

The Mandan City Commission met in regular session at 5:30 PM on June 16, 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, James Froelich, Craig Sjoberg, Ryan Heinsohn. Department heads present were City Administrator Neubauer, Finance Director Welch, Assistant Finance Director Schulz, Assessor Markley, Human Resource Director Berger, City Engineer Wigness, Police Chief Ziegler, Captain Haug, Building Official Singer, Fire Chief Bitz, Public Works Director O'Keefe, Business Development & Communications Director Cermak, Contracted Planner Laqua, Communications Specialist Schmidt, CIS Manager Mischel, Administrative Assistant Newman, and Attorney Oster.

B. THE PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

1. *Construction Project Updates.* City Engineer Wigness presented.
2. *New Employee Introductions - Assessing Department, Grayson Erling & Chuck Brandner.* City Assessor Markley presented.
3. *Buggies-N-Blues Recap & July 4 Festivities.* Mandan Progress Organization Executive Director Matt Schanandore presented.
4. *Fire Department Pinning & Award Ceremony/Commissioner Rohr Open House.* Fire Chief Bitz presented.
5. *General Safety Planning.* Police Captain Pat Haug presented.

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

E. APPROVAL OF AGENDA Commissioner Heinsohn moved and Commissioner Rohr seconded to approve, contingent on the addition of a pause on special event permits discussion to New Business. Roll Call vote: Aye 4, Nay 0 None, Absent Commissioner Braun. The motion passed.

F. MINUTES

1. *Consider approval of the June 2, 2026 Board of City Commission Meeting Minutes.* Commissioner Sjoberg moved and Commissioner Rohr seconded to approve. Roll Call vote: Aye 4, Nay 0 None, Absent Commissioner Braun. The motion passed.

G. PUBLIC HEARING

1. *Consider a preliminary plat for Keidels South Heart Terrace 5th Addition.* Interim Planner Rachel LaQua and City Engineer Wigness presented. Mayor Froelich opened the public hearing and invited the public to come forward to comment. Abe Ulmer with Independent Land Surveying and Engineering Inc. spoke. Associate Real Estate Broker Will Gardner with Century 21 Morrison Realty spoke remotely. A second and third invitation for comment was given. Hearing none, the public hearing closed. Commissioner Sjoberg moved and Commissioner Heinsohn seconded to move to deny the preliminary plat, zone change, and development agreement conditions as presented for Keidel's South Heart Terrace 5th Addition. Roll Call vote: Aye 4, Nay 0 None, Absent Commissioner Braun. The motion passed.

H. BIDS

I. CONSENT AGENDA Commissioner Heinsohn removed items 6a and 6d. Commissioner Sjoberg removed item 2. Commissioner Rohr moved and Commissioner Sjoberg seconded to approve the Consent Agenda, including all subitems, with the exception of the suggestion to remove items 6a, 6d, and 2. Roll Call vote: Aye 4, Nay 0 None, Absent Commissioner Braun. The motion passed.

1. *Consider approval of 2025 Records Disposal for the Assessing & Finance Departments.*

2. *Consider Memorial Highway change orders 39 and 40.* City Engineer Wigness presented.

Commissioner Rohr moved and Commissioner Sjoberg seconded to approve change orders 39 and 40, as presented. Roll Call vote: Aye 4, Nay 0 None, Absent Commissioner Braun. The motion passed.

3. *Consider approval of monthly bills.*

4. *Consider a letter of support for the Coalition Against Bigger Trucks (CABT).*

5. *2026 Budget Amendment – Grounds Maintenance Toolcat Replacement.*

6. *Consider the following special event permits:*

a. *Silver Dollar 4th of July street dance.* Police Chief Ziegler and Corey Mohl with Silver Dollar Bar presented. Commissioner Heinsohn moved and Commissioner Rohr seconded to approve the special event permit for the Silver Dollar 4th of July street dance. Roll Call vote: Aye 4, Nay 0 None, Absent Commissioner Braun. The motion passed.

b. *2026 Mandan Independence Day Celebrations.*

c. *Lyons Heart Gravel Classic.*

d. *Last Call Bar Street Dance and Beer Garden June 26, 2026 for McQuades softball weekend.* Police Chief Ziegler and Terry Sonnenberg with Last Call Bar presented. Commissioner Sjoberg moved and Commissioner Heinsohn seconded to approve the special event permit for the Last Call Bar Street Dance and Beer Garden June 26, 2026 for McQuades softball weekend. Roll Call vote: Aye 4, Nay 0 None, Absent Commissioner Braun. The motion passed.

