Only)

Site Owner (Lessor) Jerry & Shawn Stryker-Stryker Enterprises, LLC		Site Name Main Street Drive Thru Liquor		Site Phone Number 701-663-8888
Site Address 1005 East Main Street	City Mandan	State ND	Zip Code 58554	County Morton
Organization Furry Friends Rockin Rescue		Rental Period 7/1/2026 to 6/30/2027		Monthly Rent Amount
1. Is Bingo going to be conducted at the site?		☐ No ☒ Yes		
1a. If "Yes" to number 1 above, is Bingo the primary game conducted? - If Bingo is the primary game, enter the monthly rent amount to be paid. Then answer questions 2 - 7 but do not enter any rent amounts.		☒ No ☐ Yes		\$
2. Is Twenty-One conducted at this site? Number of Tables with wagers up to \$5 <u> </u> X Rent per Table \$ <u> </u>		☒ No ☐ Yes		\$
Number of Tables with wagers over \$5 <u> </u> X Rent per Table \$ <u> </u>				\$
3. Is Paddlewheels conducted at this site? Number of Tables <u> </u> X Rent per Table \$ <u> </u>		☒ No ☐ Yes		\$
4. Is Pull Tabs Involving either a jar bar or standard dispensing device conducted at this site? Please Check: ☐ Jar Bar ☒ Standard Dispensing Device		☐ No ☒ Yes		\$ 400
5. Are Electronic Pull-Tabs conducted at this site? If "Yes" please indicate the number of devices <u> 4 </u>		☐ No ☒ Yes		\$ 700
Total Monthly Rent				\$ 1,100
6. If the only gaming activity to be conducted at the site is a raffle drawing, please check here. ☐				

TERMS OF RENTAL AGREEMENT:

This RENTAL AGREEMENT is between the Owner (LESSOR) and Organization (LESSEE) that will be leasing the site to conduct games of chance.

The LESSOR agrees that no game will be directly operated as part of the lessor's business.

The LESSOR agrees that the (lessor), (lessor's) spouse, (lessor's) common household members, (management), (management's) spouse, or an employee of the lessor who is in a position to approve or deny a lease may not conduct games at any of the organization's sites and except for officers and board of directors members who did not approve the lease, may not play games at that site. However, a bar employee may redeem a credit ticket voucher from an electronic tab device, winning pull tab involving a dispensing device, pay a prize board cash prize, and award a prize board merchandise prize involving a dispensing device, and sell raffle tickets or sports pool chances on a board on behalf of an organization.

The LESSOR agrees that the lessors on call or temporary or permanent employee(s) will not, directly or indirectly, conduct games at the site as an employee of the lessee on the same day the employee is working in the area of the bar where alcoholic beverages are dispensed or consumed.

If the LESSEE provides the Lessor with a temporary loan of funds for redeeming credit ticket vouchers from an electronic pull-tab device, or pull tabs or prize boards involving a dispensing device, **the lessor agrees to repay the entire loan immediately when the lessee discontinues using the device at the site.**

The LESSOR agrees not to interfere with or attempt to influence the lessee's selection of games, determination of prizes, including a bingo jackpot prize, or disbursement of net proceeds.

The LESSOR agrees not to loan money to, provide gaming equipment to, or count drop box cash for the lessee.

The LESSOR agrees any advertising by the lessor that includes charitable gaming must include the charitable gaming organization's name.

A LESSOR who is an officer or board member of an organization **may not** participate in the organization's decision-making that is a conflict of interest.

At the LESSOR's option, the lessee agrees that this rental agreement may be automatically terminated if the lessee's gaming license is suspended at this site for more than fourteen days or revoked.

Signature of Lessor <i>Shawn Stryker</i>	Title <i>Owner</i>	Date <i>5/25/26</i>
Signature of Lessee <i>Julie Stryker</i>	Title <i>Board Pres.</i>	Date <i>5/25/26</i>

North Dakota Century Code § 53-06.1-11 (Gross Proceeds - Allowable Expenses - Rent Limits)

4. For a site where bingo is conducted:
 - a. If bingo is the primary game, the monthly rent must be reasonable
 - b. If bingo is not the primary game, but is conducted with twenty-one, paddlewheels, or pull tabs, no additional rent is allowed.
5. For a site where bingo is not the primary game.
 - a. If twenty-one or paddlewheels is conducted, the monthly rent may not exceed two hundred dollars multiplied by the necessary number of tables based on criteria prescribed by gaming rule. For each twenty-one table with a wager greater than five dollars, an additional amount up to one hundred dollars may be added to the monthly rent. If pull tabs is also conducted involving only a jar bar, the monthly rent for pull tabs may not exceed an additional one hundred seventy-five dollars. If pull tabs is conducted involving only a dispensing device or a jar bar and dispensing device, the monthly rent for pull tabs may not exceed an additional three hundred twenty-five dollars.
 - b. If twenty-one and paddlewheels are not conducted but pull tabs is conducted involving either a jar bar or dispensing device, the monthly rent may not exceed four hundred dollars.
 - c. If pull tabs is conducted using one or more electronic pull tab devices, the monthly rent may not exceed one hundred seventy-five dollars per machine for the first five machines in the same venue. For each additional machine in the same venue beyond five, the monthly rent may not exceed seventy-five dollars per machine up to a maximum of one thousand two hundred fifty dollars per month for all electronic pull tab devices in a single venue.

North Dakota Administrative Code § 99-01.3-02-06 (Rental Agreement)

3. Rent must be a fixed dollar amount per month
 - a. A participatory or graduated rate arrangement based on gross proceeds or adjusted gross proceeds is prohibited.
 - b. If bingo is the primary game or if a site is leased by an organization that has the alcoholic beverage license for that site, the monthly rent must be reasonable. Factors include time usage, floor space, local prevailing rates, and available sites and services. An organization may pay seasonal expenses, such as snow removal, air-conditioning, and heating, to a vendor.
 - c. If bingo is not the primary game, the maximum monthly rent must be according to subsection 5 of North Dakota Century Code section 53-06.1-11.
Special considerations are:
 - (1) If two or more organizations conduct twenty-one or paddlewheels, or both, involving a table and pull tabs for less than a month at a temporary site which is a public or private premise, or if two or more organizations are issued site authorizations to conduct games at a site on different days of the week, the maximum monthly rent, in the aggregate, may not exceed the limit set by subsection 5 of North Dakota Century Code section 53-06.1-11; and
 - (2) If a raffle, calcutta, sports pool, or poker is conducted with twenty-one, paddlewheels or pull tabs, no additional rent is allowed.
 - d. Except for applying subsection 3 or 4 of section 99-01.3-03-04, and additional rent paid to a lessor for simulcast racing, an organization or employee may not pay any additional rent or expense, from any source, or for any other purpose, including office or storage space, snow removal, maintenance or cleaning fees, equipment, furnishings, entertainment, or utilities. Except for a leased site at which bingo is the primary game conducted, an organization may not pay for any capital or leasehold improvements or remodeling.
- *4. If there is a change in the monthly rent or any other material change to a rental agreement, the agreement must be amended and a copy received by the attorney general before its effective date.

North Dakota Administrative Code § 99-01.3-08-01 (Restrictions and Requirements)

4. An organization may pay monthly rent for more than one table provided that each additional table is used at least thirteen times a quarter. This level of activity is based on a site's historical experience, or seasonal activity, for each of the previous four quarters, regardless of which organization conducted twenty-one at the site. For a new site or a site that has been completely remodeled in appearance and function, the level of activity must be reviewed and reestablished after the first full quarter. If an additional table is used at least thirteen times in at least one but not all of the previous four quarters, the allowable monthly rent for that table must be prorated over all the active months of the licensing year. For example, if a second table was used at least thirteen times in only two of the previous four quarters, the additional monthly rent for the second table would be a maximum of two hundred dollars per month (or three hundred dollars per month if a wager greater than five dollars is accepted on the table) multiplied by six months (totaling one thousand two hundred dollars) and prorated to one hundred dollars per month for the licensing year. The organization shall document each table's usage, which includes the date, table number, and drop box cash amount for each table and how the prorated rental amounts were determined. This documentation must be retained with the organization's twenty-one records for three years.



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 26, 2026
SUBMITTING DEPARTMENT: Administration/Business Development & Communications
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Jim Neubauer, City Administrator
SUBJECT: Furry Friends Rockin Rescue at Chucker's Sports Bar from July 1, 2026 to June 30, 2027 gaming site authorization

STATEMENT/PURPOSE:

To consider the gaming site authorization for Furry Friends Rockin Rescue at Chucker's Sports Bar from July 1, 2026 to June 30, 2027

BACKGROUND/ALTERNATIVES:

received 5/26/26

ATTACHMENTS:

1. Furry Friends Rockin Rescue - Chucker's Sports Bar

FISCAL IMPACT:

n/a

STAFF IMPACT:

reviewing and processing

LEGAL REVIEW:

n/a

RECOMMENDATION:

to approve

SUGGESTED MOTION:

I move to approve the gaming site authorization for Furry Friends Rockin Rescue at

City Commission

Agenda Documentation

June 2, 2026

Subject: Furry Friends Rockin Rescue at Chucker's Sports Bar from July 1, 2026 to June 30, 2027

Page 2 of 2

Chucker's Sports Bar from July 1, 2026 to June 30, 2027.



GAMING SITE AUTHORIZATION
ND OFFICE OF ATTORNEY GENERAL
SFN 17996 (4-2023)

G - _____ (_____) _____
Site License Number
(Attorney General Use Only)

Full, Legal Name of Gaming Organization

Furry Friends Rockin Rescue

This organization is authorized to conduct games of chance under the license granted by the North Dakota Attorney General at the following location

Name of Location

Chucker's Sports Bar

Street

1700 East Main Street

City

Mandan

ZIP Code

58554

County

Morton

Beginning Date(s) Authorized

July 1, 2026

Ending Date(s) Authorized

June 30, 2027

Number of Twenty-One
tables, if zero, enter "0"

1

Specific location where games of chance will be conducted and played at the site (required)

See attached

If conducting Raffle or Poker activity provide date(s) or month(s) of the event(s) if known

Unknown at this time

RESTRICTIONS FOR CITY/COUNTY USE ONLY

The organization **must** provide the City/County a list of game types included in their Internal Control Manual and have the manual available upon request. The manual must thoroughly explain each game type to be conducted. The City/County can only approve these games at the site.

ACTIVITY TO BE CONDUCTED Please check all applicable games to be conducted at site (required)

- | | | |
|---|---|---|
| ☒ Bingo | ☐ Club Special | ☐ Sports Pools |
| ☐ ELECTRONIC Quick Shot Bingo | ☐ Tip Board | ☒ Twenty-One |
| ☒ Raffles | ☐ Seal Board | ☒ Poker |
| ☐ ELECTRONIC 50/50 Raffle | ☐ Punchboard | ☐ Calcuttas |
| ☐ Pull Tab Jar | ☒ Prize Board | ☐ Paddlewheel with Tickets |
| ☒ Pull Tab Dispensing Device | ☒ Prize Board Dispensing Device | ☐ Paddlewheel Table |
| ☒ ELECTRONIC Pull Tab Device | | |

Days of week of gaming operations (if restricted)

Hours of gaming (if restricted)

If any information above is false, it is subject to administrative action on behalf of the State of North Dakota Office of Attorney General

APPROVALS

Attorney General

Date

Signature of City/County Official

Date

PRINT Name and official position of person signing on behalf of city/county above

INSTRUCTIONS:

1. City/County - Retain a **copy** of the Site Authorization for your files.
2. City/County - Return the **original** Site Authorization form to the Organization.
3. Organizations - Send the **original, signed**, Site Authorization to the Office of Attorney General with any other applicable licensing forms for final approval

RETURN ALL DOCUMENTS TO:

Office of Attorney General
Licensing Section
600 E Boulevard Ave, Dept. 125
Bismarck, ND 58505-0040
Telephone: 701-328-2329 OR 800-326-9240



RENTAL AGREEMENT
OFFICE OF ATTORNEY GENERAL
LICENSING SECTION
SFN 9413 (7-2023)

License Number (Office Use Only)

Site Owner (Lessor) Send it! 24/7 Cornhole, Inc.		Site Name Chucker's Sports Bar		Site Phone Number 701-751-2359
Site Address 1700 East Main Street	City Mandan	State ND	Zip Code 58554	County Morton
Organization Furry Friends Rockin Rescue	Rental Period July 1, 2026 to June 30, 2027			Monthly Rent Amount
1. Is Bingo going to be conducted at the site?		☐ No ☒ Yes		
1a. If "Yes" to number 1 above, is Bingo the primary game conducted? - If Bingo is the primary game, enter the monthly rent amount to be paid. Then answer questions 2 - 7 but do not enter any rent amounts.		☒ No ☐ Yes		\$
2. Is Twenty-One conducted at this site? Number of Tables with wagers up to \$5 <u> </u> X Rent per Table \$ <u> </u>		☐ No ☒ Yes		\$
Number of Tables with wagers over \$5 <u> 1 </u> X Rent per Table \$ <u> 300 </u>				\$ 300
3. Is Paddlewheels conducted at this site? Number of Tables <u> </u> X Rent per Table \$ <u> </u>		☒ No ☐ Yes		\$
4. Is Pull Tabs Involving either a jar bar or standard dispensing device conducted at this site? Please Check: ☒ Jar Bar ☒ Standard Dispensing Device		☐ No ☒ Yes		\$ 325
5. Are Electronic Pull-Tabs conducted at this site? If "Yes" please indicate the number of devices <u> 10 </u>		☐ No ☒ Yes		\$ 1,250
Total Monthly Rent				\$ 1,875
6. If the only gaming activity to be conducted at the site is a raffle drawing, please check here. ☐				

TERMS OF RENTAL AGREEMENT:

This RENTAL AGREEMENT is between the Owner (LESSOR) and Organization (LESSEE) that will be leasing the site to conduct games of chance.

The LESSOR agrees that no game will be directly operated as part of the lessor's business.

The LESSOR agrees that the (lessor), (lessor's) spouse, (lessor's) common household members, (management), (management's) spouse, or an employee of the lessor who is in a position to approve or deny a lease may not conduct games at any of the organization's sites and except for officers and board of directors members who did not approve the lease, may not play games at that site. However, a bar employee may redeem a credit ticket voucher from an electronic tab device, winning pull tab involving a dispensing device, pay a prize board cash prize, and award a prize board merchandise prize involving a dispensing device, and sell raffle tickets or sports pool chances on a board on behalf of an organization.

The LESSOR agrees that the lessors on call or temporary or permanent employee(s) will not, directly or indirectly, conduct games at the site as an employee of the lessee on the same day the employee is working in the area of the bar where alcoholic beverages are dispensed or consumed.

If the LESSEE provides the Lessor with a temporary loan of funds for redeeming credit ticket vouchers from an electronic pull-tab device, or pull tabs or prize boards involving a dispensing device, **the lessor agrees to repay the entire loan immediately when the lessee discontinues using the device at the site.**

The LESSOR agrees not to interfere with or attempt to influence the lessee's selection of games, determination of prizes, including a bingo jackpot prize, or disbursement of net proceeds.

The LESSOR agrees not to loan money to, provide gaming equipment to, or count drop box cash for the lessee.

The LESSOR agrees any advertising by the lessor that includes charitable gaming must include the charitable gaming organization's name.

A LESSOR who is an officer or board member of an organization **may not** participate in the organization's decision-making that is a conflict of interest.

At the LESSOR's option, the lessee agrees that this rental agreement may be automatically terminated if the lessee's gaming license is suspended at this site for more than fourteen days or revoked.

Signature of Lessor 	Title Owner / MGR	Date 5/22/2026
Signature of Lessee 	Title Board Member	Date 5-22-26

North Dakota Century Code § 53-06.1-11 (Gross Proceeds - Allowable Expenses - Rent Limits)

4. For a site where bingo is conducted:
 - a. If bingo is the primary game, the monthly rent must be reasonable
 - b. If bingo is not the primary game, but is conducted with twenty-one, paddlewheels, or pull tabs, no additional rent is allowed.
5. For a site where bingo is not the primary game.
 - a. If twenty-one or paddlewheels is conducted, the monthly rent may not exceed two hundred dollars multiplied by the necessary number of tables based on criteria prescribed by gaming rule. For each twenty-one table with a wager greater than five dollars, an additional amount up to one hundred dollars may be added to the monthly rent. If pull tabs is also conducted involving only a jar bar, the monthly rent for pull tabs may not exceed an additional one hundred seventy-five dollars. If pull tabs is conducted involving only a dispensing device or a jar bar and dispensing device, the monthly rent for pull tabs may not exceed an additional three hundred twenty-five dollars.
 - b. If twenty-one and paddlewheels are not conducted but pull tabs is conducted involving either a jar bar or dispensing device, the monthly rent may not exceed four hundred dollars.
 - c. If pull tabs is conducted using one or more electronic pull tab devices, the monthly rent may not exceed one hundred seventy-five dollars per machine for the first five machines in the same venue. For each additional machine in the same venue beyond five, the monthly rent may not exceed seventy-five dollars per machine up to a maximum of one thousand two hundred fifty dollars per month for all electronic pull tab devices in a single venue.

North Dakota Administrative Code § 99-01.3-02-06 (Rental Agreement)

3. Rent must be a fixed dollar amount per month
 - a. A participatory or graduated rate arrangement based on gross proceeds or adjusted gross proceeds is prohibited.
 - b. If bingo is the primary game or if a site is leased by an organization that has the alcoholic beverage license for that site, the monthly rent must be reasonable. Factors include time usage, floor space, local prevailing rates, and available sites and services. An organization may pay seasonal expenses, such as snow removal, air-conditioning, and heating, to a vendor.
 - c. If bingo is not the primary game, the maximum monthly rent must be according to subsection 5 of North Dakota Century Code section 53-06.1-11.
Special considerations are:
 - (1) If two or more organizations conduct twenty-one or paddlewheels, or both, involving a table and pull tabs for less than a month at a temporary site which is a public or private premise, or if two or more organizations are issued site authorizations to conduct games at a site on different days of the week, the maximum monthly rent, in the aggregate, may not exceed the limit set by subsection 5 of North Dakota Century Code section 53-06.1-11; and
 - (2) If a raffle, calcutta, sports pool, or poker is conducted with twenty-one, paddlewheels or pull tabs, no additional rent is allowed.
 - d. Except for applying subsection 3 or 4 of section 99-01.3-03-04, and additional rent paid to a lessor for simulcast racing, an organization or employee may not pay any additional rent or expense, from any source, or for any other purpose, including office or storage space, snow removal, maintenance or cleaning fees, equipment, furnishings, entertainment, or utilities. Except for a leased site at which bingo is the primary game conducted, an organization may not pay for any capital or leasehold improvements or remodeling.
- *4. If there is a change in the monthly rent or any other material change to a rental agreement, the agreement must be amended and a copy received by the attorney general **before** its effective date.

