The Mandan City Commission met in regular session at 5:00 PM on February 18, 2025 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, Finance Director Welch, Assessor Markley, Human Resource Director Berger, Engineering Director Wigness, Police Chief Ziegler, Building Official Singer, Fire Chief Bitz, Public Works Director O'Keefe, Business Development & Communications Director Cermak, Planner Stromme, Communications Specialist Schmidt, CIS Manager Mischel and Attorney Oster.

B. THE PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS Public Works Director O'Keefe shared a reminder for residents to check water meters and water lines with the cold weather and frozen pipes. Some helpful tips are available at cityofmandan.com/news.

1. *Consider proclaiming the month of February as Career and Technical Education Month*. Mandan High School Student and DECA Executive Vice President Rylen Kautzman presented the request to proclaim February as Career and Technical Education (CTE) Month in the City of Mandan. Commissioner Sjoberg moved and Commissioner Braun seconded to proclaim February as CTE month. Roll Call vote: Aye 5, Nay 0. The motion passed.

D. APPROVAL OF AGENDA Commissioner Rohr moved and Commissioner Heinsohn seconded to approve as presented. Roll Call vote: Aye 5, Nay 0. The motion passed.

E. MINUTES

1. *Consider approval of the following Board of City Commissioner minutes:*.

a. *Feb. 4, 2025 State of the Cities Quorum*. Commissioner Heinsohn moved and Commissioner Rohr seconded to approve as presented. Roll Call vote: Aye 5, Nay 0. The motion passed.

b. *Feb. 4, 2025 Regular Meeting*. Commissioner Heinsohn moved and Commissioner Braun seconded to approve as presented. Roll Call vote: Aye 5, Nay 0. The motion passed.

c. *Feb. 11, 2025 Special Meeting Minutes*. Commissioner Braun moved and Commissioner Rohr seconded to approve as presented. Roll Call vote: Aye 5, Nay 0. The motion passed.

F. PUBLIC HEARING

G. BIDS

H. CONSENT AGENDA Commissioner Heinsohn asked to pull items 2 and 3 for discussion, and Commissioner Sjoberg requested item 10 be pulled for discussion. Commissioner Rohr moved and Commissioner Braun seconded to approve consent agenda items 1, and 4 through 9 including all sub items as presented. Roll Call vote: Aye 5, Nay 0. The motion passed.

1. *Consider approval of monthly bills*.

2. *Consider the updated utility pipe backfill compaction standards in the City's construction specifications*. Engineer Wigness presented the item. Commissioner Rohr moved and Commissioner Sjoberg seconded to approve consent agenda item 2 as presented. Roll Call vote: Aye 5, Nay 0. The

motion passed.

3. *Consider approval of the plans and specifications, Engineer's Report, and authorize the call for bids for the 2025 Municipal Sidewalk Improvement Project 2025-05*. Engineer Wigness presented the item. Commissioner Heinsohn moved and Commissioner Rohr seconded to approve consent agenda item 3 as presented. Roll Call vote: Aye 5, Nay 0. The motion passed.

4. *Consider a cost-share agreement with the Department of Water Resources for the 2025 Reconstruction Project - Monte Drive*.

5. *Consider approval of a raffle permit for Heaven Helpers Soup Cafe*.

6. *Consider approval of the following gaming site authorizations:*.

a. *NoDak RMEF Inc at Mandan Eagles Club for March 22, 2025*.

b. *ABATE of North Dakota at the HideAway from July 1, 2025 to June 30, 2026*.

7. *Consider for Abatement:* .

a. *2023 & 2024 Abatement Application for Huntley; 4722 Pintail Loop*.

b. *Mac Iver 2023 & 2024 Veterans Credit Abatement*.

8. *Considering entering into an Engineering Service Agreement with Moore Engineering for the Old Red Trail Construction Admin Services*.

9. *Consider approval of the IT intern job description*.

10. *Consider approval of Department of Water Resources funding application (Memorial Highway)*. Engineer Wigness presented the item. Commissioner Heinsohn moved and Commissioner Sjoberg seconded to approve consent agenda item 10 as presented. Roll Call vote: Aye 5, Nay 0. The motion passed.

I. OLD BUSINESS

J. NEW BUSINESS

1. *Consider approval of the Mandan Police Department applying for a State Homeland Security Grant through the North Dakota Department of Emergency Services to purchase an anti-vehicle barrier system*. Police Captain Haug presented the item. Commissioner Heinsohn moved and Commissioner Rohr seconded to approve the Mandan Police Department applying for the State Homeland Security Grant through the North Dakota Department of Emergency Services to purchase an anti-vehicle barrier system. Roll Call vote: Aye 5, Nay 0. The motion passed.

