The Mandan City Commission met in regular session at 5:30 PM on July 7, 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 Heidi Belohlavek, Mike Braun, James Froelich, Craig Sjoberg, Ryan Heinsohn. Department heads present were City Administrator Neubauer, Finance Director Welch, Assessor Markley, Human Resource Director Berger, 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 Attorney Oster.

B. THE PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

1. *Construction Project Updates*. City Engineer Wigness presented.

2. *Quarterly Employee Anniversary Recognition*. Human Resources Director Berger presented.

3. *July 4 Festivities Recap*. Mandan Progress Organization Executive Director Matt Schanandore presented.

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

E. APPROVAL OF AGENDA Commissioner Heinsohn moved and Commissioner Braun seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

F. MINUTES

1. *Consider approval of the June 16, 2026 Board of City Commission Meeting Minutes*. Commissioner Belohlavek moved and Commissioner Sjoberg seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

2. *Consider approval of the June 30, 2026 Board of City Commission Potential Quorum Meeting Minutes*. Commissioner Sjoberg moved and Commissioner Heinsohn seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

3. *Consider approval of the June 30, 2026 Board of City Commission Special Meeting Minutes*. Commissioner Heinsohn moved and Commissioner Belohlavek seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

4. *Consider approval of the July 6, 2026 Board of City Commission Special Meeting Minutes*. Commissioner Belohlavek moved and Commissioner Sjoberg seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

G. PUBLIC HEARING

H. BIDS

1. *Consider South Side Reservoir Coating project bids*. City Engineer Wigness presented. Commissioner Sjoberg moved and Commissioner Belohlavek seconded to award Carr Coatings, LLC a contract for the South Side Reservoir Coating Project and to increase the Water Treatment Plant 2026 budget by $37,450 to complete the work. Roll Call vote: Aye 5, Nay 0. The motion passed.

I. CONSENT AGENDA Commissioner Sjoberg requested to remove item number 2 and item number 9. Commissioner Heinsohn moved and Commissioner Braun seconded to approve Consent Agenda item numbers 1, 3-8, 10-11, including all sub-items. Roll Call vote: Aye 5, Nay 0. The motion passed.

1. *Consider Abatements*.

a. *Hermanson Abatement*.

2. *Consider change orders 1 & 2 for the1st Street Reconstruction Project, Street Improvement District 236*. Assistant City Engineer McAdoo-Roesler presented. Commissioner Sjoberg moved and Commissioner Braun seconded to approve change orders 1 & 2 for the 1st Street Reconstruction Project. Roll Call vote: Aye 5, Nay 0. The motion passed.

3. *Consider a final plat for School District 8th Addition*.

4. *Capital Credit Union - Request to be designated a depository of public funds*.

5. *Consider Flex PACE letter of support for financing of a new building for Ideal Image Dentistry*.

6. *Consider Flex PACE letter of support for financing of storefront property for The Juice Co., LLC*.

7. *Consider the 2026 budget amendment and contract Amendment 3, with Interstate Engineering for planning department assistance*.

8. *Consider task orders for 10-year capital improvement planning*.

9. *Consider task order with HDR for the design of Riverwood Ave SE, 2026-02*. Assistant City Engineer McAdoo-Roesler presented. Commissioner Sjoberg moved and Commissioner Heinsohn seconded to approve with task order number 7 for HDR to perform design work on Riverwood Ave SE. Roll Call vote: Aye 5, Nay 0. The motion passed.

10. *Consider approval of ICON Architectural Group Draft Contract for the Morton Mandan Public Library Makerspace Project*.

11. *Consider approval of a gaming site authorization for North Dakota FNRA State Fund Committee LLC at Baymont Inn & Suites on October 23, 2026*.

J. OLD BUSINESS

K. NEW BUSINESS

1. *Consider an Engineering Service Agreement with AE2S for the design of the Wastewater Treatment Facility project*. City Engineer Wigness and Zac Ranisate with AE2S presented. Commissioner Sjoberg moved and Commissioner Belohlavek seconded to approve the Preliminary Engineering Services Agreement with Advanced Engineering and Environmental Services, LLC (AE2S) for the Mandan Wastewater Treatment Facility Expansion Project, as presented.

2. *Request for Authorization to Advertise for Bids – Landfill Cell Excavation Project*. Public Works Director O'Keefe presented. Commissioner Belohlavek moved and Commissioner Braun seconded to authorize the Public Works Department to advertise for competitive bids for the New Landfill Disposal Cell Excavation Project upon completion of the final plans, specifications, and bid documents. Roll Call vote: Aye 5, Nay 0. The motion passed.

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.*. City Building Official Singer presented. Commissioner Braun moved and Commissioner Sjoberg seconded to approve Ordinance 1485. Roll Call vote: Aye 5, Nay 0. The motion passed.

M. OTHER BUSINESS

1. *Consider entering into executive session pursuant to North Dakota Century Code § 44-04-19.2 to discuss contract negotiating strategy relating to AUD LOT J OF SW 1/4 SW 1/4 (LESS LOT 2OF J & LESS LOT 3 OF LOT J .06 AC)11.22 ACRES (11625) Section 15, Township 139, Range 81, Morton County, North Dakota*. Commissioner Braun moved and Commissioner Heinsohn seconded to enter into executive session pursuant to North Dakota Century Code § 44-04-19.2 to discuss contract negotiating strategy relating to AUD LOT J OF SW 1/4 SW 1/4 (LESS LOT 2OF J & LESS LOT 3 OF LOT J .06 AC)11.22 ACRES (11625) Section 15, Township 139, Range 81, Morton County, North Dakota. Roll Call vote: Aye 5, Nay 0. The motion passed.

The City Commission entered into executive session at 6:25 p.m. Present during the executive session were Mayor Froelich, Commissioner Heinsohn, Commissioner Sjoberg, Commissioner Braun, Commissioner Belohlavek, City Engineer Wigness, Assistant City Engineer McAdoo-Roesler, City Administrator Neubauer, and Attorney Oster. The executive session concluded at 6:54 p.m. The City Commission reconvened in regular session at 6:53 p.m.

N. FUTURE MEETING DATES FOR BOARD OF CITY COMMISSIONERS

- *Tuesday, July 21, 2026 at 5:30 p.m.*
- *Tuesday, August 4, 2026 at 5:30 p.m.*
- *Tuesday, August 18, 2026 at 5:30 p.m.*

.

O. ADJOURN There being no other business to come before the Board, the meeting was adjourned at 6:55 p.m.

/s/ James Neubauer	/s/ James Froelich
James Neubauer	James Froelich
City Administrator	Board of City Commissioners