North Dakota Administrative Code § 99-01.3-08-01 (Restrictions and Requirements)

4. An organization may pay monthly rent for more than one table provided that each additional table is used at least thirteen times a quarter. This level of activity is based on a site's historical experience, or seasonal activity, for each of the previous four quarters, regardless of which organization conducted twenty-one at the site. For a new site or a site that has been completely remodeled in appearance and function, the level of activity must be reviewed and reestablished after the first full quarter. If an additional table is used at least thirteen times in at least one but not all of the previous four quarters, the allowable monthly rent for that table must be prorated over all the active months of the licensing year. For example, if a second table was used at least thirteen times in only two of the previous four quarters, the additional monthly rent for the second table would be a maximum of two hundred dollars per month (or three hundred dollars per month if a wager greater than five dollars is accepted on the table) multiplied by six months (totaling one thousand two hundred dollars) and prorated to one hundred dollars per month for the licensing year. The organization shall document each table's usage, which includes the date, table number, and drop box cash amount for each table and how the prorated rental amounts were determined. This documentation must be retained with the organization's twenty-one records for three years.



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 26, 2026
SUBMITTING DEPARTMENT: Administration/Business Development & Communications
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Jim Neubauer, City Administrator
SUBJECT: Mandan Hockey Club, Inc. at Blackstone Tavern from July 1, 2026 to June 30, 2027 gaming site authorization

STATEMENT/PURPOSE:

To consider the gaming site authorization for Mandan Hockey Club, Inc. at Blackstone Tavern from July 1, 2026 to June 30, 2027

BACKGROUND/ALTERNATIVES:

received 5/11/26

ATTACHMENTS:

1. Mandan Hockey Club, Inc. - Blackstone Tavern

FISCAL IMPACT:

n/a

STAFF IMPACT:

reviewing and processing

LEGAL REVIEW:

n/a

RECOMMENDATION:

to approve

SUGGESTED MOTION:

I move to approve the gaming site authorization for Mandan Hockey Club, Inc. at

City Commission

Agenda Documentation

June 2, 2026

Subject: Mandan Hockey Club, Inc. at Blackstone Tavern from July 1, 2026 to June 30, 2027

Page 2 of 2

Blackstone Tavern from July 1, 2026 to June 30, 2027.



GAMING SITE AUTHORIZATION

ND OFFICE OF ATTORNEY GENERAL

SFN 17996 (4-2023)

G - _____ (_____) _____

Site License Number
(Attorney General Use Only)

Full, Legal Name of Gaming Organization

Mandan Hockey Club, Inc.

This organization is authorized to conduct games of chance under the license granted by the North Dakota Attorney General at the following location

Name of Location

Blackstone Tavern

Street

2630 Old Red Trail

City

Mandan

ZIP Code

58554

County

Morton

Beginning Date(s) Authorized

7/1/2026

Ending Date(s) Authorized

6/30/2027

Number of Twenty-One
tables, if zero, enter "0"

1

Specific location where games of chance will be conducted and played at the site (required)

North End of Bar

If conducting **Raffle** or **Poker** activity provide date(s) or month(s) of the event(s) if known

Event dates currently unknown

RESTRICTIONS FOR CITY/COUNTY USE ONLY

The organization **must** provide the City/County a list of game types included in their Internal Control Manual and have the manual available upon request. The manual must thoroughly explain each game type to be conducted. The City/County can only approve these games at the site.

ACTIVITY TO BE CONDUCTED Please check all applicable games to be conducted at site (required)



Bingo



Club Special



Sports Pools



ELECTRONIC Quick Shot Bingo



Tip Board



Twenty-One



Raffles



Seal Board



Poker



ELECTRONIC 50/50 Raffle



Punchboard



Calcuttas



Pull Tab Jar



Prize Board



Paddlewheel with Tickets



Pull Tab Dispensing Device



Prize Board Dispensing Device



Paddlewheel Table



ELECTRONIC Pull Tab Device

Days of week of gaming operations (if restricted)

Hours of gaming (if restricted)

If any information above is false, it is subject to administrative action on behalf of the State of North Dakota Office of Attorney General

APPROVALS

Attorney General

Date

Signature of City/County Official

Date

PRINT Name and official position of person signing on behalf of city/county above

INSTRUCTIONS:

1. City/County - Retain a **copy** of the Site Authorization for your files.
2. City/County - Return the **original** Site Authorization form to the Organization.
3. Organizations - Send the **original, signed**, Site Authorization to the Office of Attorney General with any other applicable licensing forms for final approval

RETURN ALL DOCUMENTS TO:

Office of Attorney General
Licensing Section
600 E Boulevard Ave, Dept. 125
Bismarck, ND 58505-0040
Telephone: 701-328-2329 OR 800-326-9240



RENTAL AGREEMENT
OFFICE OF ATTORNEY GENERAL
LICENSING SECTION
SFN 9413 (7-2023)

License Number (Office Use Only)

Site Owner (Lessor) Shiv Patel		Site Name Blackstone Tavern		Site Phone Number 701-663-8686
Site Address 2630 Old Red Trail	City Mandan	State ND	Zip Code 58554	County Morton
Organization Mandan Hockey Club, Inc.	Rental Period 7/1/2026 to 6/30/2027			Monthly Rent Amount
1. Is Bingo going to be conducted at the site?		☐ No ☒ Yes		\$ 0.00
1a. If "Yes" to number 1 above, is Bingo the primary game conducted? - If Bingo is the primary game, enter the monthly rent amount to be paid. Then answer questions 2 - 7 but do not enter any rent amounts.		☒ No ☐ Yes		
2. Is Twenty-One conducted at this site? Number of Tables with wagers up to \$5 0 X Rent per Table \$ 0.00		☐ No ☒ Yes		\$ 0.00
Number of Tables with wagers over \$5 1 X Rent per Table \$ 300.00				\$ 300.00
3. Is Paddlewheels conducted at this site? Number of Tables 0 X Rent per Table \$ 0.00		☒ No ☐ Yes		\$ 0.00
4. Is Pull Tabs Involving either a jar bar or standard dispensing device conducted at this site? Please Check: ☒ Jar Bar ☒ Standard Dispensing Device		☐ No ☒ Yes		\$ 325.00
5. Are Electronic Pull-Tabs conducted at this site? If "Yes" please indicate the number of devices 10		☐ No ☒ Yes		\$ 1,250.00
Total Monthly Rent				\$ 1875.00
6. If the only gaming activity to be conducted at the site is a raffle drawing, please check here. ☐				

TERMS OF RENTAL AGREEMENT:

This RENTAL AGREEMENT is between the Owner (LESSOR) and Organization (LESSEE) that will be leasing the site to conduct games of chance.

The LESSOR agrees that no game will be directly operated as part of the lessor's business.

The LESSOR agrees that the (lessor), (lessor's) spouse, (lessor's) common household members, (management), (management's) spouse, or an employee of the lessor who is in a position to approve or deny a lease may not conduct games at any of the organization's sites and except for officers and board of directors members who did not approve the lease, may not play games at that site. However, a bar employee may redeem a credit ticket voucher from an electronic tab device, winning pull tab involving a dispensing device, pay a prize board cash prize, and award a prize board merchandise prize involving a dispensing device, and sell raffle tickets or sports pool chances on a board on behalf of an organization.

The LESSOR agrees that the lessors on call or temporary or permanent employee(s) will not, directly or indirectly, conduct games at the site as an employee of the lessee on the same day the employee is working in the area of the bar where alcoholic beverages are dispensed or consumed.

If the LESSEE provides the Lessor with a temporary loan of funds for redeeming credit ticket vouchers from an electronic pull-tab device, or pull tabs or prize boards involving a dispensing device, **the lessor agrees to repay the entire loan immediately when the lessee discontinues using the device at the site.**

The LESSOR agrees not to interfere with or attempt to influence the lessee's selection of games, determination of prizes, including a bingo jackpot prize, or disbursement of net proceeds.

The LESSOR agrees not to loan money to, provide gaming equipment to, or count drop box cash for the lessee.

The LESSOR agrees any advertising by the lessor that includes charitable gaming must include the charitable gaming organization's name.

A LESSOR who is an officer or board member of an organization **may not** participate in the organization's decision-making that is a conflict of interest.

At the LESSOR's option, the lessee agrees that this rental agreement may be automatically terminated if the lessee's gaming license is suspended at this site for more than fourteen days or revoked.

Signature of Lessor 	Title Owner	Date 05/04/2026
Signature of Lessee 	Title Gaming Manager	Date 05/04/2026

CITY OF MANDAN

Receipt No: 24801

Date: 5/11 2026

Received of: MANDAN HOCKEY CLUB

\$ 100.00

Dollars

Description: GAMING SITE AUTH CREDIT CARD

Code: 100.32.233

Customer #: 45831 "NO DEPOSIT"

Received by: LISAS



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 27, 2026
SUBMITTING DEPARTMENT: Administration/Business Development & Communications
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Jim Neubauer, City Administrator
SUBJECT: Mandan Fastpitch Association at Aviators from July 1, 2026 to June 30, 2027 gaming site authorization

STATEMENT/PURPOSE:

To consider the gaming site authorization for Mandan Fastpitch Association at Aviators from July 1, 2026, to June 30, 2027

BACKGROUND/ALTERNATIVES:

received 5/27/26

ATTACHMENTS:

1. Mandan Fastpitch Association - Aviators

FISCAL IMPACT:

n/a

STAFF IMPACT:

reviewing and processing

LEGAL REVIEW:

n/a

RECOMMENDATION:

to approve

SUGGESTED MOTION:

I move to approve the gaming site authorization for Mandan Fastpitch Association at Aviators from July 1, 2026 to June 30, 2027.

City Commission

Agenda Documentation

June 2, 2026

Subject: Mandan Fastpitch Association at Aviators from July 1, 2026 to June 30, 2027

Page 2 of 2



GAMING SITE AUTHORIZATION
ND OFFICE OF ATTORNEY GENERAL
SFN 17996 (4-2023)

G - _____ (_____) _____

Site License Number
(Attorney General Use Only)

Full, Legal Name of Gaming Organization

Mandan Fastpitch Association

This organization is authorized to conduct games of chance under the license granted by the North Dakota Attorney General at the following location

Name of Location

Aviators

Street

202 W Main St

City

Mandan

ZIP Code

58554

County

Morton

Beginning Date(s) Authorized

July 1 2026

Ending Date(s) Authorized

June 30 2027

Number of Twenty-One
tables, if zero, enter "0"

0

Specific location where games of chance will be conducted and played at the site (required)

Sw corner of bar

If conducting **Raffle** or **Poker** activity provide date(s) or month(s) of the event(s) if known

1 Gun raffle in fall

RESTRICTIONS FOR CITY/COUNTY USE ONLY

The organization **must** provide the City/County a list of game types included in their Internal Control Manual and have the manual available upon request. The manual must thoroughly explain each game type to be conducted. The City/County can only approve these games at the site.

ACTIVITY TO BE CONDUCTED Please check all applicable games to be conducted at site (required)

☐

Bingo

☐

Club Special

☐

Sports Pools

☐

ELECTRONIC Quick Shot Bingo

☐

Tip Board

☐

Twenty-One

☐

Raffles

☐

Seal Board

☐

Poker

☐

ELECTRONIC 50/50 Raffle

☐

Punchboard

☐

Calcuttas

☐

Pull Tab Jar

☐

Prize Board

☐

Paddlewheel with Tickets

☒

Pull Tab Dispensing Device

☐

Prize Board Dispensing Device

☐

Paddlewheel Table

☒

ELECTRONIC Pull Tab Device

Days of week of gaming operations (if restricted)

Hours of gaming (if restricted)

If any information above is false, it is subject to administrative action on behalf of the State of North Dakota Office of Attorney General

APPROVALS

Attorney General

Date

Signature of City/County Official

Date

PRINT Name and official position of person signing on behalf of city/county above

INSTRUCTIONS:

1. City/County - Retain a **copy** of the Site Authorization for your files.
2. City/County - Return the **original** Site Authorization form to the Organization.
3. Organizations - Send the **original, signed**, Site Authorization to the Office of Attorney General with any other applicable licensing forms for final approval

RETURN ALL DOCUMENTS TO:

Office of Attorney General
Licensing Section
600 E Boulevard Ave, Dept. 125
Bismarck, ND 58505-0040
Telephone: 701-328-2329 OR 800-326-9240



RENTAL AGREEMENT
OFFICE OF ATTORNEY GENERAL
LICENSING SECTION
SFN 9413 (7-2023)

License Number (Office Use Only)

Site Owner (Lessor) AUBRS LLC DBA: Aviators Bar		Site Name Aviators Bar		Site Phone Number 701-751-0536	
Site Address 202 W Main St		City Mandan	State ND	Zip Code 58554	County Morton
Organization Mandan Fastpitch		Rental Period July 1 2026 to June 30 2027			Monthly Rent Amount
1. Is Bingo going to be conducted at the site?				☒ No ☐ Yes	
1a. If "Yes" to number 1 above, is Bingo the primary game conducted? - If Bingo is the primary game, enter the monthly rent amount to be paid. Then answer questions 2 - 7 but do not enter any rent amounts.				☐ No ☐ Yes	\$
2. Is Twenty-One conducted at this site? Number of Tables with wagers up to \$5 _____ X Rent per Table \$ _____				☒ No ☐ Yes	\$
Number of Tables with wagers over \$5 _____ X Rent per Table \$ _____					\$
3. Is Paddlewheels conducted at this site? Number of Tables _____ X Rent per Table \$ _____				☒ No ☐ Yes	\$
4. Is Pull Tabs Involving either a jar bar or standard dispensing device conducted at this site? Please Check: ☐ Jar Bar ☒ Standard Dispensing Device				☐ No ☐ Yes	\$ 325
5. Are Electronic Pull-Tabs conducted at this site? If "Yes" please indicate the number of devices 6				☐ No ☒ Yes	\$ 950
Total Monthly Rent					\$ 1275
6. If the only gaming activity to be conducted at the site is a raffle drawing, please check here. ☐					

TERMS OF RENTAL AGREEMENT:

This RENTAL AGREEMENT is between the Owner (LESSOR) and Organization (LESSEE) that will be leasing the site to conduct games of chance. The LESSOR agrees that no game will be directly operated as part of the lessor's business.

The LESSOR agrees that the (lessor), (lessor's) spouse, (lessor's) common household members, (management), (management's) spouse, or an employee of the lessor who is in a position to approve or deny a lease may not conduct games at any of the organization's sites and except for officers and board of directors members who did not approve the lease, may not play games at that site. However, a bar employee may redeem a credit ticket voucher from an electronic tab device, winning pull tab involving a dispensing device, pay a prize board cash prize, and award a prize board merchandise prize involving a dispensing device, and sell raffle tickets or sports pool chances on a board on behalf of an organization.

The LESSOR agrees that the lessors on call or temporary or permanent employee(s) will not, directly or indirectly, conduct games at the site as an employee of the lessee on the same day the employee is working in the area of the bar where alcoholic beverages are dispensed or consumed.

If the LESSEE provides the Lessor with a temporary loan of funds for redeeming credit ticket vouchers from an electronic pull-tab device, or pull tabs or prize boards involving a dispensing device, **the lessor agrees to repay the entire loan immediately when the lessee discontinues using the device at the site.**

The LESSOR agrees not to interfere with or attempt to influence the lessee's selection of games, determination of prizes, including a bingo jackpot prize, or disbursement of net proceeds.

The LESSOR agrees not to loan money to, provide gaming equipment to, or count drop box cash for the lessee.

The LESSOR agrees any advertising by the lessor that includes charitable gaming must include the charitable gaming organization's name.

A LESSOR who is an officer or board member of an organization **may not** participate in the organization's decision-making that is a conflict of interest.

At the LESSOR's option, the lessee agrees that this rental agreement may be automatically terminated if the lessee's gaming license is suspended at this site for more than fourteen days or revoked.

Signature of Lessor 	Title Managing Member	Date 5-27-2026
Signature of Lessee 	Title Gaming Manager	Date 5-27-2024



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 27, 2026
SUBMITTING DEPARTMENT: Police Department
DEPARTMENT DIRECTOR: Jason Ziegler
PRESENTER: Jason Ziegler, Police Chief
SUBJECT: Memorandum of Understanding between Bismarck State College Campus Police and Mandan Police Department.

STATEMENT/PURPOSE:

To consider the Memorandum of Understanding between Bismarck State College Campus Police and Mandan Police Department.

BACKGROUND/ALTERNATIVES:

This Memorandum of Understanding (MOU) establishes the understanding and cooperative relationship between the Bismarck State College (BSC) Campus Police Department and the Mandan Police Department (MPD) regarding emergency assistance, mutual aid, information sharing, and coordinated response efforts to enhance public safety and promote effective coordination between agencies.

The parties acknowledge that collaboration between both agencies serves the interests of students, faculty, staff, visitors, Bismarck State College, and the City of Mandan.

ATTACHMENTS:

1. BSC MPD MOU 2026

FISCAL IMPACT:

N/A

STAFF IMPACT:

N/A

City Commission

Agenda Documentation

June 2, 2026

Subject: Consider approval of the Memorandum of Understanding between Bismarck State College (BSC) Campus Police and Mandan Police Department (MPD)

Page 2 of 2

LEGAL REVIEW:

City Attorney Amy Oster reviewed and approved the Memorandum of Understanding between Bismarck State College Campus Police and Mandan Police Department.

RECOMMENDATION:

To approve the Memorandum of Understanding between Bismarck State College Campus Police and Mandan Police Department.

SUGGESTED MOTION:

I move to approve the Memorandum of Understanding between Bismarck State College Campus Police and Mandan Police Department.

MEMORANDUM OF UNDERSTANDING

Between

Bismarck State College Campus Police Department

and

Mandan Police Department

Effective Date: _____

Expiration Date: _____

I. PURPOSE

This Memorandum of Understanding (MOU) establishes the understanding and cooperative relationship between the Bismarck State College (BSC) Campus Police Department and the Mandan Police Department (MPD) regarding emergency assistance, mutual aid, information sharing, and coordinated response efforts to enhance public safety and promote effective coordination between agencies.

The parties acknowledge that collaboration between both agencies serves the interests of students, faculty, staff, visitors, Bismarck State College, and the City of Mandan.

II. AUTHORITY

This MOU is entered into pursuant to applicable provisions of North Dakota law and any other statutory authority permitting interagency cooperation and mutual assistance among law enforcement agencies.

Nothing in this agreement shall supersede federal law, state law, local ordinances, or institutional policies.

III. PARTIES

Bismarck State College Campus Police Department
1500 Edwards Avenue
Bismarck, North Dakota 58506

Mandan Police Department
205 1st Avenue NW
Mandan, North Dakota 58554

IV. SCOPE OF AGREEMENT

- Mutual aid and emergency assistance
- Critical incident response
- Emergency response coordination

- Information sharing
- Incident command and communications
- Special event support when feasible

V. JURISDICTION AND RESPONSIBILITIES

Each agency shall remain responsible for providing primary law enforcement services within its respective jurisdiction and area of responsibility.

