

The Mandan City Commission met in regular session at 5:30 PM on July 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 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, Contracted Planner Laqua, and Attorney Oster.

B. THE PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

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

E. MINUTES

1. *Consider Approval of the July 1, 2025 Board of City Commission Meeting Minutes.* Commissioner Rohr moved and Commissioner Heinsohn seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

F. PUBLIC HEARING

1. *Consider Schaff Estates 3rd Addition Preliminary Plat, Special Use Permit, and Zone Change.* Approve the Preliminary Plat for Schaff Estates 3rd Addition and the zone change from CB - Commercial to R7 – Residential for Lot 2, and approval of the non-enumerated special use permit as conditioned in the staff report. Building Official Singer presented on this matter. Commissioner Braun moved and Commissioner Sjoberg seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

2. *Consider a zone change from RM (Multi Family) to a PUD (Planned Unit Development) for Clover Grove.* Approve the zone change from RM (Multi Family) to a PUD (Planned Unit Development) with the following conditions:

Platting of Phase I; Masterplan of Phase II. Contracted Planner Laqua presented on this matter.

Commissioner Sjoberg moved and Commissioner Rohr seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

3. *Consider a zone change request from CB - Commercial to RMH - Residential for Lots 3-6, Block 2, Meadowlands Subdivision*

. Approve the zone change for Lots 3-6 of the Meadowlands Subdivision from CB- Commercial to RMH – Residential contingent on approved preliminary and final plat, approved development agreement, and all road standards and access management requirements being met. Contracted Planner Laqua presented on this matter. Commissioner Sjoberg moved and Commissioner Heinsohn seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

4. *Consider a building setback variance for Lots 4-15, Block 2, Mandan Proper.* Contracted Planner Laqua presented on this matter. Commissioner Braun moved and Commissioner Sjoberg seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

5. *Consider a building setback variance for Lot 6, Landeis Subdivision Replat Lots 4-6*

. Contracted Planner Laqua presented on this matter. Commissioner Braun moved and Commissioner Sjoberg seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

G. BIDS

H. CONSENT AGENDA Commissioner Rohr moved and Commissioner Heinsohn seconded to approve consent agenda items 1-3. Roll Call vote: Aye 5, Nay 0. The motion passed.

1. *Consider approval of monthly bills.*

2. *Consider a 2023-2025 Abatement application for Riverwest Development LLC.*

3. *Consider approval of the special event permit for Liberty Heights Classic Car Show.*

I. OLD BUSINESS

1. *Consider a Development Agreement for the Shores At Lakewood 2nd Addition.* City Engineer Wigness presented on the consideration of a Development Agreement for the Shores At Lakewood 2nd Addition. Commissioner Heinsohn moved and Commissioner Braun seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

J. NEW BUSINESS

1. *Consider revision to the General Fund Balance Policy.* Finance Director Welch presented on the consideration of a revision to the General Fund Balance Policy. Commissioner Rohr moved and Commissioner Braun seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

K. RESOLUTIONS AND ORDINANCES

1. *First consideration of Ordinance 1469, an ordinance to amend and re-enact section 22-2-2 of the Mandan Code of Ordinances, relating to city sales, use and gross receipts tax under the Home Rule Charter of the City of Mandan.* Finance Director Welch presented on this matter. Commissioner Sjoberg moved and Commissioner Braun seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

2. *First Consideration of Ordinance 1470, a zone change from CB - Commercial to RMH - Residential Mobile Home Park District for Lots 3-6, Block 2, Meadowlands Addition.* Contracted Planner Laqua presented on this matter. Commissioner Heinsohn moved and Commissioner Braun seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

3. *First Consideration of Ordinance 1471, a zone change from RM - Residential to PUD - Planned Unit Development for Clover Grove.* Contracted Planner Laqua presented on this matter. Commissioner Heinsohn moved and Commissioner Rohr seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

4. *First Consideration of Ordinance 1472, a zone change from CB - Commercial to R7 - Residential for Lot 2, Schaff Estates 3rd Addition.* Contracted Planner Laqua presented on this matter. Commissioner Sjoberg moved and Commissioner Heinsohn seconded to approve. Roll Call vote: Aye 5, Nay 0. The motion passed.

L. OTHER BUSINESS City Engineer Jerek Wigness gave construction update (7 projects).

M. FUTURE MEETING DATES FOR BOARD OF CITY COMMISSIONERS

- *August 5, 2025 at 5:30 p.m.*
- *August 19, 2025 at 5:30 p.m.*
- *September 2, 2025 at 5 p.m.*

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N. ADJOURN There being no other business to come before the Board, the meeting adjourned at 06:42 PM.

/s/ James Neubauer

James Neubauer
City Administrator

/s/ James Froelich

James Froelich
Board of City Commissioners