7. *Consider accepting transportation alternative grant funding for the 1806 Pedestrian Trail Project 2026-14, #1018.*

8. ~~*Consider approval of the new Class H liquor license application for 726 Services, LLC effective July 1, 2026.*~~

9. *Consider approval of the Class A liquor license renewal application for Lakewood Bar & Grill dba The Drink effective July 1, 2026.*

10. *Consider a mobile cigar sales permit for Big Stick Cigar Lounge at Mandan Police Department Cadet Explorers Golf Tournament on June 19, 2026.*

J. OLD BUSINESS

K. NEW BUSINESS

1. *Salary Study Report and Recommendation.* Human Resources Director Berger, Steve Condrey, Jan Hansford, and Greg Reece presented. Commissioner Rohr moved and Commissioner Sjoberg seconded to approve the compensation study, salary grading structure, and Open Range Salary Plan C as presented by Condrey & Associates, with implementation effective the first pay period of 2027 beginning December 27, 2026. Roll Call vote: Aye 4, Nay 0 None, Absent Commissioner Braun. The motion passed. Commissioner Heinsohn moved and Commissioner Sjoberg seconded to approve a minimum employee increase of 3.5%, based on the March 2026 Employment Cost Index, to coincide

with implementation of the salary grading structure and Open Range Salary Plan C effective the first pay period of 2027 beginning December 27, 2026. Roll Call vote: Aye 4, Nay 0 None, Absent Commissioner Braun. The motion passed. Commissioner Rohr moved and Commissioner Sjoberg seconded to approve the Compensation Market Alignment Policy as presented to provide guidance for future compensation decisions and support long-term budgeting and compensation planning. Roll Call vote: Aye 4, Nay 0, None, Absent Commissioner Braun. The motion passed.

2. *Emergency Water Main Replacement – Public Works Recommendation*

Location: 14th St NE & Collins Avenue. Public Works Director O'Keefe presented. Commissioner Heinsohn moved and Commissioner Rohr seconded to declare the water main replacement project at 14th Street NE and Collins Avenue, as emergency work due to ongoing infrastructure failure and impacts to commercial service reliability. This declaration is intended to expedite project delivery and reduce the duration of temporary water service to affected businesses, and does not waive competitive pricing requirements. Public Works will solicit at least three quotes from qualified contractors prior to awarding the project. I further move to approve a budget amendment of \$200,000 within the Water & Sewer Utility Fund (601.660.60317) to complete this emergency replacement. Project costs include specialized trenchless installation contractor services, temporary water service systems, traffic control and site safety measures, and restoration and contingencies associated with deep utility work. This project was not anticipated in the current budget due to the emergency nature of the failure and escalation beyond standard repair. I also move to approve proceeding with the proposed replacement and abandonment of the existing water main as presented. Roll Call vote: Aye 4, Nay 0 None, Absent Commissioner Braun. The motion passed.

An additional item was added to New Business. Commissioner Heinsohn presented on the moratorium of Special Event Permits. Commissioner Heinsohn moved and Commissioner Sjoberg seconded to task City Administrator Neubauer with the creation of a special events committee, and to lift the moratorium on new applications upon first meeting of the committee, and setting the committee going forward. Roll Call vote: Aye 4, Nay 0 None, Absent Commissioner Braun. The motion passed.

L. RESOLUTIONS AND ORDINANCES

1. *Second consideration of Ordinance 1487 to amend and re-enact Sections 24-1-2 of the Mandan Code of Ordinances, relating to traffic penalties.* Police Chief Ziegler presented. Commissioner Rohr moved and Commissioner Heinsohn seconded to approve the second consideration of Ordinance 1487 to amend and re-enact Sections 24-1-2 of the Mandan Code of Ordinances, relating to traffic penalties. Roll Call vote: Aye 4, Nay 0 None, Absent Commissioner Braun. The motion passed.

M. OTHER BUSINESS

N. FUTURE MEETING DATES FOR BOARD OF CITY COMMISSIONERS

- *Tuesday, July 7, 2026 at 5:30 p.m.*
- *Tuesday, July 21, 2026 at 5:30 p.m.*
- *Tuesday, August 4, 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

7:38 p.m.

/s/ James Neubauer

James Neubauer
City Administrator

/s/ James Froelich

James Froelich
Board of City Commissioners