The Bismarck State College Campus Police Department and Mandan Police Department agree to share the following responsibilities:

- Provide emergency assistance and law enforcement support to one another when requested and when staffing and operational needs allow
- Assist with active threats, critical incidents, large-scale emergencies, disasters, and incidents requiring additional manpower or resources
- Coordinate response efforts and maintain communication during incidents affecting either agency
- Share information consistent with applicable law and agency policy
- Maintain responsibility for their own agency operations, personnel, and primary jurisdictional obligations

Neither agency shall be obligated to provide assistance if doing so would negatively impact primary operational responsibilities.

VI. MUTUAL AID

The parties agree to provide reasonable mutual aid and assistance during major incidents, natural disasters, severe weather emergencies, active threat situations, public safety emergencies, large-scale events, and other critical incidents requiring additional resources.

Either agency may request assistance from the other during critical incidents or emergency situations. Assistance shall be provided when staffing levels, resource availability, and operational demands permit.

Nothing within this agreement shall obligate either agency to provide assistance if doing so would adversely affect their ability to maintain essential services and responsibilities within their own jurisdiction.

VII. COMMUNICATIONS AND INFORMATION SHARING

The parties agree to maintain open communication regarding incidents affecting public safety and share information consistent with applicable law and agency policy.

VIII. INCIDENT COMMAND

For incidents requiring a multi-agency response, participating agencies shall operate under National Incident Management System (NIMS) and Incident Command System (ICS) principles. Unified Command may be established when appropriate.

IX. LIABILITY

Each agency shall remain responsible for the acts or omissions of its own employees, officers, and agents. Nothing in this agreement waives legal protections available under law.

X. RECORDS AND CONFIDENTIALITY

Records and information shared pursuant to this agreement shall be handled in accordance with applicable federal laws, North Dakota open records laws, privacy laws, and agency policies.

XI. FINANCIAL RESPONSIBILITY

Unless otherwise agreed in writing, each agency shall bear its own costs associated with activities performed under this agreement.

XII. REVIEW, MODIFICATION, AND TERMINATION

This agreement may be reviewed periodically and modified upon mutual written agreement. Either party may terminate this agreement by providing thirty (30) days written notice.

XIII. EFFECTIVE DATE

This agreement shall become effective upon execution by authorized representatives.

SIGNATURES

For Bismarck State College Campus Police
Department:

For Mandan Police Department:

Michael McMerty
Chief of Police
Bismarck State College Campus Police
Department

Jason Ziegler
Chief of Police
Mandan Police Department

Date: _____

Date: _____



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 27, 2026
SUBMITTING DEPARTMENT: Administration/Business Development & Communications
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Jim Neubauer, City Administrator
SUBJECT: Annual Liquor License Renewals

STATEMENT/PURPOSE:

All liquor licenses must be renewed and approved by the Board of City Commissioners on an annual basis.

BACKGROUND/ALTERNATIVES:

See attached spreadsheet for the received liquor license renewal applications to be approved.

ATTACHMENTS:

1. 2026-2027 Liquor License Renewals 06.02.26

FISCAL IMPACT:

Annual renewal fees are payable at the time of application.

STAFF IMPACT:

Reviewing and processing of the applications

LEGAL REVIEW:

n/a

RECOMMENDATION:

to approve

SUGGESTED MOTION:

I move to approve the Class A, Spec. B, E, D, D1, BWO, and WB liquor license renewal applications on the spreadsheet attached effective July 1, 2026.

City Commission

Agenda Documentation

June 2, 2026

Subject: Consider approval of the Class A, Spec. B, E, D, D1, BWO, and WB liquor license renewal applications effective July 1, 2026

Page 2 of 2

RENEWALS					
License Holder Name	Class Type	Class Description	License #	Fee Paid	Business Address
Weber's Golf Shop LLC - Prairie West Golf Course	Spec. B	Publicly Owned or Operated Facilities On Sale Beer	41	\$380	2709 Longspur Trail
Weber's Golf Shop LLC - Mandan Municipal Golf Course	Spec. B	Publicly Owned or Operated Facilities On Sale Beer	42	\$380	1002 7th St SW
Old 10 Bar & Grill, LLC	E	Restaurant On Sale Beer & Liquor	37	\$2,630	417 E Main St
Old Town Tavern Inc	A	General Retail On & Off Sale Beer & Liquor	17	\$4,100	109 1st Ave NW
Whiskey Gypsi - Scapegoat Bar	A	General Retail On & Off Sale Beer & Liquor	55	\$4,100	202 E Main St
B&B Inc - dba Broken Oar	A	General Retail On & Off Sale Beer & Liquor	2	\$4,100	4724 Pintail Loop
Dialectic Brewing Company LLC dba Buffalo Commons Brewing	WB	Winery or Brewery	9	\$820	416 West Main Street
Stage Stop Liquors, Inc dba Stage Stop	A	General Retail On & Off Sale Beer & Liquor	11	\$4,100	611 6th Ave SE
Bayside LLC dba Bayside Arco	D	Exclusive Off Sale Beer & Liquor	16	\$4,100	2701 46th Ave SE
Thomas & Moriarty's	E	Restaurant On Sale Beer & Liquor	26	\$2,630	200 W Main St
Strawberry Bar	A	General Retail On & Off Sale Beer & Liquor	31	\$4,100	210 W Main St
Parkland USA Corporation dba Superpumper #80238	D1	Exclusive Off Sale Beer & Wine	35	\$4,100	2901 Memorial Hwy
Legendary Beverage LLC	Spec. B	Publicly Owned or Operated Facilities On Sale Beer	38	\$380	3000 Northshore Loop SE
Parkland USA Corporation dba Superpumper #80152	D1	Exclusive Off Sale Beer & Wine	43	\$820	205 6th Ave SE
Parkland USA Corporation dba Superpumper #80141	D1	Exclusive Off Sale Beer & Wine	44	\$820	1410 Collins Ave
Ten Spot Lanes Inc	BWO	Retail On Sale Beer & Wine	46	\$1,210	107 11th Ave NE
V3NU3 LLC	BWO	Retail On Sale Beer & Wine	49	\$1,210	320 West Main Street
Send It! 24/7 Cornhole, Inc	A	General Retail On & Off Sale Beer & Liquor	50	\$4,100	1700 E Main St
East Main Investments LLC dba Silver Dollar Bar	A	General Retail On & Off Sale Beer & Liquor	59	\$4,100	200 E Main Sr
Bar Operators LLC dba Central Station	A	General Retail On & Off Sale Beer & Liquor	53	\$4,100	111 Collins Ave
La Cantina ND LLC	E	Restaurant On Sale Beer & Liquor	54	\$2,630	308 W Main St
G.D. Hooker LLC dba Black Lions Pub & Pizza	E	Restaurant On Sale Beer & Liquor	60	\$2,630	412 W Main St
Av8rs LLC dba Aviators Bar	E	Restaurant On Sale Beer & Liquor	61	\$2,630	202 W Main St
BSCL LLC dba Big Stick Cigar Lounge	A	General Retail On & Off Sale Beer & Liquor	62	\$4,100	104 2nd Ave NW
Vicky's Sports Bar Inc dba Vicky's Sports Bar	A	General Retail On & Off Sale Beer & Liquor	63	\$4,100	106 2nd Ave SW
Lonesome Dove, Inc.	A	General Retail On & Off Sale Beer & Liquor	22	\$4,100	3929 Memorial Highway
Bareknuckle Events LLC - Funatix Events	Spec. B	Publicly Owned or Operated Facilities On Sale Beer	52	\$380	2428 Longspur Trail

renewals for 6/2/26 CC approval



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 22, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Rachel LaQua, Interim Planner
SUBJECT: Consider a special use permit for 2264 Sunny Road S

STATEMENT/PURPOSE:

Consider a special use permit for propane storage and distribution at 2264 Sunny Road S.

BACKGROUND/ALTERNATIVES:

This proposed special use permit is for the use of propane storage and distribution at the property described as Lot 1, Block 1, Vic Fleck Subdivision, T139N R81W, City of Mandan. The property address is 2264 Sunny Rd S.

Property

The property is zoned CB- Business Commercial and is shown in the future land use plan as rural residential, though this area is unlikely to be downzoned to rural residential. The owners are proposing to put 2- 30,000 gallon propane tanks in the existing truck yard, located on the south end of the site.

The building department will review the final plans and ensure that any needed floodplain regulations are followed as the floodplain is close to the proposed location.

Total Area: 21.7 acres. Access to the property is via Sunny Road S.

Utilities and Easements

No utilities should be affected by this installation.

Findings of Fact

June 2, 2026

Subject: Consider a special use permit for Lot 1, Block 1, Vic Fleck Subdivision (2264 Sunny Road S)

Page 2 of 3

Special Use Permit

Will the proposed use be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the neighborhood?

Yes.

Will the proposed use involve activities, processes, materials, equipment, or conditions of operation that will be incompatible with the neighborhood due to the production of traffic, noise, smoke, fumes, glare, or odors?

No.

Will the hours of operation of the proposed use be different than the adjacent uses?

Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses?

No. Surrounding uses are similar or vacant.

Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses?

No.

Will the site of the proposed use have sufficient area to provide the parking required for the use?

Yes.

Will the proposed use require adjustments to the normal lot size, height, and setback requirements of the district?

No.

Staff Comments

no comments.

Adjacent Properties Zoning, Land Use and Future Land Use

The property is zoned CB - Business Commercial. Adjacent property to the north is

interstate, to the west and east is R7 - Single Family Residential, and to the south Agriculture.

Public Outreach and Application Details

Application and fee was received on April 24, 2026.

Letters were sent to thirteen adjacent property owners on May 8, 2026.

Planning and Zoning Commission Meeting

There were no comments at Planning and Zoning Commission. Planning and Zoning Commission recommended approval.

ATTACHMENTS:

1. Application - Redacted
2. Additional Submittal
3. Vic Fleck Authorization Letter_Redacted
4. Exhibit
5. Fitterer Propone Location Map
6. Site Plan
7. Special Use Permit - Fitterer Propane Storage

FISCAL IMPACT:

N/A

STAFF IMPACT:

Minimal

LEGAL REVIEW:

This item has been reviewed as part of the agenda packet.

RECOMMENDATION:

To approve the Special Use Permit for Lot 1, Block 1, Vic Fleck Subdivision, as presented.

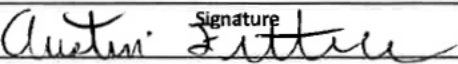
SUGGESTED MOTION:

I move to approve the Special Use Permit for Lot 1, Block 1, Vic Fleck Subdivision, as presented.

CITY OF MANDAN	
Development Review Application	
Minor Plat (\$300)	Zone Change (\$600)
Preliminary Plat up to 20 acres (\$450)	Planned Unit Development (\$700)
Preliminary Plat more than 20 acres (\$500)	Land Use and Transportation Plan Amendment (\$1,000)
Final Plat up to 20 lots (\$450)	Vacation (\$500)
Final Plat 21 to 40 lots (\$600)	Variance (\$400)
Final Plat more than 40 lots (\$750)	x Special Use Permit (\$450)
Annexation (\$450)	Stormwater submittal (\$300)
Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	Stormwater 2 nd & subsequent resubmittal (\$50)
Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)	
Propane storage / distribution facility added to parcel use.	

Engineer/Surveyor			Property Owner or Applicant		
Name Nicolas Cullen, Houston Engineering, Inc			Name Fitterer Sales Inc.		
Address [REDACTED]			Address [REDACTED]		
City Bismarck	State ND	Zip 58503	City New England	State ND	Zip 58647
email [REDACTED]			email [REDACTED]		
Phone [REDACTED]		Fax [REDACTED]	Phone [REDACTED]		Fax [REDACTED]
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name	
City	x	ETA	x	New	Addition	Commercial	Fitterer Propane
Property Address						Legal Description	
2264 Sunny Road S						Lot 1 Block 1 Vic Fleck Subdivision	
Current Use							
Commercial/Industrial Excavating & Trucking							
Proposed Use							
Commercial/Industrial Excavating, Trucking, Propane Storage/Distribution						Section 29	Township 139
						Range 81	
Parcel Size	Building Footprint		Stories	Building SF		Required Parking	Provided Parking
20.62	N/A		N/A	N/A		N/A	N/A

Print Name Austin Fitterer	Signature 	Date 4/23/2026
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Office Use Only			
Date Received:	Initials: <i>nm</i>	Fees Paid: \$ Yes. 450.00	Date: 4-24-2026
Notice in paper	Mailed to neighbors	P&Z meeting	
Approved	Approved with conditions:		
Denied			

Additional Submittals

Conditional-Special Use Permit

A special or conditional use permit application shall include the following additional submittals:

1. An answer with explanation for each of the following questions (please answer the below questions as completely as possible. Incomplete applications will not be accepted and may cause a delay in the application process):

- a. Will the proposed use be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the neighborhood?

Yes. The proposed propane storage and distribution use will be designed, constructed, operated, and maintained to be compatible with the existing and intended commercial/industrial character of the surrounding area. The subject property is currently utilized for commercial and industrial activities including excavating and trucking operations. The addition of propane storage and distribution is consistent with similar industrial uses in the area. The two 30,000-gallon propane tanks will be elevated and located near the south end of the site to minimize visual impacts, and no occupied structures are proposed as part of this improvement.

- b. Will the proposed use involve activities, processes, materials, equipment, or conditions of operation that will be incompatible with the neighborhood due to the production of traffic, noise, smoke, fumes, glare, or odors?

No. The proposed use will not involve activities, processes, or conditions of operation that are incompatible with the surrounding neighborhood. Propane storage will occur within sealed, code-compliant tanks designed to applicable safety standards. Normal operations will not generate smoke, odors, glare, or fumes. Traffic impacts are expected to be minimal and consistent with existing trucking and industrial operations currently occurring on the site. Noise levels will be limited to periodic delivery or loading activities and will be comparable to existing uses.

- c. Will the hours of operation of the proposed use be different than the adjacent uses?

No. The hours of operation for the proposed propane storage and distribution use are not anticipated to be materially different from those of adjacent or existing site uses. Propane deliveries and distribution activities will generally occur during normal business hours consistent with other commercial and industrial operations in the vicinity.

- d. Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses?

No. The proposed use does not require exterior lighting of a type or intensity greater than adjacent uses. Any lighting required for safety or operational needs will be minimal and designed to be consistent with existing site lighting and surrounding properties. Lighting, if installed, will be directed downward and shielded to prevent spillover onto adjacent parcels.

- e. Will the site of the proposed use have sufficient area to provide the parking required for the use?

Yes. The site has sufficient area to provide any parking required for the proposed use. The propane storage and distribution improvements do not increase staffing levels or parking demand beyond existing site operations. Existing parking areas associated with current commercial and industrial uses are adequate to accommodate the proposed use.

- f. Will the proposed use require adjustments to the normal lot size, height, and setback requirements of the district?

No. The proposed use does not require adjustments to the normal lot size, height, or setback requirements of the zoning district.

The zoning map may be used to view the subject property and surrounding property's zoning and view property lines overlaid on aerials. The zoning map may be found on the City's website at CityofMandan.com and selecting Departments → Engineering and Planning → Maps → Zoning Map or by clicking [here](#) if viewing this document digitally.



Austin Fitterer
Fitterer Sales - Mandan

Mandan, ND 58554
4/23/2026

Subject: Special Use Permit Owner Statement

To Whom It May Concern,

This letter is to confirm that, Vic Fleck authorizes us permission, to move forward with the Special Use Permit Request.

This request allows Fitterer Sales to submit a Special Use Permit to the City of Mandan. This request is regarding Fitterer Sales moving our Propane Bulk facility.

If any additional information is needed, please feel free to contact myself [REDACTED] or Chris Fitterer [REDACTED]

X Austin Fitterer

Austin Fitterer
Fitterer Sales Location Manager

X Chris Fitterer

Chris Fitterer
Fitterer Sales Owner

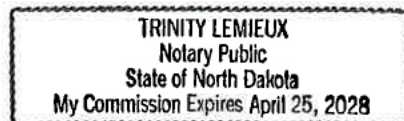
X Vic Fleck

Vic Fleck
Property Owner

Trinity Lemieux

04/23/2026

Sincerely,
Austin Fitterer



ArcGIS Web Map



7/23/2026, 3:35:59 PM

☐ Override 1
☐ Override 1

☐ Sections
Roads_County_Cart 13-Private Rd

1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km
Source: Esri, USDA FSA

Morton Addresses
13-Private Rd



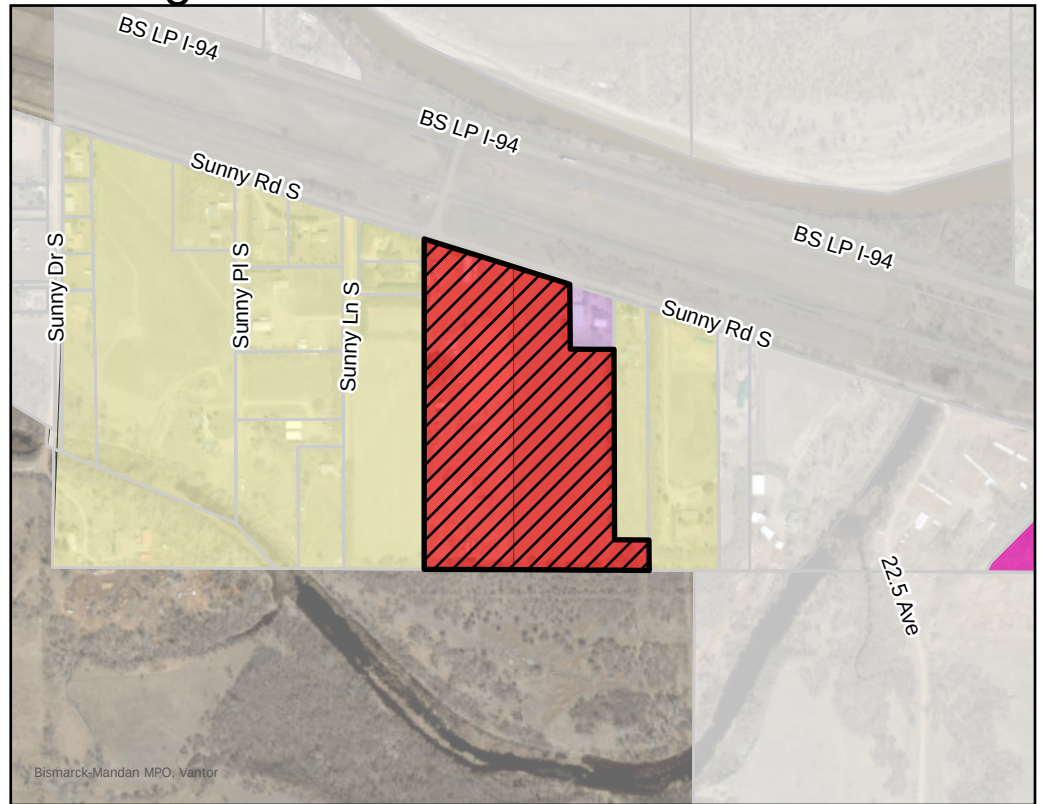
Zoning and Future Land Use Reference Map

