



MANDAN PARK BOARD
Special Meeting
January 7, 2019
PARK ADMIN OFFICE

The Board of Park Commissioners duly met in special session on Monday, January 7, 2019 at main conference room at Park Administrative Office, 2600 46th Ave SE.

Attendees:

Park Commissioners:

President Meschke, Vice President Arenz, Commissioner Hatzenbuhler, Commissioner Mehlhoff and Commissioner Knoll.

Park District staff:

Director Cole Higlin.

City of Mandan:

Administrator Jim Neubauer and Planning and Engineer Director Justin Froseth

Citizens: Todd Miller, Scott Gerhardt, Jan Fasching, Randy Schmidt, Richard Leingang

President Meschke called the meeting to order at approximately 12:30 pm, CDT. President Meschke explained that this is a special meeting to discuss the south side special assessment district only.

President Meschke stated that this topic is very sensitive and Park Commissioners were not elected to make decision on City assessments relating to street and storm water assessments. By NDCC it allows us to comment because we own majority of the land in the area, but doesn't mean the Park District should be approving large specials on residents, that is the City of Mandan responsibility.

Director Higlin provided a summary of percentage of protest that were submitted to the City. Currently only 11.17% have protested which includes all public/private property. If all public property is removed from the assessment, the total amount of area is 37.08%. This means the citizens would need 18.54% protesting and would leave them 7.37% short of meeting the required percentage to protest.

City Administrator Neubauer provided an overview of what will happen if a protest occurs including potential loss of \$1.5 million buy down of specials, 20 yr. assessments, and increase in bid prices. The City has looked at options of removing ally and reducing storm water in the area.

Commissioner Knoll asked if there is a deadline on the \$1.5 million buy down, which City Administrator Neubauer stated that it is approved for this specific project, however if this project is protested and rebid, I cannot guarantee that it will be there in the future.

Planning and Engineering Director Froseth stated that the entire project is \$7 million not including the \$500,000 parking lot improvement the Park District is adding to the project. The Park District owns 54% of the area which allows them to be able to protest the assessment district. President Meschke stated it's unfortunate that citizens have no choice based on current law. Vice President Arenz asked if we protest the assessment district. The roads in this area are in disrepair and the lack of maintenance in this area is the real problem and is gone on for too long and now it's too expensive for residents. But it will only increase the longer the City waits to make the improvements.

Richard Leingang wants the \$1.5 million sales tax buy down and Prairie Dog funds to be to be used to buy down all specials. The Park District has the right to kill the project but it's going to move forward anyways. No one is listening to the people, we don't want this. Mr. Leingang stated that Commissioner Rohr and Davis both stated that we need to take a step back and look at this. Vice President Arenz, corrected Mr. Leingang stating that the Park District hasn't taken any action on the assessment, which is why we are here today.

Jan Fasching stated that he does not want to lose the \$1.5 million buy down and is sick of gravel roads and no storm water. This is a 20% savings to area residents.

City Administrator Neubauer stated that the \$1.5 million buy down is a done deal. Prairie Dog funding is needed for other city needs. Homestead Credit was explained as an option for those meeting the criteria.

Randy Schmidt asked how we will sell our homes with these large assessments. Home values will impact our ability to sell them with large assessments on them. President Meschke stated that we look at price of house, specials, taxes, and determine if it's the right house. Some people may want the house and not care about the assessments.

Todd Miller asked about the park land and why isn't this going city wide? President Meschke stated that our share roughly \$800,000 will be going city wide, including school and city portions.

Commissioner Knoll asked if City Commission will take this into consideration that the residents don't want this if Park District doesn't take a stance? Mr. Froseth stated that he will present the figures and assumes a large crowd will attend the public meeting on January 8.

Commissioner Mehlhoff stated that we can't keep status-quo in the area. This area has major issues and long term public works maintenance is going to be another issue if we do not address the roads.

President Meschke asked the citizens in attendance if storm water was removed, would you be happy. Overwhelming the answer was no as everyone had a different concern.

Scott Gerhardt stated that there are three factors: cost, some streets need to be done, and storm water. Mr. Gerhardt asked why sewer wasn't redone when 3rd Street was

reconstructed. City Administrator Neubauer stated that costs was the main issue, residents didn't want it.

Mr. Fasching asked if Park Commissioners are going to make a decision today. President Meschke stated yes. Mr. Fasching stated that you either support the assessment or you don't. Don't ride the fence.

Commissioner Mehlhoff stated that we only levy for the specials that we need each year. This assessment is going to impact the Park District for many years and requires us increasing property taxes city wide.

Vice President Arenz made a motion to stay neutral and put the faith in the City Commission so we don't lose the \$1.5 million buy down and recommend that the City Commission should evaluate all options to help reduce the financial burden on residents by reducing alley paving and reducing storm water. Seconded by Commissioner Mehlhoff; motion passes 4-1. Commissioner Knoll voted no.

Commissioner Knoll motioned to adjourn the meeting at 1:45pm, seconded by Commissioner Mehlhoff.

Cole Higlin
Clerk, Mandan Park District

Wade Meschke
President, Board of Park Commissioners