

The Mandan City Commission met in regular session at 5:30 PM on April 15, 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, Assistant City Engineer McAdoo-Roesler, Deputy Police Chief Bier, Building Official Singer, Fire Chief Bitz, Public Works Director O’Keefe, Business Development & Communications Director Cermak, Planner Stromme, CIS Manager Mischel, and Attorney Oster.

B. THE PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

1. *Proclaiming May as Welcome Month.* Mayor Froelich signed the proclamation for Welcome Month.

2. *Proclaiming May 2, 2025 as Arbor Day in the City of Mandan.* Mayor Froelich signed the proclamation for Arbor Day.

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

E. MINUTES

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

a. *Apr. 1, 2025 Regular Meeting.* Commissioner Braun moved and Commissioner Sjoberg seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

b. *Apr. 1, 2025 Board of Equalization.* Commissioner Braun moved and Commissioner Rohr seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

c. *Apr. 8, 2025 Special Meeting.* Commissioner Braun moved and Commissioner Heinsohn seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

F. PUBLIC HEARING

1. *Consider a zone change from CA - Commercial to R7 - Residential for Lot 9, Block 1, Developers West Acres 2nd Addition.* Planner Stromme presented the item. 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.

2. *Consider Final Plat and Zone Change for Lot 1 from A - Agriculture to CB - Commercial for MDU Addition.* Planner Stromme presented the item. 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.

3. *Consider a variance for Lot 2, Block 1, North Prairie Subdivision Replat.* Planner Stromme presented the item. The property owner, Cheydon Gordon, answered questions from the Commission. 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 Heinsohn seconded to approve. Roll Call vote: Aye 5, Nay 0. The

motion passed.

G. BIDS

H. CONSENT AGENDA

1. *Consider approval of monthly bills.*
2. *Consider the following Abatements:.*
 - a. *Ripplinger Veterans Credit Abatement.*
 - b. *Reimer Veterans Credit Abatement.*
 - c. *Mertz Veterans Credit Abatements.*
 - d. *Dittus Veterans Credit Abatements.*
 - e. *Ereth Veterans Credit Abatement.*
 - f. *Smith & Evans Veterans Credit Abatements.*
3. *Consider the correction of Civil Service Commission Member's term date.*
4. *Consider Mandan Progress Organization Event Grant Applications.*
5. *Consider extension of protest period for Street Improvement District 236.*

6. *Consider reappointing Jason Arenz to the Dakota Media Access Board of Directors for a four-year term expiring July 1, 2029.* Commissioner Rohr moved and Commissioner Sjoberg seconded to approve consent agenda items 1-6, including all sub-items, as presented. Roll Call vote: Aye 5, Nay 0. The motion passed.

I. OLD BUSINESS

1. *Consider driveway width variance request for 1207 1st Street SW.* Assistant City Engineer Riley McAdoo-Roesler introduced property owner Scott Wiese to present his variance request. Commissioner Heinsohn moved and Commissioner Sjoberg seconded to deny the variance request. Roll Call vote: Aye 4, Nay 1 (Mike Braun). The motion passed.

J. NEW BUSINESS

1. *Growth Fund recommendation on business assistance for Memorial Highway during construction.* Business Development & Communications Director Cermak presented the item. Commissioner Sjoberg moved and Commissioner Heinsohn seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

2. *Consider Building Blocks Action Plan (Third Street SE Study).* Planner Stromme presented the item. Commissioner Heinsohn moved and Commissioner Sjoberg seconded to accept the Building Blocks Action Plan. Roll Call vote: Aye 5, Nay 0. The motion passed.

3. *Legislative Update.* Administrator Neubauer presented the update.

4. *Discovery Properties LLC Application for Property Tax Exemption for Improvements to Commercial & Residential Buildings North Dakota Century Code 57-02.2.* Assessor Markley presented the item. Commissioner Sjoberg moved and Commissioner Heinsohn seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

K. RESOLUTIONS AND ORDINANCES

1. *First Consideration of Ordinance 1464, a zone change from CA - Commercial to R7 -*

Residential for Lot 9, Block1, Developers West Acres 2nd Addition. Planner Stromme presented the ordinance. Commissioner Braun moved and Commissioner Sjoberg seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

2. *First Consideration of Ordinance 1465, a zone change from Ag - Agriculture to CB - Commercial for Lot 1, Block1, MDU Addition.* Planner Stromme presented the item. Commissioner Heinsohn moved and Commissioner Braun seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

L. OTHER BUSINESS

M. FUTURE MEETING DATES FOR BOARD OF CITY COMMISSIONERS

- *April 22, 2025 at 5:30 p.m., Special Meeting, Long Range Financial Planning*
- *May 6, 2025 at 5:30 p.m., Regular Meeting*
- *May 20, 2025 at 5:30 p.m., Regular Meeting*
- *June 3, 2025 at 5:30 p.m., Regular Meeting*

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N. ADJOURN There being no further business, the meeting adjourned at 6:34 p.m.

/s/James Neubauer

James Neubauer
City Administrator

/s/James Froelich

James Froelich
Board of City Commissioners