L1 Blk 1 Vic Fleck Subdivision

Zoning Map Key

- | | |
|---|---|
| Agriculture - City of Mandan | MC - Heavy Commercial/Light Industrial Restricted |
| Agriculture - Morton County | MD - Heavy Commercial/Heavy Industrial Restricted |
| CA - Neighborhood Commercial | MHS - Trailer Park |
| CB - Business Commercial | PUD - Planned Unit Development |
| CC - Commercial/Light Industrial Transition | R3.2 - Residential Single & Two Family |
| DC - Downtown Core | R7 - Residential Single Family |
| DF - Downtown Fringe | RH - Residential Mobile Home Park |
| Industrial - Morton County | RM - Residential Multi-family Dwellings |
| LSMHS - Trailer Park Subdivision | RMH - Residential Mobile Home Subdivision |
| MA - Heavy Commercial/Light Industrial | Residential - County Residential Zoning |
| MB - Heavy Commercial/Heavy Industrial | ROW - Right-of-Way |
| | Proposed Site |

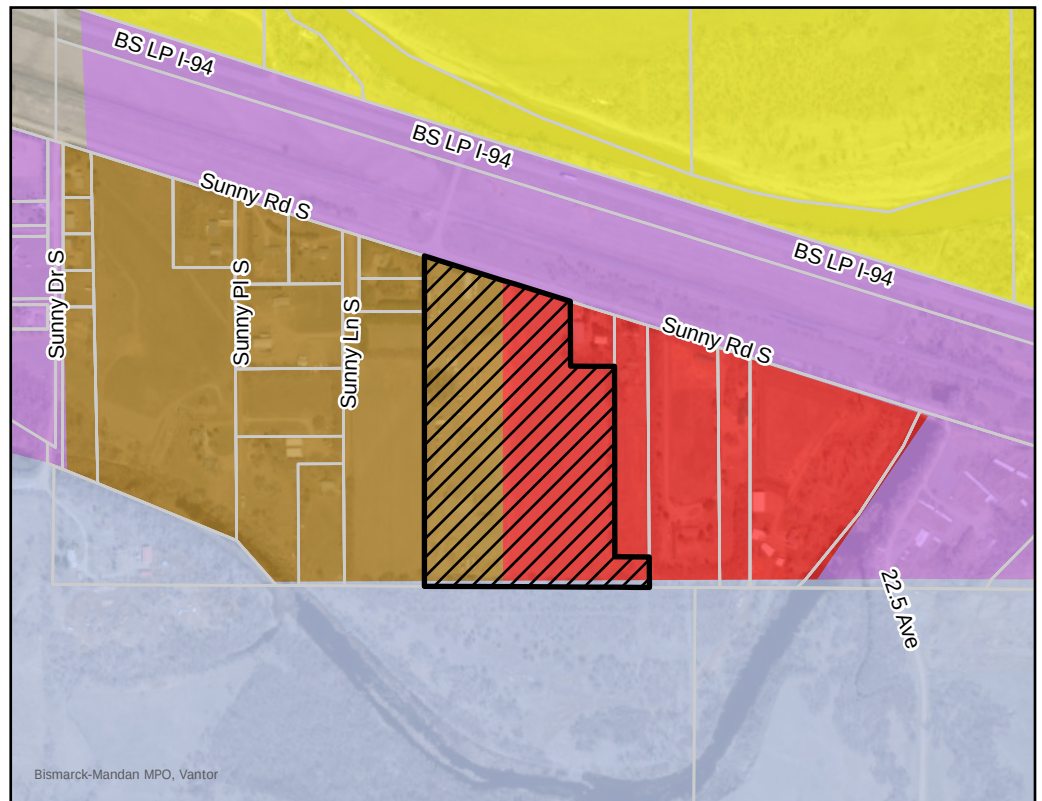
Zoning

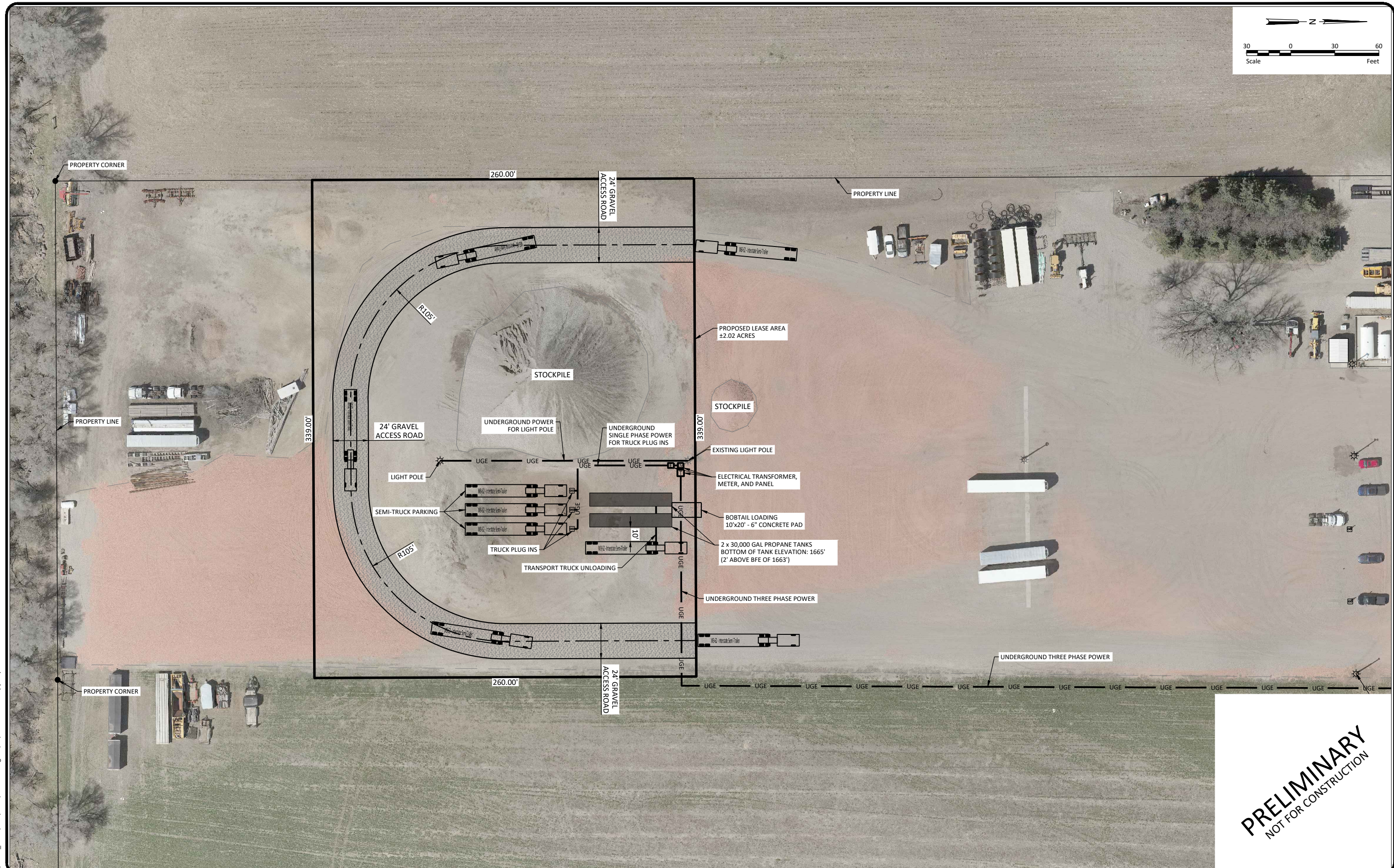
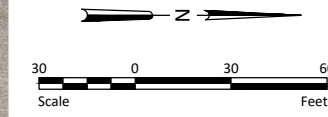


Future Land Use Plan

Future Land Use Plan Key

- | |
|----------------------------|
| Rural Residential |
| Low Density Residential |
| Medium Density Residential |
| High Density Residential |
| Commercial |
| Industrial |
| Public/Semi-Public |
| Public Land |
| Park |
| Greenways |
| Open Space |
| Open Water |
| Proposed Site |

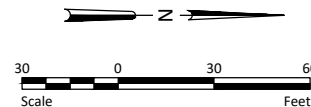




PRELIMINARY
NOT FOR CONSTRUCTION

					Drawn by TP	Date 5-20-26	FITTERER PROPANE STORAGE & DISTRIBUTION FITTERER OIL MORTON COUNTY, NORTH DAKOTA	SITE PLAN I PROJECT NO. 14871-0001	SHEET C-2
No.	Revision	Date	By		Checked by NC	Scale AS SHOWN			

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PRELIMINARY
NOT FOR CONSTRUCTION

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No.	Revision	Date	By



Drawn by	Date
TP	5-20-26
Checked by	Scale
NC	AS SHOWN

FITTERER PROPANE STORAGE & DISTRIBUTION
FITTERER OIL
MORTON COUNTY, NORTH DAKOTA

SITE PLAN II
PROJECT NO. 14871-0001

SHEET
C-3



SPECIAL USE PERMIT

For

Propane Storage and Distribution

The property owner(s) of the Lot 1, Block 1, Vic Fleck Subdivision are granted a special use permit for propane storage and distribution at 2264 Sunny Road S. subject to the following conditions:

1. Propane bulk storage on the site shall be strictly limited to a maximum capacity of two (2) 30,000-gallon tanks (totaling 60,000 gallons aggregated capacity).
2. The physical placement of the tanks must strictly adhere to the submitted Fitterer Propane Location Map and Site Plan, restricted entirely to the designated truck yard on the south end of the 21.7-acre parcel.
3. No secondary manufacturing, processing, or non-propane chemical distribution is authorized under this permit.
4. Because of the proximity to the floodplain, final foundation and tank anchoring engineering plans must be submitted to and approved by the City Building Department prior to any site grading or equipment installation to prevent tank buoyancy or displacement during a flood event.
5. The installation, security fencing, crash-protection bollards, and remote emergency shutoff systems must fully comply with NFPA 58 (Liquefied Petroleum Gas Code) and all applicable state and federal safety mandates.
6. The operator must submit an updated Emergency Action Plan to the Mandan Fire Department and provide an annual site-safety walkthrough for local first responders.
7. Any new exterior security lighting installed around the propane storage area must be downward-facing, fully shielded, and cut off to eliminate light pollution onto adjacent R7 (Single Family Residential) and Agricultural properties.
8. All operations and distribution traffic must utilize the existing Sunny Road S. access point. No secondary construction or haul-route access points are permitted.
9. The tank enclosure area must be secured by an industrial-grade, lockable security fence at least six (6) feet in height, featuring clear hazard placarding.

10. This Special Use Permit is granted to the property location and specific use described herein. Any change in operational ownership requires a formal administrative filing with Planning & Zoning Department to verify continued compliance.
11. The City of Mandan reserves the right to inspect the site and review compliance with these conditions annually or upon receiving justified public complains regarding operations.

Dated this 27th day of May, 2026

President, Planning and Zoning Commission

ATTEST:

Planning and Zoning Secretary

Ratified by the Board of City Commissioners on _____.



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 22, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Rachel LaQua, Interim Planner
SUBJECT: Consider a special use permit for Lot 12, Block 18, Mandan Proper (210 5th Avenue NW).

STATEMENT/PURPOSE:

To consider a special use permit for Lot 12, Block 18, Mandan Proper (210 5th Avenue NW).

BACKGROUND/ALTERNATIVES:

This proposed special use permit is for the use of a former church as a wedding and event venue at the property described as Lot 12, Block 18, Mandan Proper, T139N R81W, City of Mandan. The property address is 210 5th Ave NW.

Property

The property is zoned DF – Downtown Fringe.

The property is the site of a former church in a largely residential area on the corner of 2nd St NW and 5th Ave NW. Total Area: 0.16 acres. Parking for the property is provided via on-street parking and off-street parking stalls that have been created out of the boulevard.

The application plans to use the location for weddings, receptions, or other events. There are about 23 existing parking spaces. The applicant is also planning to purchase the neighboring home for later use. That home is not part of this special use permit. The application states that hours of operation would cease at midnight.

In a pre-planning meeting, the applicant stated that alcohol would be served, likely a beer and wine license. At that meeting, city staff encouraged the applicant to meet with neighbors and discuss the proposed use.

Staff Review:

Concerns regarding parking were the main item of concern at the pre-planning meeting. Staff is confident that the surrounding public parking on street, particularly a block south in commercial diagonal on-street parking, will be able to handle the parking needs of the facility.

Access:

Access will remain in existing locations.

Utilities and Easements

Utilities will not change; there are no known easements.

Adjacent Zoning, Land Use, and Future Land Use

Property on all sides is zoned DF.

The future land use plan designates this area as Commercial.

This use is generally considered a commercial use.

Public Outreach and Application Details

Application and fee was received on April 24, 2026.

Letters were sent to ninety-nine adjacent property owners on May 8, 2026.

Findings of Fact

Special Use Permit

Will the proposed use be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the neighborhood?

Yes; the previous use was also a congregational assembly use.

Will the proposed use involve activities, processes, materials, equipment, or conditions of operation that will be incompatible with the neighborhood due to the production of traffic, noise, smoke, fumes, glare, or odors?

No. Operator will need to follow Mandan Noise regulations.

Will the hours of operation of the proposed use be different than the adjacent uses?

Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses?

Surrounding properties are residential in nature. Operating hours are estimated to end at midnight. Additional lighting would be to illuminate a sign and would not be pointed into neighboring residences.

Will the site of the proposed use have sufficient area to provide the parking required for the use?

Yes.

Will the proposed use require adjustments to the normal lot size, height, and setback requirements of the district?

No.

Planning and Zoning Commission

There were several public comments at the Planning and Zoning Commission meeting; some speaking in opposition to the Special Use Permit request. The general concerns from neighbors are parking, removal of parking spots resulting from the current construction project, evening use of the property, smokers, and general noise concerns.

The applicant also spoke, discussing her existing venues downtown and the need for a mid-size event venue.

The Planning and Zoning Commission recommended approval of the Special Use Permit, with several members noting that they did not want to see the building go unused.

ATTACHMENTS:

1. Application - redacted
2. Additional Submittal
3. L12, Mandan Proper Location Map
4. Franciere Letter_Redacted
5. Serhienko Letter_Redacted
6. Special Use Permit - Event Venue
7. D Kautzmann re special use permit for 210 5th ave nw

FISCAL IMPACT:

N/A

STAFF IMPACT:

Minimal

LEGAL REVIEW:

This item has been reviewed as part of the agenda packet.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the special use permit for an event venue at Lot 12, Block 18, Mandan Proper, as presented.

SUGGESTED MOTION:

I move to approve the special use permit for an event venue at Lot 12, Block 18, Mandan Proper, as presented.

CITY OF MANDAN	
Development Review Application	
Minor Plat (\$300)	Zone Change (\$600)
Preliminary Plat up to 20 acres (\$450)	Planned Unit Development (\$700)
Preliminary Plat more than 20 acres (\$500)	Land Use and Transportation Plan Amendment (\$1,000)
Final Plat up to 20 lots (\$450)	Vacation (\$500)
Final Plat 21 to 40 lots (\$600)	Variance (\$400)
Final Plat more than 40 lots (\$750)	x Special Use Permit (\$450)
Annexation (\$450)	Stormwater submittal (\$300)
Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	Stormwater 2 nd & subsequent resubmittal (\$50)
Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)	

Engineer/Surveyor			Property Owner or Applicant		
Name			Name Cassandra Chapa		
Address			Address [REDACTED]		
City	State	Zip	City	State	Zip
			Mandan	ND	58554
email			email [REDACTED]		
Phone		Fax	Phone [REDACTED]		Fax
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name	
x	City	ETA	New	Addition	DF	Event Venue	
Property Address					Legal Description		
210 5th Avenue NW, Mandan ND					Lot 12, Block 18, Mandan Proper to the City of Mandan, Morton County, State of North Dakota (PID #65-2453000)		
Current Use							
Church/Assembly							
Proposed Use							
Parcel Size		Building Footprint	Stories	Building SF	Required Parking	Provided Parking	
.161 Acre			1	7,000		30 Existing + DF Street	

Print Name Cassandra Chapa	Signature <i>C Chapa</i>	Date 4/24/26
-------------------------------	-----------------------------	-----------------

Office Use Only			
Date Received:	Initials: <i>nm</i>	Fees Paid: \$ <i>150.00</i>	Appear ☒ Date <i>4-24-2026</i>
Notice in paper		Mailed to neighbors	P&Z meeting
Approved	Approved with conditions:		
Denied			

Additional Submittals

Conditional-Special Use Permit

A special or conditional use permit application shall include the following additional submittals:

1. An answer with explanation for each of the following questions (please answer the below questions as completely as possible. Incomplete applications will not be accepted and may cause a delay in the application process):

- a. Will the proposed use be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the neighborhood?

Appearance will remain relatively similar. Buyer may paint the exterior to a more modern color scheme for their business. Operations of the Event Venue would remain similar to that of a church. (place of assembly, gathering, music, and hosting events)

- b. Will the proposed use involve activities, processes, materials, equipment, or conditions of operation that will be incompatible with the neighborhood due to the production of traffic, noise, smoke, fumes, glare, or odors?

Noise and traffic would remain similar to the current operations of a church. The current operations of the church use include music, speakers, organ, singers, large assembly and gathering. Event venue would use music, speakers, or singers as well. Assembly and gathering would be of the same relative numbers and degree. Traffic patterns would remain similar to that of a church. Current occupancy 166. Event venue's operation would plan for 150 occupancy or less.

- c. Will the hours of operation of the proposed use be different than the adjacent uses?

Hours of operation would be similar, but differ in some ways; some week days, primarily weekends. This is dependent on the schedule of events. Weddings during the afternoons are typical with receptions ending around 11:00pm-midnight. 8am-midnight are the set hours of operation. This would be similar to the operations of the Buyer's currently established business on Main Street in Mandan, V3NU3 in Downtown Mandan.

- d. Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses?

Buyer would like to install lighting on the existing monument sign, illuminate sign on the building, and ambience lighting for the building. There are no set plans yet for lighting, but lighting would be designed not be disruptive or not shining onto other buildings.

- e. Will the site of the proposed use have sufficient area to provide the parking required for the use?

Current parking accommodations for the church, 30 onsite spots and DF street parking, would be utilized in a similar manner by the Event Veue to that of the church.

- f. Will the proposed use require adjustments to the normal lot size, height, and setback requirements of the district?

No.

The zoning map may be used to view the subject property and surrounding property's zoning and view property lines overlaid on aerials. The zoning map may be found on the City's website at CityofMandan.com and selecting Departments → Engineering and Planning → Maps → Zoning Map or by clicking [here](#) if viewing this document digitally.