2. *Consider a Renaissance Zone rehab application by 420 Holdings LLC at 418 W Main St*. Business Development & Communications Director Cermak presented the Renaissance Zone rehab application for 418 Holdings LLC. Commissioner Heinsohn moved and Commissioner Sjoberg seconded to approve the application for the rehabilitation of the 418 W Main St. as a Renaissance Zone project to include the five-year 100% property tax exemption on the value of the building as improved and the 100% five-year state income tax exemption contingent upon receiving all required city permits. Roll Call vote: Aye 5, Nay 0. The motion passed.

3. *Consider a Renaissance Zone lease application for Minneapolis Private Equity LLC at 418 W Main St.*. Business Development & Communications Director Madison Cermak presented the Renaissance Zone lease application. Commissioner Sjoberg moved and Commissioner Braun seconded to approve the lease of 418 W Main St. by Minneapolis Private Equity Group LLC as a Renaissance Zone

project to include 100% five-year state income tax exemption. Roll Call vote: Aye 5, Nay 0. The motion passed.

4. *Consider a Renaissance Zone lease application by Allstate Radon Services LLC at 418 W Main St*. Business Development & Communications Director Cermak presented the Renaissance Zone lease application. Commissioner Heinsohn moved and Commissioner Braun seconded to approve the lease of 418 W Main St. by Allstate Radon Services LLC as a Renaissance Zone project to include 100% five-year state income tax exemption. Roll Call vote: Aye 5, Nay 0. The motion passed.

5. *Consider introduction of the Mandan Art Alley project*. Planner Stromme presented the item. Commissioner Heinsohn moved and Commissioner Sjoberg seconded to support staff in pursuing this project in 2025. Roll Call vote: Aye 5, Nay 0. The motion passed.

6. *Consider a task order to support waste water treatment plant interim improvements*. Engineer Wigness presented the task order. Commissioner Sjoberg moved and Commissioner Heinsohn seconded to approve the task order with AE2S, as presented. Roll Call vote: Aye 5, Nay 0. The motion passed.

7. *Consider the 2025 Reconstruction Project - Monte Drive plans, specifications, and authorization to advertise for bids*. Engineer Wigness presented the item. Letters have been mailed to property owners in the area and a public input meeting has been held. Fairly favorable feedback has been received. There have been 27 water main breaks in the area since 2008. Commissioner Rohr moved and Commissioner Braun seconded to approve the Plans and Specifications and authorize the advertisement of the project. Roll Call vote: Aye 5, Nay 0. The motion passed.

8. *Consider the Sunset Drive Interchange project decision document*. Engineer Wigness presented the item. This project is slated for 2027. However, there are possibilities that it could start as early as 2026. A single point urban intersection is planned for the interchange, along with an improved stoplight at Boundary Rd and Sunset Drive, and a multi-lane roundabout for the intersection of Old Red Trail and Sunset Dr. Commissioner Sjoberg moved and Commissioner Heinsohn seconded to submit Alternative 1b as the City's preferred option. Roll Call vote: Aye 5, Nay 0. The motion passed.

9. *Consider resolutions necessary to create Street Improvement District 236 - Downtown Phase I*. Engineer Wigness presented the item. Commissioner Heinsohn moved and Commissioner Braun seconded to approve the resolutions to create improvement district, approve the Engineer’s report, approve feasibility report, and approve declaring necessity for Street Improvement District No. 236. Roll Call vote: Aye 5, Nay 0. The motion passed.

10. *Legislative Update*. Administrator Neubauer presented the item. Crossover will happen towards the end of February. This was just an update, no action requested.

K. RESOLUTIONS AND ORDINANCES

1. *First Consideration of Ordinance 1461 related to extension of Zoning Moratorium*. Planner Stromme presented the ordinance. Commissioner Heinsohn moved and Commissioner Braun seconded to approve the first consideration of Ordinance 1461. Roll Call vote: Aye 5, Nay 0. The motion passed.

L. OTHER BUSINESS

M. FUTURE MEETING DATES FOR BOARD OF CITY COMMISSIONERS

- *Feb. 25, 2025 at 5:30 p.m., Special Meeting, Working Session*
- *March 4, 2025 at 5:30 p.m., Regular Meeting*

- ~~*March 11, 2025 at 5:30 p.m., Special Meeting, Working Session*~~
- *March 18, 2025 at 5:30 p.m., Regular Meeting*
- *April 1, 2025 at 5:30 p.m., Regular Meeting (Board of Equalization at 7 p.m.)*

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N. ADJOURN There being no further business to come before the board, the meeting adjourned at 6:17 p.m.

/s/James Neubauer
James Neubauer
City Administrator

/s/James Froelich
James Froelich
Board of City Commissioners