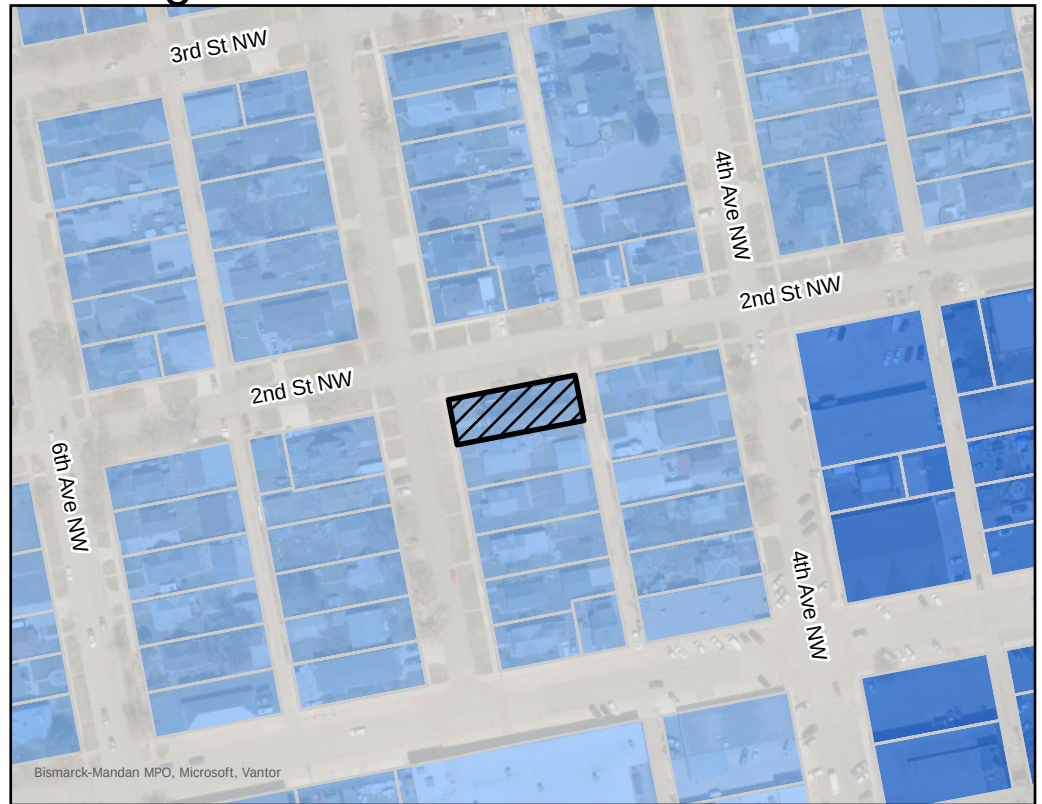
Zoning and Future Land Use Reference Map

L12 Blk 18 Mandan Proper

Zoning Map Key

- | | |
|---|---|
| Agriculture - City of Mandan | MC - Heavy Commercial/Light Industrial Restricted |
| Agriculture - Morton County | MD - Heavy Commercial/Heavy Industrial Restricted |
| CA - Neighborhood Commercial | MHS - Trailer Park |
| CB - Business Commercial | PUD - Planned Unit Development |
| CC - Commercial/Light Industrial Transition | R3.2 - Residential Single & Two Family |
| DC - Downtown Core | R7 - Residential Single Family |
| DF - Downtown Fringe | RH - Residential Mobile Home Park |
| Industrial - Morton County | RM - Residential Multi-family Dwellings |
| LSMHS - Trailer Park Subdivision | RMH - Residential Mobile Home Subdivision |
| MA - Heavy Commercial/Light Industrial | Residential - County Residential Zoning |
| MB - Heavy Commercial/Heavy Industrial | ROW - Right-of-Way |
| | Proposed Site |

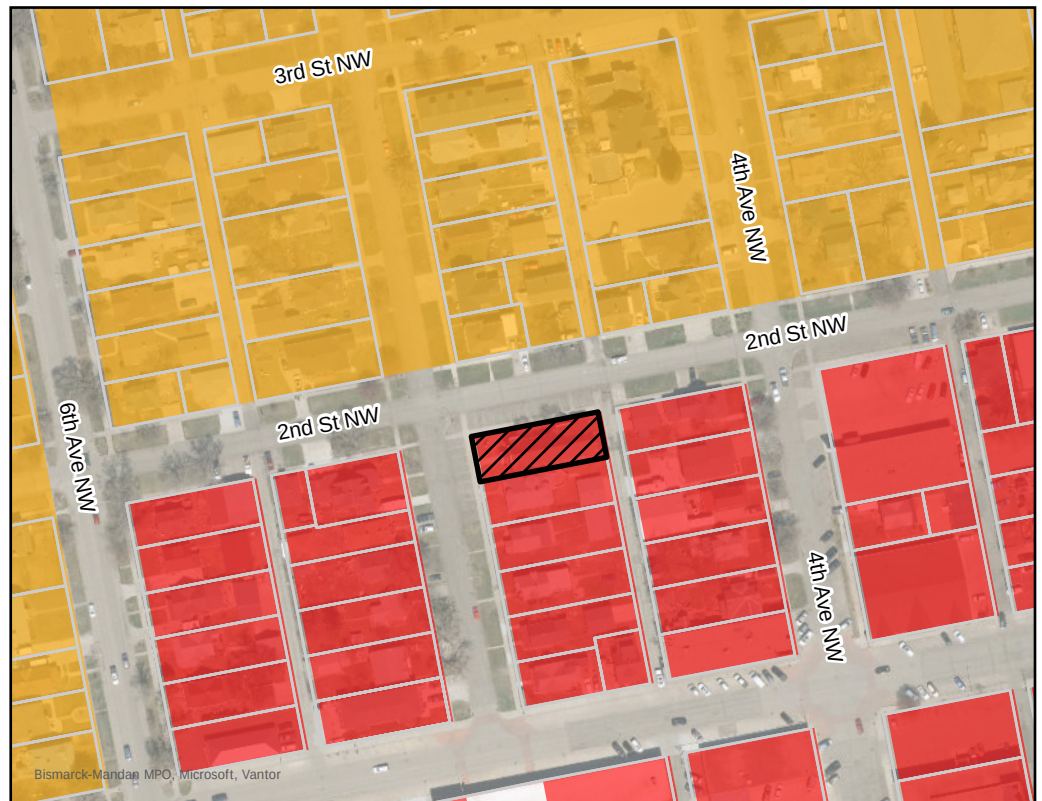
Zoning



Future Land Use Plan

Future Land Use Plan Key

- | |
|----------------------------|
| Rural Residential |
| Low Density Residential |
| Medium Density Residential |
| High Density Residential |
| Commercial |
| Industrial |
| Public/Semi-Public |
| Public Land |
| Park |
| Greenways |
| Open Space |
| Open Water |
| Proposed Site |



Susan Franciere



May 13, 2026

Mandan Planning Department
Attn: Planning and Zoning Commission
205 Second Ave NW
Mandan, ND 58554

Response: Your letter of 8 May regarding an event venue on 5th Ave NW.

Dear Commissioners,

The term “event venue” can mean anything and everything. It has very little in common with religious observances. It is often a euphemism for commercialized parties with attendant adult behavior and street spillovers, particularly when open until midnight.

Fifth Avenue is sheltered from Main Street by the north wall of Runnings. It has remained a stable, quiet and restful residential environment, especially at night. Many children openly play about and do not need to be exposed to certain adult behaviors at any time.

Although alcohol has never been mentioned, its use is inevitable at adult gatherings that are supposed to end at midnight. Who will check? Mandan Police are already overwhelmed. They do not need more work.

Late night traffic in a quiet residential area can be stressful and disruptive for everyone living there. The corner location of the proposed venue can disrupt a very wide area extending beyond the 300 block of 5th Avenue to 2nd Street & even 3rd Street and 6th and 4th Avenues.

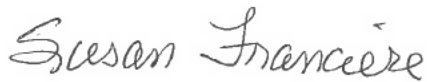
It may be useful to contrast religious and “events” use.

- Intermittent organ music or singing usually once a week in the mornings; loud noise possible, multiple times a week at night
- One quiet light shining; commercialized (neon?) outdoor signs that invite different behaviors from passersby.
- Church members on Sunday mornings and other occasions are quiet, respectful and courteous, even at times helpful; night time revelers will tend to be noisy and loud especially when speakers and popular music are used.

- Cars and traffic are usually gone by noon on Sundays and remain minimal during the week; disruptive night traffic is accelerated with expected peaks late to midnight.
- The number of church members are generally stable; keeping the number of event attendees stable may be difficult given the amount of party-hopping in vogue.

While fresh, new ideas in business should always be encouraged and welcomed, and while rightly or wrongly the area in question has been zoned commercial, an event venue at this time at 210 5th Avenue NW is not a correct or compatible use of the property.

Thank you for your consideration,

A handwritten signature in cursive script that reads "Susan Franciere".

Susan Franciere

Connie Serhienko

May 13, 2026

Mandan Planning Department
Attn: Planning and Zoning Commission
205 Second Ave NW
Mandan, ND 58554

RE: Opposition to Proposed Special Use Permit for 210 5th Avenue NW

Dear Commissioners,

I am writing as a concerned resident of the neighborhood next to 210 5th Ave NW to formally oppose the proposed conversion of this property from a house of worship into a commercial event and wedding venue.

While a church is a compatible and respectful neighbor within a residential area, the transition to a high-volume event center—operating from 8:00 a.m. until midnight—presents significant conflicts with the character and safety of our community. My primary concerns include:

- **Noise Disturbance:** Unlike the occasional and respectful gatherings of a church congregation, a wedding and reception venue involves amplified music, microphones, and outdoor celebrations. Extending these activities until midnight in a residential area is inherently disruptive to families and quiet enjoyment of our homes.
- **Traffic and Parking:** Our residential streets are not designed to accommodate the heavy influx of vehicles that a wedding venue attracts. This transition will lead to significant congestion, street parking shortages for residents, and increased safety risks for local children and pedestrians.

The City's own zoning standards note that **Conditional or Special Uses** should not be detrimental to surrounding properties. I believe a midnight-closing event center in the heart of our neighborhood would be exactly that.

I respectfully ask the Commission to deny this request or, at the very least, implement strict restrictions on operating hours, noise levels, and guest capacity to protect our neighborhood's integrity.

Thank you for your consideration of these concerns.

Sincerely,



Connie Serhienko



SPECIAL USE PERMIT

For Event Venue

The property owner(s) of the Lot 12, Block 18, Mandan Proper are granted a special use permit for an event venue at 210 5th Avenue NW subject to the following ongoing regulations and compliance milestones:

1. Total occupancy for any single event shall be strictly governed by the maximum capacity limits determined by the Building Official and Fire Marshal in accordance with the current adopted International Building Code (IBC) and International Fire Code (IFC).
2. The calculated maximum occupancy placard must be permanently and prominently posted near the main entrance of the facility.
3. At no time shall the number of guests, staff, and vendors inside the venue exceed this building-size safety cap, ensuring the 23 nearby parking stalls and public commercial street parking are not overwhelmed.
4. All event activities, including music, entertainment, and alcohol service, must cease completely by 12:00 AM (midnight).
5. Staff and vendor teardown must be completed quietly to minimize late-night disruption to the surrounding residential properties.
6. The service of alcohol is strictly limited to beer and wine and requires the appropriate municipal and state licensing prior to operating the first event.
7. Alcohol consumption must be contained entirely within the designated interior building footprints or approved boundaries of the 0.16-acre lot. No open containers are permitted on public sidewalks or the boulevard.
8. The operator must strictly adhere to the City of Mandan Noise regulations. Amplified sound or music must be modulated to prevent disturbing adjacent residential neighbors.
9. Any exterior signage illumination or security lighting must be downward-facing and shielded so that light is not directed toward or cast onto neighboring residences.
10. Event attendees shall utilize the 23 existing boulevard/on-street spaces and the commercial diagonal public parking located one block south.

11. No parking or event use is authorized on the adjacent residential property proposed for future purchase until a separate application process is completed.

Dated this 27th day of May, 2026

President, Planning and Zoning Commission

ATTEST:

Planning and Zoning Secretary

Ratified by the Board of City Commissioners on _____.

Special Use Permit Church on 5th

From DeNae Kautzmann <pdemand3@bis.midco.net>

Date Fri 5/29/2026 2:03 PM

To Craig R. Sjoberg <craig.sjoberg@cityofmandan.com>; Ryan M. Heinsohn <ryan.heinsohn@cityofmandan.com>; Dennis Rohr <drohr@cityofmandan.com>; James A. Froelich <james.froelich@cityofmandan.com>; Michael R. Braun <mbraun@cityofmandan.com>

Cc Jim Neubauer <jneubauer@cityofmandan.com>

[Some people who received this message don't often get email from pdemand3@bis.midco.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

WARNING: EXTERNAL EMAIL DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.

Mr. Mayor and City Commission:

Please vote no on the special use application for an event center on 5th St filed by Ms. Chapa.

This application states it has 30 parking spaces which is a flat out lie. It doesnt meet the city ordinance parking requirement. Comparing its events to church events is like comparing apples to oranges. Events will be held all week, it will cater to a different population group, if alcohol is served there will be more police calls and disturbances in the neighborhood, an event center on the fringe of downtown would ruin the residential neighborhood and change it completely.

This is not the area of town for an event center, there is no parking lot to accommodate people attending events with no possible chance to provide a parking lot. We dont have enough parking downtown which causes parking to spill into residential neighborhoods. This will exacerbate the parking issue Mandan already faces. Running events in a residential area will impact the neighborhood adversely in terms of traffic, late night noise levels, police presence for fights etc.

We need an event center but it needs to be in a commercial area such as the strip or near the Starion sports center where several lots are available.

Thank you for your time and consideration.

DeNae Kautzmann

Sent from my iPad



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 27, 2026
SUBMITTING DEPARTMENT: Engineering Department
DEPARTMENT DIRECTOR: Jarek Wigness
PRESENTER: Jarek Wigness, City Engineer
SUBJECT: Consider approving plans and specifications and authorizing the advertisement for bids for Master Lift Station (MLS) Interm Improvements.

STATEMENT/PURPOSE:

To consider and possibly approve plans and specifications and authorize the advertisement for bidding for MLS Interm Improvements

BACKGROUND/ALTERNATIVES:

Apex Engineering has completed final plans and specifications for the Master Lift Station (MLS) Interm improvement project. The MLS is location north of 3rd Street SE and west of the Meadowlands mobile home park. This project would replace critical components at the Lift Station, such as pumps and control panels. It would also replace approximately 1500-feet of dual 16-inch AC forcemains with a single 20" forcemain. The existing dual 16-inch forcemain has become very brittle and has broken 4 times in the past 2 years. The project would also set up a bypassing system that could be utilized in the future to continue the project to the south, as the forcemain runs to the waste water treatment plan approximately 3 miles away.

A proposed project time can be found below:

- 06/06-13-20/2026 – Advertise & Prebid Conference
- 06/30/2026 – Open Bids
- 10/06/2026 – 98 Day Bid Hold / USACE 408 Permit / City Commission Award
- 11/03/2026 – Executed Contracts & Notice to Proceed

ATTACHMENTS:

None

FISCAL IMPACT:

The estimated cost of construction is \$2,224,639.

STAFF IMPACT:

Significant time and effort working alongside Apex Engineering on this project.

LEGAL REVIEW:

All commission documents have been forwarded to the City Attorney for review.

RECOMMENDATION:

To approve plans and specifications and authorize advertisement for bids.

SUGGESTED MOTION:

I move to approve plans and specifications and authorize the advertisement for bids.



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 27, 2026
SUBMITTING DEPARTMENT: Engineering Department
DEPARTMENT DIRECTOR: Jarek Wigness
PRESENTER: Jarek Wigness, City Engineer
SUBJECT: Consider Task Order for the Raw Water Intake (RWI) Phase III Project

STATEMENT/PURPOSE:

To consider and possibly approve a task order with AE2S for professional services related to the Raw Water Intake Phase III Project.

BACKGROUND/ALTERNATIVES:

The Raw Water Intake project is nearing completion. The City began using the new intake in August 2023 and the Mandan Refinery (MPC) began using their portion of the intake April 2024. As remaining items were being completed, the river shifted and the site is experiencing a buildup of sand. While the current intake site was selected using historical and survey data collected over the past several years, sand accumulation patterns have shifted unexpectedly. This study includes additional data gathering, building and developing river model scenarios, and evaluating potential intake modifications or improvements to improve resiliency.

ATTACHMENTS:

None

FISCAL IMPACT:

Study costs are \$225,000 and are eligible for SWC Cost-Share participation. An application has been submitted for consideration at the June 9, 2026, SWC Meeting but feedback from the Pre-Commission Meeting indicates funding is unlikely. The following table shows cost breakout without SWC funding assistance. Recall that Marathon Petroleum (MPC) is partnering with costs.

Phase	Total Anticipated Cost	City	MPC
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Study	\$225,000	\$112,500	\$112,500
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STAFF IMPACT:

Minimal

LEGAL REVIEW:

All documents have been made available to the City Attorney for review.

RECOMMENDATION:

Enter into a Task Order agreement with AE2S for study services related to the Raw Water Intake Phase III Project.

SUGGESTED MOTION:

I move to approve entering into Task Order No. 17 with AE2S for engineering services related to the Raw Water Intake Phase III Project.



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 27, 2026
SUBMITTING DEPARTMENT: Engineering Department
DEPARTMENT DIRECTOR: Jarek Wigness
PRESENTER: Riley McAdoo-Roesler, Assistant City Engineer
SUBJECT: Task Order 12 – Mandan Cemetery Civil and Geotechnical Engineering Report

STATEMENT/PURPOSE:

To approve task order 12 for the Mandan Cemetery Civil and Geotechnical Engineering Report.

BACKGROUND/ALTERNATIVES:

The City of Mandan has contracted with Moore Engineering to complete an initial study of the Mandan Cemetery slope. Initial monitoring was completed in 2025 and is ongoing. The City was awarded a \$156,140.50 grant to complete a preliminary engineer's report and develop a FEMA Application for the recommended solution. The preliminary engineer's report will be complete by the end of the year. Upon report completion, a FEMA funding application would be submitted.

ATTACHMENTS:

1. 24338_TaskOrder12

FISCAL IMPACT:

Task order 12 is for \$211,405. The City has received a \$156,140.50 grant. The local share is \$55,264.50.

STAFF IMPACT:

Significant time and effort working alongside Moore Engineering on this project.

LEGAL REVIEW:

All commission documents have been made available to the City Attorney for review.

RECOMMENDATION:

Approve Task Order 12 for the Mandan Cemetery Civil and Geotechnical Engineering Report.

SUGGESTED MOTION:

I move to approve Task Order 12 for the Mandan Cemetery Civil and Geotechnical Engineering Report.

This is **Task Order 12**, consisting of 5 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services – Task Order** dated September 5, 2023.

Task Order No. 12

1. Background Data:

- a. Effective Date of Task Order: June 2, 2026
- b. Owner: City of Mandan, ND
- c. Engineer: Moore Engineering Inc.
- d. Specific Project: Mandan Cemetery – Civil and Geotechnical Engineering Report: Engineering services related to alternative development, opinion of cost, engineer's report, FEMA HMGP Application, landowner coordination, and public involvement.

GENERAL DESCRIPTION OF PROJECT:

This Task Order includes a study of the project area with the deliverables being: A Preliminary Engineering Report, 10% Design Deliverables, and a FEMA HMGP Funding application.

The Project area consists of the eastern portion of the Mandan Cemetery and the BNSF Railroad right-of-way shown on Figure 1.

The objective is to determine the causes of the slope stability issues, identify alternatives to address the issues, select the most feasible method to properly address the issues, identify project costs and assist the city in a FEMA HMGP application for project funding to address the issues.

It is assumed that the city will execute a future amendment to this contract to provide design and construction engineering phase services.

Services of Engineer

- A. The specific services to be provided or furnished by Engineer under this Task Order are as follows:



1. **Part A. Preliminary Design:**
 - a. Begin draft Preliminary Engineer's Report
 - b. Hold two (2) field reviews with Public Works/Cemetery Representative to determine proposed street improvements, infrastructure re-routing, drainage adjustments. Determine supplemental infrastructure changes requested by the owner in this area:
 - 1) Drainage needs to be routed away from the area. It is assumed that the proposed project will include either a drainage swale, grading, and storm sewer improvements needed to direct runoff to the south.
 - 2) If storm sewer is requested, provide preliminary storm water modeling to size the storm sewer pipes for the purpose of estimating cost. No storm water pond sizing or modeling is included.
 - 3) Determine water distribution system re-routing and/or water main replacement needed to route water main away from this area.
 - 4) Provide roadway reconstruction costs (typical section provided by Mandan Engineering Department, no pavement design.)
 - c. Geotechnical Modeling: Identify three alternatives to resolve the land slide issues in the area. Develop each alternative to a 10% design level, analyze each alternative to perform preliminary geotechnical modeling to understand each method's effectiveness. Two 10 percent geotechnical designs are assumed to be completed using limit equilibrium and one 10 percent design assumed to be completed using finite difference for soil-structure interaction modeling. If any method is not feasible, and therefore a cost estimate is not possible, a fourth option will be analyzed and modeled.
 - d. Complete preliminary civil design (10% level) to determine limits of removals, working area and identify easement needs.
 - 1) Prepare existing conditions drawings and other drawings or exhibits related to existing conditions, traffic routing, typical sections, proposed street and utility considerations.
 - 2) Complete quantity take-offs and preliminary opinion of construction costs.
 - 3) Conduct up to two (2) field reviews with Owner to review design alternatives.
2. **Part B: Preliminary Engineer's Report:** Upon satisfactory completion of the preliminary engineering work and Owner's approval to proceed, Engineer shall:
 - a. Finalize Preliminary Engineer's Report:
 - 1) Geotechnical: Concept Drawings, Slope monitoring Memo, Alternatives, Preliminary Cost Estimates
 - 2) Civil: Identify full project scope, schedule and budget (Civil and Geotechnical) for purpose of FEMA HMGP funding application
3. **Part C: FEMA HMGP Funding Application:** Upon satisfactory completion of the initial Investigative work and Owner's approval to proceed, Engineer shall complete:

- a. Project Narrative, full application, public support documents, B/C spreadsheets, maps, Opinion of Cost, Budget Narrative, future O&M projections, life-cycle cost analysis, coordination with NDDDES (FEMA Region), Attachments, QA, review with owner, public meeting uploading and submitting
- B. Other Services - None
- C. All of the services included above comprise Basic Services for purposes of Engineer's compensation under this Task Order. The following items form the basis of the proposed
 - 1. The following items are specifically excluded:
 - a. Utility Coordination meeting
 - b. Engineering analysis and design for MDU pipeline or BNSF railway relocation/improvements
 - c. Pavement Life Cycle Cost Analysis
 - d. Lighting Design
 - e. Special Assessment District Services: No calculations or Improvement District Services are included in this phase to develop the PER.
 - f. Environmental Review (cultural, biological, wetland, etc), Environmental Clearance, Environmental Mitigation Measures are NOT included in this phase. It is not yet possible to accurately know what kind of environmental review/steps will be required until the report is finished. At the conclusion of the Report, Moore will provide a sample Environmental SOV letter which describes the proposed project. The City can send the SOV letters to their (or FEMA's) list of required agencies. Once the SOV responses are received, Moore will provide an Amendment with recommended next steps to address environmental concerns/requirements of the funding agency/owner.
 - g. Hydraulic modeling of water main or sanitary sewer
 - h. Structural analysis of existing retaining walls
 - i. This agreement is expected to take the project to a 10% design level. Final Design and Construction engineering services are not included. If these services are requested, an amendment to this Agreement for Engineering Services will be provided to the Owner

1. Additional Services

- D. Additional Services that may be authorized or necessary under this Task Order are: those services (and related terms and conditions) set forth in Paragraph A2.01 of Exhibit A, as attached to the Agreement referred to above, such paragraph being hereby incorporated by reference.

2. Owner's Responsibilities

Owner shall have those responsibilities set forth in Article 2 of the Agreement and in Exhibit B, subject to the following:

- E. Attend meetings and provide direction as indicated in the above parts of this Task Order.
- F. Provide any records, reports of water main breaks, sewer televising tapes, deeds, title opinions, property surveys, plats, as-built drawings of infrastructure, previous engineer's reports, or any other historic records from this area.
- G. Pay for Railroad Permitting fees and/or railroad flagging (if required.)

3. Task Order Schedule

In addition to any schedule provisions provided in Exhibit A or elsewhere, the parties shall meet the following schedule: services are to be finished in a timely matter as to provide adequate time to begin construction in April or May of 2027.

4. Payments to Engineer

- A. Owner shall pay Engineer for services rendered under this Task Order as follows:

Description of Service	Amount
Modeling, Preliminary Design	\$162,360
Preliminary Engineer's Report	\$28,955
FEMA HMGP Application Preparation & Submission	\$20,090
TOTAL COMPENSATION	\$211,405

Hourly tasks will be billed on the category billing rate basis. Category billing rates are provided in the Master Service Agreement, are valid through the end of the current year, and may be adjusted annually to meet market conditions. Consultant Invoices that Moore Engineering retains will be multiplied by a multiplier of 1.10. Invoices will be submitted monthly based on the work completed. Moore may alter the distribution of compensation between individual phases listed above to be consistent with services actually rendered, but shall not exceed the total contract compensation amount unless approved in writing by the City.

- B. The terms of payment are set forth in Article 4 of the Agreement and in the applicable governing provisions of Exhibit C.

5. Consultants retained as of the Effective Date of the Task Order:

- a. Barr Engineering Co. (Geotechnical)

6. Other Modifications to Agreement and Exhibits: None

7. Attachments:

- a. Project Area Map

8. Other Documents Incorporated by Reference: Master Service Agreement between Moore Engineering and City of Mandan dated September 5, 2023

9. Terms and Conditions

Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is June 2, 2026.

OWNER:

By: _____

Print Name: James Froelich

Title: Mayor

ENGINEER:

By: 

Print Name: Jerod Klabunde, PE

Title: Project Management Group Leader

Engineer License or Firm's
Certificate No. (if required): 011C
State of: North Dakota

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Riley McAdoo-Roesler

Title: Assistant City Engineer

Address: 205 2nd Ave NW
Mandan, ND 58554

E-Mail
Address: Riley.mcadooroessler@cityofmandan.com

Phone: (701) 667-3225

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Jerod Klabunde, PE

Title: Project Management Group Leader

Address: 4503 Coleman Street, Ste. 105
Bismarck, ND 58503

E-Mail
Address: Jerod.klabunde@mooreengineeringinc.com

Phone: (701) 751-8380



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 22, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Rachel LaQua, Interim Planner
SUBJECT: Second consideration of Ordinance 1485, a zone change from Agriculture and CA - Commercial to R7 and R3.2 (Residential), CA and CC (Commercial).

STATEMENT/PURPOSE:

Second consideration of Ordinance 1485, a zone change from Agriculture and CA - Commercial to R7 (Single Family Residential) and R3.2 (Two Family Residential), CA (Commercial) and CC (Commercial) for School District 8th Addition.

BACKGROUND/ALTERNATIVES:

The first consideration and public hearing of this item was approved at the May 19, 2026 City Commission meeting.

ATTACHMENTS:

1. Ordinance 1485

FISCAL IMPACT:

N/A

STAFF IMPACT:

Moderate

LEGAL REVIEW:

This item has been reviewed as part of the agenda packet.

RECOMMENDATION:

Staff and the Planning and Zoning Commission recommend approval of the second consideration of Ordinance 1485.

Subject: Second consideration of Ordinance 1485, a zone change from Agriculture and CA - Commercial to R7 and R3.2 (Residential), CA and CC (Commercial) for School District 8th Add.

Page 2 of 2

SUGGESTED MOTION:

I move to approve the second consideration of Ordinance 1485.

ORDINANCE NO. 1485

AN ORDINANCE TO AMEND AND REENACT SECTION 105-2-2 OF THE MANDAN CODE OF ORDINANCES RELATING TO DISTRICT BOUNDARIES AND ZONING MAP OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA.

WHEREAS, The Mandan Land Use and Transportation Plan designates the subject property as Public and Park land; and

WHEREAS, Adjacent properties to the north and south is zoned R7 – Residential Single Family and Agriculture, to the east zoned R3.2 – Two-Family Residential; and to the west is R7; and

BE IT ORDAINED By the Board of City Commissioners of the City of Mandan, Morton County, North Dakota, as follows:

SECTION 1. ZONING AMENDMENT. Section 105-2-2 of the Mandan Code of Ordinances is amended to read as follows:

SCHOOL DISTRICT 8TH ADDITION IN SECTION 28, TOWNSHIP 139N, RANGE 81W, CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA:

SAID TRACT OF LAND CONTAINING 27.84 ACRES, MORE OR LESS.

- shall be removed from the Agriculture and CA – Commercial Districts and shall be included in the following:

R7 – Single-Family Residential for Lot 3, Block 1, and Lot 1, Block 4

R3.2 – Two-Family Residential for Lot 3, Block 3

CA – Commercial for Lot 2, Block 3

CC - Commercial for Lots 1 & 2, Block 1; Lot 1, Block 2; and Lot 1, Block 3

SECTION 2. RE-ENACTMENT. Section 105-2-2 of the Mandan Code of Ordinances is hereby re-enacted as amended. The city planner is authorized and directed to make the necessary changes upon the official zoning map of the city in accordance with this section.

James Froelich, President
Board of City Commissioners

Attest:

Jim Neubauer
City Administrator

Planning and Zoning Commission: April 27, 2026
First Consideration: May 19, 2026
Second Consideration and Final Passage: June 2, 2026



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 26, 2026
SUBMITTING DEPARTMENT: Police Department
DEPARTMENT DIRECTOR: Jason Ziegler
PRESENTER: Jason Ziegler, Police Chief
SUBJECT: To approve the second and final consideration of Ordinance 1486 to amend and re-enact Article 2, Chapter 8 of the Mandan Code of Ordinances relating to alarm systems

STATEMENT/PURPOSE:

To consider the second consideration of Ordinance 1486 to amend and re-enact Article 2, Chapter 8 of the Mandan Code of Ordinances relating to alarm systems.

BACKGROUND/ALTERNATIVES:

This ordinance amends the Mandan Code of Ordinances to better reflect the process and procedures related to false alarms received by the Mandan Police Department and Mandan Fire Department.

ATTACHMENTS:

1. Ordinance 1486 - Alarm Systems

FISCAL IMPACT:

In 2024, \$12,135 was collected and in 2025, \$11,160 was collected. These fees will no longer be charged.

STAFF IMPACT:

N/A

LEGAL REVIEW:

City Attorney Amy Oster has drafted and reviewed the attached ordinance.

RECOMMENDATION:

To approve the second and final consideration of Ordinance 1486 to amend and re-

enact Article 2, Chapter 8 of the Mandan Code of Ordinances relating to alarm systems.

SUGGESTED MOTION:

I move to approve the second and final consideration of Ordinance 1486 to amend and re-enact Article 2, Chapter 8 of the Mandan Code of Ordinances relating to alarm systems.

ORDINANCE NO. 1486

An Ordinance to Amend and Re-enact Article 2, Chapter 8 of the Mandan Code of Ordinances Relating to Alarm Systems

Be it Ordained by the Board of City Commissioners as follows:

ARTICLE 2. – ALARM SYSTEMS

Sec. 8-2-1. - Establishment of alarm site; annual fee.

- (a) Any person who installs, establishes, ~~installs or connects~~ or operates any fire or security alarm system at a residence, business, or other location within the city may register the alarm system with the police and/or fire department. ~~designed to directly notify the police department of an emergency shall be assessed an annual fee which will be set from time to time by resolution of the board of city commissioners. The annual fee is due and payable upon activation of the alarm site. An alarm site refers to the location of an alarm system. The fee schedule shall include an annual fee for the following categories of alarm systems:~~
- ~~(1) Alarm sites which are directly monitored by the system (hard wire) located at the police department.~~
 - ~~(2) Alarm sites which are connected by telephone lines through a commercial alarm notification system (auto-dialer) to the police department.~~
 - ~~(3) Alarm sites which are connected by telephone lines and programmed to directly contact the police department.~~
- (b) ~~The city finance director is authorized and directed to deposit the moneys received under this act in a separate account to be kept and administered by him under the directions of the board, in the same manner as other public moneys are kept and administered, and the funds in said account shall be used solely for the purpose of purchasing, maintaining and replacing any equipment or facilities used or useful in providing the monitoring, dispatch and response services of the police and fire department.~~

Sec. 8-2-2. - ~~Notification of establishment required; use of 911 system~~ connection prohibited.

No person may connect any alarm system to the city's 911 emergency system. No person may program, connect, or configure any alarm system or automated dialing device to directly dial or otherwise transmit signals to the city's 911 emergency system.

- ~~(a) Notification of establishment of alarm site required. Any person who establishes any alarm site, as set forth in section 8-2-1, shall notify the police department, in writing and on the forms provided, within 48 hours of the alarm site activation and shall pay the annual fee.~~
- ~~(b) Use of 911 system prohibited. No person may connect any alarm system to the city's 911 emergency system.~~

Sec. 8-2-3. - False alarms; fee assessed.

- (a) As used in this article, the term "false alarm" means an alarm which is caused due to system failure, improper or negligent maintenance, operation or control, but not one due to an act of God. ~~In the event any false alarm occurs and results in the dispatch and response of the police or fire department, the responding department shall notify the city administrator. Any alarm site location which has more than three false alarms resulting in the dispatch and response of the police or fire department in a one-year period from January 1 through December 31 shall~~ may be assessed a fee for each false alarm in excess of three. ~~The fee shall be established by resolution of the board of city commissioners. No fee shall be assessed for the first three (3) false alarms within the same calendar year.~~
- ~~(b) Each false alarm shall be billed by the responding department(s). The city finance director shall bill, on a quarterly basis, the assessments for false alarms to the owner of the business, organization, establishment or residence of the alarm site, and the assessments shall be due and payable to the city finance director within 30 days after the bill is mailed. The funds received through this assessment shall be deposited in the fund established under this article.~~
- ~~(b)(c)~~ Funds received from false alarm fees shall be deposited in the appropriate fund and used for police and fire department equipment, services, and operating costs.

Sec. 8-2-4. - ~~Collection of past due fees~~ Fees.

The false alarm fee schedule shall be established by resolution of the board of city commissioners and may be amended as the city commission determines necessary. In the event the ~~annual or false alarms~~ fees provided for by this article are not paid when due, such fees may be recovered by the city in an action at law against the owner of the alarm site, or such fees may be assessed against the premises served by the alarm site and collected and returned in the same manner as other county and municipal taxes and assessments are assessed, certified, collected, and returned.

Sec. 8-2-5. -- Violations.

~~Any person who fails to notify the police department within 48 hours of an alarm site activation, fails to pay the annual assessment or false alarm fee, or connects any alarm system to the city's 911 emergency system shall be guilty of an infraction.~~

By: _____
James Froelich, President, Board of
City Commissioners

Attest:

James Neubauer, City Administrator

First Consideration: May 19, 2026

Second Consideration and Final Passage: June 2, 2026



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 26, 2026
SUBMITTING DEPARTMENT: Police Department
DEPARTMENT DIRECTOR: Jason Ziegler
PRESENTER: Jason Ziegler, Police Chief
SUBJECT: First consideration of Ordinance 1487 to amend and re-enact Sections 24-1-2 of the Mandan Code of Ordinances, relating to traffic penalties.

STATEMENT/PURPOSE:

First consideration of Ordinance 1487 to amend and re-enact Sections 24-1-2 of the Mandan Code of Ordinances, relating to traffic penalties.

BACKGROUND/ALTERNATIVES:

This ordinance amends the Mandan Code of Ordinances to better reflect the process and procedures related to doubling of traffic fines.

ATTACHMENTS:

1. Ordinance 1487 - Traffic Penalties

FISCAL IMPACT:

N/A

STAFF IMPACT:

N/A

LEGAL REVIEW:

City Attorney Amy Oster has drafted and reviewed the attached ordinance.

RECOMMENDATION:

To approve the first consideration of Ordinance 1487 to amend and re-enact Sections 24-1-2 of the Mandan Code of Ordinances, relating to traffic penalties.

SUGGESTED MOTION:

City Commission

Agenda Documentation

June 2, 2026

Subject: First consideration of Ordinance 1487 to amend and re-enact Sections 24-1-2 of the Mandan Code of Ordinances, relating to traffic penalties

Page 2 of 2

I move to approve the first consideration of Ordinance 1487 to amend and re-enact Sections 24-1-2 of the Mandan Code of Ordinances, relating to traffic penalties.

ORDINANCE NO. 1487

An Ordinance to Amend and Re-enact
Sections 24-1-2 of the Mandan Code of Ordinances, Relating to Traffic Penalties

Be it Ordained by the Board of City Commissioners as follows:

Sec. 24-1-2. – Penalties.

- (a) Any person violating any of the provisions of this chapter for which another criminal penalty is not provided specifically is guilty of an infraction. As used in this section, the term “another criminal penalty” includes provision for payment of a fixed fee for violating another section in this chapter, but does not include any other administrative sanction which may be imposed.
- (b) For all non-criminal traffic dispositions contained in Title 39 of the North Dakota Century Code, the fees shall be as set by N.D.C.C. Title 39, plus an additional one hundred percent for a total of double the statutory fine for violations referenced in N.D.C.C. § 39-06.1-06, except for a violation of a speed limitation and the violations referenced in article 7 of this chapter (Stopping, Standing, and Parking) and in N.D.C.C. § 39-06.1-06(1) (nonmoving violations). For all non-criminal traffic dispositions not contained in Title 39 of the North Dakota Century Code, the fees are as set out in this chapter, or, if no fee is set out, fifty dollars.
- (c) The fine for violating article 7 of this chapter (Stopping, Standing, and Parking) is \$15.00 unless another amount for a specific infraction is established by ordinance or resolution of the board of city commissioners. The fine for any loading zone or fire lane violation is \$50.00. The fine for parking within ten feet of a fire hydrant is \$20.00.

By: _____
James Froelich, President, Board of
City Commissioners

Attest:

James Neubauer, City Administrator

First Consideration: June 2, 2026

Second Consideration and Final Passage: June 16, 2026

Publication: _____



City Commission

Agenda Documentation

MEETING DATE: June 2, 2026
PREPARATION DATE: May 27, 2026
SUBMITTING DEPARTMENT: Engineering Department
DEPARTMENT DIRECTOR: Jarek Wigness
PRESENTER: Jarek Wigness, City Engineer
SUBJECT: Mandan Street Improvement District 244 (8th Ave Reconstruct Phase II) Resolutions

STATEMENT/PURPOSE:

To move forward with the resolutions necessary to approve Mandan Street Improvement District 244.

BACKGROUND/ALTERNATIVES:

In 2024, 8th Ave NW was completed from Old Red Trail to 24th St. The City has received additional federal funding to complete 8th Ave from 24th St to 27th St and 27th St from 8th Ave to Highway 1806. The project will expand the pavement section to accommodate additional traffic and provide safety enhancements for vehicles and pedestrians. The project will address all needs in the area to avoid a separate project in the coming years. The full scope will include roadway reconstruction, water main replacement, storm sewer installation, streetlight installation, striping, signing, pavement rehabilitation, and other related work.

Public input meeting #1 was held on May 14th. An additional public input meeting will be held on June 25th at Mandan High School. Residents within the proposed district should be receiving a letter from the City of Mandan this week with additional information.

ATTACHMENTS:

1. 22183A_Res_Direct_EngineerPrepReport
2. Resolution Creating Improvement District
3. SID Engineers Report
4. V2 Mandan 8th Ave NW & 27th St NW Reconstruction Project FAQs
5. Resolution of Necessity

FISCAL IMPACT:

The total project cost for the project is estimated to be \$6,780,000. The amount to be special assessed to residents within the special assessment district is approximately \$2,139,000.

STAFF IMPACT:

Significant time and effort working alongside Moore Engineering on this project.

LEGAL REVIEW:

All commission documents have been forwarded to the City Attorney for review.

RECOMMENDATION:

Approve the resolutions necessary to move forward with the Mandan 8th Ave Reconstruct Phase II Project (SID 244).

SUGGESTED MOTION:

I move to approve the resolution creating the district, approve the engineer's report, approve the feasibility report and approve the resolution of necessity for Street Improvement District No. 244, Project No. 2026-15 (Mandan 8th Ave Reconstruct Phase II)

RESOLUTION DIRECTING ENGINEER TO PREPARE REPORT

BE IT RESOLVED by the City Council of the City of Mandan, North Dakota deemed it necessary to make certain necessary Street Improvement District No. 244 consisting of asphalt resurfacing by reconstruction and chip seal, and related work be constructed and made in City of Mandan, the City hereby directs Grant Dockter, Moore Engineering, Inc., being a competent engineer, to prepare a report as to the general nature, purpose and feasibility of the proposed improvements to be made in and for the District, and an estimate of the probable cost of the improvement.

APPROVED:

Mayor - _____

ATTEST:

City Administrator - _____

**RESOLUTION CREATING
STREET IMPROVEMENT DISTRICT NO. 244**
Project No. 2026-15

BE IT RESOLVED By the Board of City Commissioners of the City of Mandan, North Dakota, as follows:

1. There is hereby created Street Improvement District No. 244 (the “District”) (Project#2026-15) of the City of Mandan for the purpose of making an improvement project of the type specified in Section 40-22-01(2), N.D.C.C., to improve those parts of the municipal street system listed below. The improvement to said streets within this improvement district shall include, but not be limited to, 4th Ave NW, 6th Ave NW, 7th Ave NW, 8th Ave NW, 9th Ave NW, 10th Ave NW, 11th Ave NW, 12th Ave NW, from 27th St N to 24 St NW, and 27th St N from 12th Ave NW to HWY 1806 and includes asphalt resurfacing by reconstruction, chip seal, and spot repair along with curb and gutter improvements, water main replacement, storm sewer installation, street light replacement, and related work.

2. Consultation with respect thereto having been had with the City Engineer, as to the property to be benefitted by said improvement project and the most practical size, form and location of said District, said District shall include all the lots, tracts and parcels of land laying within the City of Mandan and its additions within the following boundary lines, namely:

Those Additions, and portions of Additions to the City of Mandan, Morton County, North Dakota, described as follows:

Those Additions, and portions of Additions to the City of Mandan, Morton County, North Dakota, described as follows:

Block 1, Block 2 and Block 4, Heck Addition

Meadow Ridge Business Park

Meadow Ridge First Addition

Terra Vallee First Addition

Replat of Terra Vallee 2nd Addition

Lots 3-4 and Lots 7-8, Block 3, Terra Vallee Third Addition

Lots 17-28, Block 6, Terra Vallee Fourth Addition

Del’s Estates Subdivision

Eagle Ridge First Addition

Lot 1, Block 2, School District 5th Addition

Hatzenbeler Estates

Zachmeier’s Subdivision

Zachmeier’s Third Subdivision

Lot 2 and Lot 7, Block 1, Meadow Ridge Third Addition

Replat of Lot 1, Block 1, Meadow Ridge 3rd Addition
Replat of Lot 3, Block 1, Meadow Ridge 3rd Addition
Corrective Replat of Lot 4, Block 1, Meadow Ridge 3rd Addition
Replat of Lot 5, Block 1, Meadow Ridge Third Addition
Replat of Lot 6, Block 1, Meadow Ridge Third Addition
Replat of Lot 8, Block 1, Meadow Ridge 3rd Addition
Replat of Lot 1, Block 2, Meadow Ridge 3rd Addition
Replat of Lots 2-4, Block 2, Meadow Ridge 3rd Addition
Replat of Lot 5, Block 2, Meadow Ridge 3rd Addition
Meadow Ridge Third Addition Replat of Lot 6 Block 2
Replat of Lot 7, Block 2, Meadow Ridge Third Addition
Replat of Lot 8, Block 2, Meadow Ridge Third Addition
Replat of Lot 9, Block 2, Meadow Ridge 3rd Addition
Replat of Lot 10, Block 2, Meadow Ridge Third Addition
Replat of Lot 11, Block 2, Meadow Ridge Third Addition

And that unplatted part of the NW1/4 of Section 22, T139N, R81W, Morton County, North Dakota, described as follows:

Auditor's Lot "F" of the NW1/4 of said Section 22, less Lot 1 of said Auditor's Lot "F"

And those unplatted parts of the SW1/4 of Section 15, T139N, R81W, Morton County, North Dakota, described as follows:

Auditor's Lot "A" of the SW1/4 of said Section 15
Auditor's Lot "B" of the SW1/4 of said Section 15
Auditor's Lot "C" of the SW1/4 of said Section 15
Auditor's Lot "D" of the SW1/4 of said Section 15
Auditor's Lot "J" of the SW1/4-SW1/4 of said Section 15
Lot 1 of Auditor's Lot "K" of the SW1/4-SW1/4 of said Section 15
Lot 2 of Auditor's Lot "K" of the SW1/4-SW1/4 of said Section 15
Lot 4 of Auditor's Lot "K" of the SW1/4-SW1/4 of said Section 15
The East Half of Auditor's Lot "I" of the SW1/4 of said Section 15

That part of the S1/2-SW1/4 of said Section 15 bounded on the southerly side by Zachmeier's Subdivision; bounded on the westerly side by Auditor's Lot "D" of the SW1/4 of said Section 15; bounded on the northerly side by Auditor's Lot "C" of the SW1/4 of said Section 15; and bounded on the easterly side by the westerly right of way line of North Dakota State Highway No. 1806.

3. Pursuant to section 40-22-10 of the North Dakota Century Code, the City Engineer is hereby authorized and directed to prepare a report as to the general nature, purpose and feasibility of the proposed improvement and an estimate of the probable cost of the improvement.

4. This resolution shall be in full force and effect from and after its passage.

President, Board of City Commissioners

ATTEST:

City Administrator

Date of Passage: June 2, 2026

**RESOLUTION APPROVING ENGINEER'S REPORT AND
AUTHORIZING PREPARATION OF THE DETAILED PLANS
AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE
IMPROVEMENT IN STREET IMPROVEMENT DISTRICT 244**

BE IT RESOLVED By the Board of City Commissioners of the City of Mandan, North Dakota,
as follows:

1. That the report of the City Engineer with respect to the general nature, purpose, and feasibility of the proposed improvement and the estimate of the probable cost of the work to be done in Street Improvement District 244 (Project #2026-15), as required by section 40-22-10 of the North Dakota Century Code, and hereto filed in the office of the City Administrator, is hereby accepted and approved and the proposed improvement project within said District is hereby determined and declared to be feasible.

2. The probable costs of the improvement project are estimated as follows:

a. Construction costs:	\$5,478,493.00
b. Other costs including necessary and reasonable change orders; engineering, fiscal agent's, and attorneys' fees; cost of publication of legal notices; printing of warrant bonds; and all expenses incurred in the making of the improvement and levy of assessments therefor:	\$1,301,507.00
c. Total estimated costs of the improvement:	\$6,780,000.00

3. The Engineer is hereby authorized and directed to prepare detailed plans and specifications for the project to be constructed.

4. This resolution shall be in full force and effect from and after its passage.
Dated this 2nd day of June 2026.

President, Board of City Commissioners

ATTEST:

City Administrator

FEASIBILITY AND EVALUATION OF IMPROVEMENTS FOR STREET IMPROVEMENT DISTRICT 244, PROJECT 2026-15

1.) General Nature of Project

The district has been created to allow for street improvements to the areas identified in the map and includes roadway reconstruction, roadway rehabilitation, ADA ramp improvements, tree trimming, electrical improvements, water main replacement, storm sewer installation, and other related work.

2.) Location of Proposed Construction

The proposed construction will take place throughout the areas identified on the map.

3.) Environmental Impact

It is anticipated that there will be some dirt, noise, and pollutants during the construction period as a result of the use of necessary equipment. There will also be some surplus or waste construction materials that will need to be disposed of by the contractor at his or her expense. The contractors will be responsible for leaving the area in an attractive and neat condition. Sensitivity to contaminants from construction will be addressed by the contractor as part of the construction documents and storm water management permitting procedures.

4.) Feasibility of Project

The work in the Street Improvement District will reconstruct failing roadways and chip seal roads showing early signs of wear. Reconstructing failing roadways will significantly reduce operation and maintenance costs for the City. In the opinion of the undersigned this project is feasible and needed throughout the indicated area to reconstruct and maintain roadways.

5.) Estimate of Cost

Attached is a map showing the area and the district boundary. The construction costs are estimated at \$5,478,493.00. Other costs of making the improvement necessary include necessary and reasonable change order, engineering, fiscal agents' and attorneys' fees, publication of legal notices, printing of warrants, and all expenses incurred in the making of the improvement and levy of assessments therefore are estimated at \$1,301,507.00. The total cost for the improvement is estimated at \$6,780,000.00.

Dated this 2nd day of June 2026.

Jarek Wigness, PE
City Engineer

Mandan 8th Ave Reconstruct - Phase II

Mandan, ND

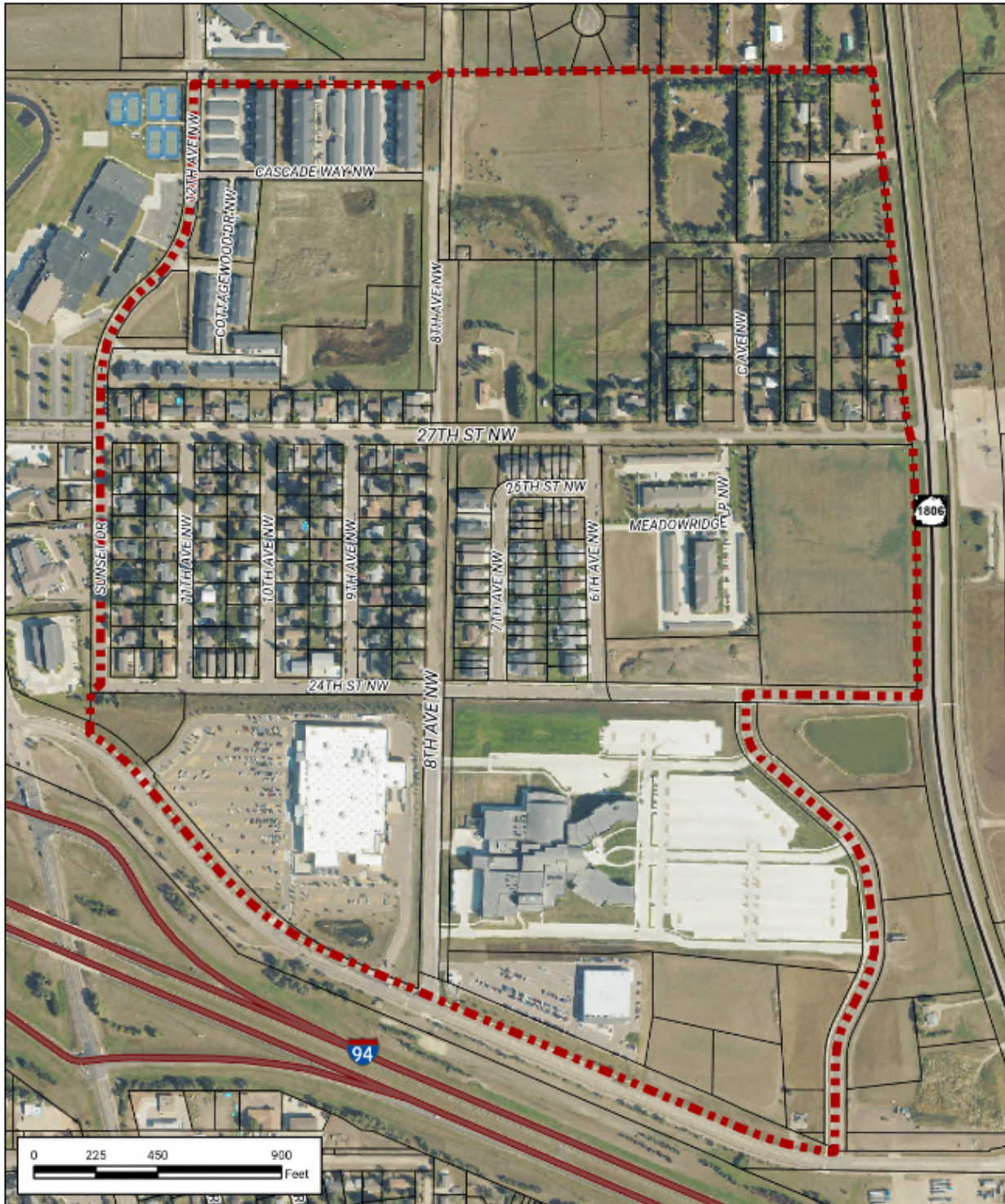
Engineer's Preliminary Opinion of Cost

BID ITEM NO. & DESCRIPTION			UNIT	BID QUANTITY	UNIT PRICE	TOTAL
<u>Base Bid</u>						
103	0100	CONTRACT BOND	L SUM	1	\$35,000.00	\$35,000.00
201	0300	CLEARING & GRUBBING	ACRE	0.032	\$90,000.00	\$2,880.00
201	0370	REMOVAL OF TREES 10IN	EA	3	\$950.00	\$2,850.00
201	0395	STUMP REMOVAL	EA	1	\$1,275.00	\$1,275.00
202	0021	REMOVE AGGREGATE BASE & SURFACING	TON	613	\$22.00	\$13,486.00
202	0114	REMOVAL OF CONCRETE PAVEMENT	SY	2558	\$18.50	\$47,323.00
202	0128	REMOVE AGGREGATE BASE	TON	3096	\$23.75	\$73,530.00
202	0130	REMOVAL OF CURB & GUTTER	LF	1072	\$18.00	\$19,296.00
202	0132	REMOVAL OF BITUMINOUS SURFACING	SY	5889	\$9.75	\$57,417.75
202	0169	REMOVAL OF END SECTION-ALL TYPES & SIZES	EA	1	\$500.00	\$500.00
202	0170	REMOVAL OF CULVERTS-ALL TYPES & SIZES	LF	485	\$32.00	\$15,520.00
202	0174	REMOVAL OF PIPE ALL TYPES AND SIZES	LF	923	\$54.00	\$49,842.00
202	0260	REMOVAL OF PAVERS	SY	9	\$30.00	\$270.00
202	0400	REMOVAL OF RIPRAP - LOOSE ROCK	CY	17	\$55.00	\$935.00
203	0101	COMMON EXCAVATION-TYPE A	CY	1715	\$18.00	\$30,870.00
203	0109	TOPSOIL	CY	2255	\$20.00	\$45,100.00
203	0113	COMMON EXCAVATION-WASTE	CY	5043	\$22.25	\$112,206.75
216	0100	WATER	M GAL	595	\$38.00	\$22,610.00
230	0165	SUBGRADE PREPARATION-TYPE A-12IN	STA	30	\$1,900.00	\$57,000.00
251	0300	SEEDING CLASS III	ACRE	2.049	\$3,100.00	\$6,351.90
253	0201	HYDRAULIC MULCH	ACRE	2.049	\$3,125.00	\$6,403.13
261	0112	FIBER ROLLS 12IN	LF	1175	\$3.50	\$4,112.50
261	0113	REMOVE FIBER ROLLS 12IN	LF	875	\$1.00	\$875.00
261	0120	FIBER ROLLS 20IN	LF	1130	\$5.00	\$5,650.00
261	0121	REMOVE FIBER ROLLS 20IN	LF	1130	\$1.00	\$1,130.00
302	0120	AGGREGATE BASE COURSE CL 5	TON	6013	\$56.00	\$336,728.00
302	0356	AGGREGATE SURFACE COURSE CL 13	TON	43	\$75.00	\$3,225.00
401	0050	TACK COAT	GAL	642	\$3.50	\$2,247.00
401	0070	FOG SEAL	GAL	642	\$5.50	\$3,531.00
430	0043	SUPERPAVE FAA 43	TON	3568	\$100.00	\$356,800.00
430	1000	CORED SAMPLE	EA	18	\$85.00	\$1,530.00
430	5815	PG 58S-34 ASPHALT CEMENT	TON	207	\$750.00	\$155,250.00
702	0100	MOBILIZATION	L SUM	1	\$400,000.02	\$400,000.02
704	0100	FLAGGING	MHR	120	\$70.00	\$8,400.00
704	1001	TRAFFIC CONTROL SIGNS	L SUM	1	\$200,000.00	\$200,000.00
704	1052	TYPE III BARRICADE	EA	7	\$135.00	\$945.00
704	1054	SIDEWALK BARRICADE	EA	4	\$82.50	\$330.00
704	1058	PEDESTRIAN WALKWAY	LF	120	\$14.50	\$1,740.00
704	1060	DELINEATOR DRUMS	EA	16	\$35.00	\$560.00
704	1080	STACKABLE VERTICAL PANELS	EA	160	\$25.00	\$4,000.00
704	1500	OBLITERATION OF PAVEMENT MARKING	SF	24	\$10.00	\$240.00
704	2108	TEMPORARY CURB RAMP	EA	4	\$625.00	\$2,500.00
708	1540	INLET PROTECTION-SPECIAL	EA	18	\$260.00	\$4,680.00
708	1541	REMOVE INLET PROTECTION-SPECIAL	EA	18	\$65.00	\$1,170.00
709	0100	GEOSYNTHETIC MATERIAL TYPE G	SY	14688	\$2.50	\$36,715.00
714	0210	PIPE CONC REINF 15IN CL III-STORM DRAIN	LF	1108	\$145.00	\$160,660.00
714	0315	PIPE CONC REINF 18IN CL III-STORM DRAIN	LF	1235	\$165.00	\$203,775.00
714	0620	PIPE CONC REINF 24IN CL III-STORM DRAIN	LF	115	\$185.00	\$21,275.00
714	0825	PIPE CONC REINF 30IN CL III-STORM DRAIN	LF	165	\$200.00	\$33,000.00
714	0910	PIPE CONC REINF 36IN CL III-STORM DRAIN	LF	431	\$210.00	\$90,510.00
714	1010	PIPE CONC REINF 42IN CL III-STORM DRAIN	LF	714	\$250.00	\$178,500.00

714	3005	END SECT-CONC REINF 15IN	EA	1	\$2,150.00	\$2,150.00
714	3040	END SECT-CONC REINF 42IN	EA	2	\$3,750.00	\$7,500.00
714	9659	REMOVE & RELAY PIPE-ALL TYPES & SIZES	LF	64	\$242.00	\$15,488.00
714	9696	EDGEDRAIN NON PERMEABLE BASE	LF	5333	\$11.25	\$59,996.25
722	0100	MANHOLE 48IN	EA	6	\$9,500.00	\$57,000.00
722	0110	MANHOLE 60IN	EA	4	\$12,500.00	\$50,000.00
722	0120	MANHOLE 72IN	EA	3	\$13,750.00	\$41,250.00
722	1100	MANHOLE RISER 48IN	LF	43.18	\$365.00	\$15,760.70
722	1110	MANHOLE RISER 60IN	LF	43.6	\$550.00	\$23,980.00
722	1120	MANHOLE RISER 72IN	LF	36.03	\$725.00	\$26,121.75
722	3510	INLET-TYPE 2	EA	10	\$6,200.00	\$62,000.00
722	3520	INLET-TYPE 2 DOUBLE	EA	6	\$10,000.00	\$60,000.00
722	3701	INLET SPECIAL-TYPE 2 48IN	EA	1	\$7,250.00	\$7,250.00
722	3740	INLET SPECIAL CATCH BASIN-TYPE A 48IN	EA	6	\$9,500.00	\$57,000.00
722	3761	INLET SPECIAL-TYPE 2 60IN	EA	0	\$10,250.00	\$0.00
722	4005	INLET CATCH BASIN	EA	6	\$3,100.00	\$18,600.00
722	6200	ADJUST MANHOLE	EA	4	\$5,500.00	\$22,000.00
724	0270	REMOVE GATE VALVE & BOX	EA	4	\$1,575.00	\$6,300.00
724	0300	GATE VALVE & BOX 6IN	EA	3	\$4,300.00	\$12,900.00
724	0310	GATE VALVE & BOX 8IN	EA	2	\$5,380.00	\$10,760.00
724	0400	HYDRANT-INSTALL 6IN	EA	3	\$18,000.00	\$54,000.00
724	0430	REMOVE HYDRANT	EA	2	\$1,575.00	\$3,150.00
724	0670	TEMPORARY WATER SERVICE	L SUM	1	\$150,000.00	\$150,000.00
724	0810	WATERMAIN 6IN PVC	LF	37	\$165.00	\$6,105.00
724	0830	WATERMAIN 8IN PVC	LF	944	\$200.00	\$188,800.00
724	0955	WATER SERVICE CONNECTION 1IN	EA	4	\$775.00	\$3,100.00
724	1036	SPRINKLER REPAIR	L SUM	1	\$10,000.00	\$10,000.00
744	0100	POLYSTYRENE INSULATION BOARD	BD FT	0	\$4.75	\$0.00
748	0140	CURB & GUTTER-TYPE I	LF	5687	\$42.75	\$243,119.25
748	1280	VALLEY GUTTER SPECIAL	LF	164	\$135.00	\$22,140.00
750	0030	PIGMENTED IMPRINTED CONCRETE	SY	189	\$300.00	\$56,700.00
750	0115	SIDEWALK CONCRETE 4IN	SY	1777	\$175.00	\$310,975.00
750	0140	SIDEWALK CONCRETE 6IN	SY	32	\$200.00	\$6,400.00
750	1000	DRIVEWAY CONCRETE	SY	888	\$200.00	\$177,600.00
750	2115	DETECTABLE WARNING PANELS	SF	71	\$70.00	\$4,970.00
752	0660	FENCE CHAIN LINK REMOVE & RESET	LF	162	\$150.00	\$24,300.00
752	0911	TEMPORARY SAFETY FENCE	LF	400	\$5.50	\$2,200.00
754	0110	FLAT SHEET FOR SIGNS-TYPE XI REFL SHEETING	SF	86	\$32.00	\$2,752.00
754	0112	FLAT SHEET FOR SIGNS-TYPE IV REFL SHEETING	SF	72	\$33.00	\$2,376.00
754	0206	STEEL GALV POSTS-TELESCOPING PERFORATED TUBE	LF	209	\$22.00	\$4,598.00
762	0110	EPOXY PVMT MK 4IN LINE-GROOVED	LF	7213	\$6.00	\$43,278.00
762	0112	EPOXY PVMT MK MESSAGE	SF	400	\$22.50	\$9,000.00
762	0131	EPOXY PVMT MK 6IN LINE-GROOVED	LF	261	\$8.00	\$2,088.00
762	0132	EPOXY PVMT MK 8IN LINE-GROOVED	LF	214	\$10.00	\$2,140.00
762	0135	EPOXY PVMT MK 24IN LINE-GROOVED	LF	174	\$50.00	\$8,700.00
766	0120	RESET MAILBOX	EA	24	\$550.00	\$13,200.00
770	0001	LIGHTING SYSTEM	EA	1	\$250,000.00	\$250,000.00
Subtotal Construction Cost						\$4,978,493.00

Part II

CHIP SEAL	SY	30,000	\$10.00	\$300,000.00
PATCHING	SY	1,000	\$200.00	\$200,000.00
Subtotal Construction Cost				\$500,000.00
Total Construction Cost				\$5,478,493.00
Contingencies				\$547,233.06
Engineering				\$746,773.95
Legal, Advertising, Bonding				\$7,500.00
Total Project Cost				\$6,780,000.00



ASSESSMENT DISTRICT
8TH & 27TH
MANDAN, NORTH DAKOTA

Created By: BMS Date Created: 04/10/2010 Date Revised: 05/21/2010 Date Exported: 05/21/2010
 Project By: BMS Date: 03/29/2010 Aerial Image: 2010 County WUP 8/2009 Elevation Data: 10M
 Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 2000 Feet Vertical Datum: NAD83/1983
 Township: 42N Range: 10E Section: 15 Assessment Year: 2010



moore
 engineering, inc.
 a Vistal company

Mandan 8th Ave NW & 27th St NW Reconstruction Project FAQs

Q: WHAT IS THE ESTIMATED TOTAL COST OF THE PROJECT AND THE PROJECT SCOPE?

A: The preliminary cost estimate for the project is \$6,780,000. The project scope will include roadway reconstruction and urbanization of 8th Ave and 27th St NW. The reconstruction will include water main replacement, storm sewer installation, signing updates, pavement markings, and street light replacement. Additionally, all roadways within the district will be chip-sealed to help extend the pavement's life expectancy.

Additional federal funding has significantly reduced the estimated cost to property owners compared to the 2022 special assessment estimates.

Q: WHAT WILL MY SPECIAL ASSESSMENT BE?

A: Properties within the special assessment district are classified as either adjacent or non-adjacent to the roadway construction work.

- **Adjacent properties** are those with curb frontage along the project corridor, primarily along 8th Ave NW and 27th St NW
- Preliminary assessment: ~ \$4,750 - \$5,250 per single-family residential parcel. (~64% reduction from 2022)
- **Non-adjacent properties** are all other parcels within the special assessment district
- Preliminary assessment: ~ \$2,380 - \$2,630 per single-family residential parcel. (~64% reduction from 2022)

Q: HOW WAS THE SPECIAL ASSESSMENT DISTRICT BOUNDARY DETERMINED?

A: The assessment district boundary was established using the City of Mandan's Special Assessment Policy, which follows North Dakota Century Code (NDCC) Chapter 40-22.

For arterial roadway improvements, costs are typically distributed to benefitting properties extending approximately halfway to the next arterial roadway.

Q: HOW IS THE PROJECT BEING FUNDED?

A: The project will be funded through a combination of federal grants, City utility funding, and low-interest financing. **Current estimates indicate the project is approximately 80% federally funded, compared to approximately 32.7% in the 2022 special assessment estimates.**

Funding Source	Amount	Match Requirement	Details
Federal Urban Roads Grant	\$4,000,000	80% federal / 20% local	City must contribute about \$1,000,000 to access full funding. Federal share is capped at \$4 million.
Federal Transportation Alternatives Grant	~\$206,000	80% federal / 20% local	Applies only to shared use path on east side of 8th Ave NW. About \$51,500 required as local match. Covers ~80% of eligible path costs.
City Utility Fund	\$435,000	No match noted	Funded through utility payments. Used for storm sewer, watermain, and sanitary sewer improvements.
State Revolving Fund (SRF) Loan	Not specified	Loan (not grant)	Low-interest loan from the Bank of North Dakota. Estimated 2% interest over 15 years. Backed by special assessments.

Q: WHY ISN'T THE SPECIAL ASSESSMENT SPREAD CITYWIDE IF EVERYONE USES THESE ROADS?

A: The district boundary is similar in size to other similar projects in the City of Mandan. While the assessment district is not technically citywide, project costs are shared more broadly than just adjacent homeowners.

- Utility fund contributions come from utility users across the entire city
- The school district will also receive a special assessment, which may ultimately be repaid through a property tax levy affecting property owners throughout the entire school district
- Significant federal funding is also helping reduce the local cost burden

Q: HOW MUCH WILL THE SCHOOL DISTRICT BE ASSESSED?

A: The school district's preliminary assessment is estimated at approximately \$360,000, representing roughly 17% of the total assessed amount. If repaid through a tax levy, property owners throughout and around Mandan would contribute toward those costs through annual property taxes

Q: WHY IS THIS PROJECT ELIGIBLE FOR FEDERAL FUNDING?

A: The roadways are functionally classified by the Bismarck-Mandan Metropolitan Planning Organization (MPO), making them eligible for federal funding programs. Because the middle school and high school are located nearby, these roadways qualify for programs such as the Urban Grants Program or Transportation Alternatives Program.

Q: WHEN IS THE PROTEST PERIOD?

A: The protest period will run from June 12 through July 13. After the City Council formally creates the special assessment district at the June 2 Council meeting, property owners within the district will receive a letter detailing the assessed amount to their property and instructions on how to protest the project.

Q: WHY ARE THERE MULTIPLE PROJECT NUMBERS?

A: The single project includes two separate federal grants, each with different funding administration requirements. As a result, there are two project numbers:

- SU-1-988(055) – roadway reconstruction project
- TAU-1-988(053) – shared use path project

Q: WHY WASN'T A NEW TRAFFIC STUDY COMPLETED?

A: In 2022, a traffic study was completed during the design process of the project. The study accounted for expected traffic increases associated with the new high school, including projected future development, and forecasted traffic volumes through the year 2042.

Roadway projects are typically designed based on the expected 20-year lifespan of the pavement, and this project was designed to accommodate projected 2042 traffic volumes. In addition, the City of Mandan collected updated Average Daily Traffic (ADT) counts on February 3rd and 4th in 2026 to confirm current traffic conditions.

Intersection	2024 predictions from the 2022 Traffic Study		City of Mandan Feb. 2026 Traffic Counts	
	Major Road ADT	Minor Road ADT	Major Road ADT	Minor Road ADT
27th St NW and 6th Ave NW	1500	300	1510	135
27th St NW and 8th Ave NW	1350	300	1296	482
8th Ave NW and 24th St NW	900	550	641	652



Scan above to visit the project website or go to <https://arcg.is/1uvGii5>

**RESOLUTION DECLARING THE NECESSITY OF AN
IMPROVEMENT PROJECT IN AND FOR
STREET IMPROVEMENT DISTRICT NO. 244 OF THE CITY OF MANDAN
TO BE PAID BY THE LEVY OF SPECIAL ASSESSMENTS
ON PROPERTY BENEFITTED THEREBY**

BE IT RESOLVED By the Board of City Commissioners of the City of Mandan, North Dakota, as follows:

1. It is hereby found, determined and declared that it is necessary for the City of Mandan to construct a street improvement project of the type specified in Subsection 40-22-01(2), North Dakota Century Code, in and for Street Improvement District No. 244 (Project #2026-15) of said City. Said improvement project shall include, but not be limited to the improvements of streets, as well as all other work and materials which are necessary or reasonably incidental to the completion of the project; all in accordance with and as described in the resolution creating said district adopted June 2, 2026; which is on file in the offices of the City Engineer and open for public inspection by anyone interested therein. Most of the proposed construction will take place on streets between Highway 1806 and 12th Ave NW and between 27th St N and 24th St NW.

2. The cost of said improvement project shall be paid for by special assessments to be levied against the respective lots, tracts and parcels of land within said improvement district benefited by the improvement in amounts proportionate to and not exceeding such benefits and the Board of City Commissioners reserves the right to provide for the payment of a portion of the costs of such improvement from such other funds and may be properly available for such purpose.

3. The City Administrator is authorized and directed to cause this resolution, together with a map of the City showing the improvement district, which is attached hereto, to be published once each week for two (2) consecutive weeks in the official newspaper of the City.

4. The owners of property within said improvement district and liable to be specially assessed for said improvement shall be afforded the opportunity to file written protest with the City Administrator at any time within thirty (30) days after the first publication of this resolution. Written protests must be submitted to the City Administrator no later than 4:30 pm, local time, July 13, 2026. The Board of City

Commissioners shall, at its next meeting after the expiration of said period, July 21, 2026 at 5:30 o'clock p.m., meet at the City Hall, 205 2nd Ave N.W., Mandan, ND, to hear and determine the sufficiency of any of the protests so filed and to take such other and further action with reference to said improvement district as may then be deemed necessary and expedient.

5. This resolution shall be in full force and effect from and after its passage.

Dated this 2nd day of June, 2026.

A public input meeting will be held on June 25th, 2026 at Mandan High School at 6:00 PM. The meeting will provide additional information regarding the project and the special assessment process.

APPROVED:

James Froelich

Mayor

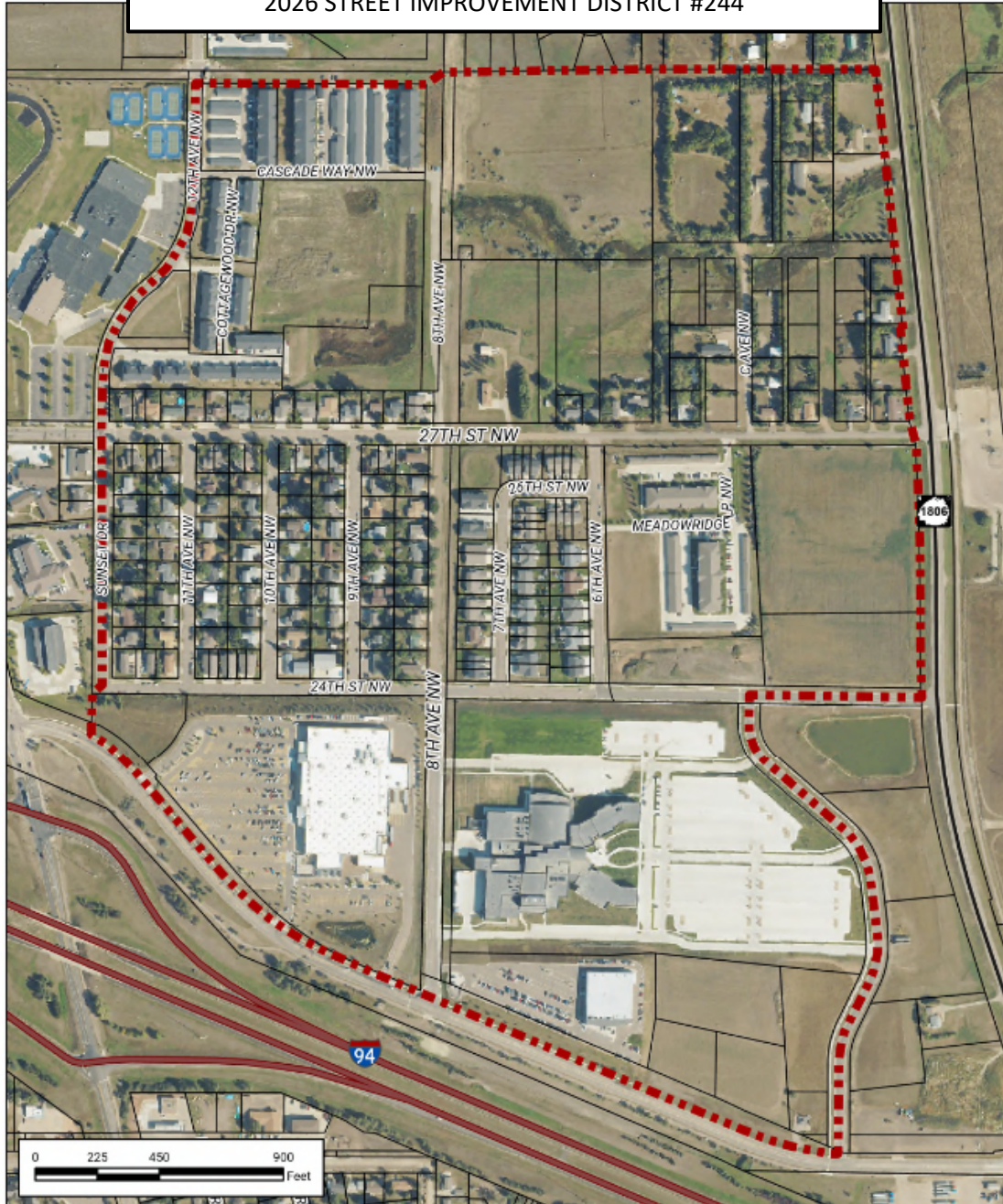
ATTEST:

Jim Neubauer

City Administrator

COUNTY OF MORTON

2026 STREET IMPROVEMENT DISTRICT #244



ASSESSMENT DISTRICT
8TH & 27TH
MANDAN, NORTH DAKOTA

Created by: S&S Date Created: 04/11/2024 Date Revised: 05/21/2024
Project by: S&S Project Date: 03/29/2024 Survey Range: 50.00 County: 16.00
Horizontal Datum: NAD 83 StatePlane North Dakota South NPS 2000 Feet Vertical Datum: NAVD 83
T:\projects\2024\04\11\2024 Assessment Map\2024 Assessment Map.aprx

