

Mandan Park District

Special Meeting

Board Minutes

May 29, 2015

The Board of Park Commissioners duly met in special session on Friday, May 29, 2015 at Park District Administrative offices. Those present were Park Board President Arenz, Park Commissioners Hatzenbuhler, Keller, Allan, City Commissioner Rohr, City Administrator Neubauer, City Engineer Froseth, Andy Werder from KLJ Engineering, Leann Eckroth; Bismarck Tribune, and Director Higlin.

President Arenz called the meeting to order at 8:00am CDT. President Arenz reminded Commissioners that is a special meeting and to limit discussion to potential site options. Director Higlin introduced Andy Werder from Kadrmas Lee & Jackson to provide utility access to site 1; west of Boundary Road. Mr. Werder discussed the site issues with the steep topography and will the sports complex actually fit on the property in relation as to running the football/track north and south. Mr. Werder explained that more research was needed to determine if the site plan will fit on the property. In order to construct on site 1, sanitary sewer would have to be brought from the south side of Mandan High School to the site going through Sunset Park west property line. By doing gravity feed sanitary sewer line versus (3) lift stations is a substantial savings to the developers. Access to water was close in proximity; City Engineer Froseth stated that water pressure is an issue in the area already. Discussion was held if another water tower west of site one is taken into consideration.

Director Higlin asked City Engineer Froseth about concerns with extending Boundary Road west and traffic impact to Boundary and Sunset intersection. City Engineer Froseth mentions the WBI pipeline that has a permanent easement where the proposed road extension would be placed. Mr. Werder explained that we need to minimize the crossing of the pipeline and placing a road on the pipeline will not be approved. In order to extend Boundary Road west, the proposed road will need to extend to the northwest to avoid the pipeline and how does that affect the site plan of the sports complex. The intersection of Boundary and Sunset currently has traffic flow issues and placing the sports complex will only add to the congestions. There will only be one way in and out of the area until Division or Lohstreeter roads are connected. That could be many years until the area starts to be fully developed. Mr. Werder also discusses storm water retention, we may be able to use existing wetlands area, however we would need to use the natural drainage along Sunset Park, but would be approval from Kautzman land owners to place water on their property. We may need to acquire that piece of property to address storm water retention.

Director Higlin asked what can be special assessed back to the park district; Mr. Werder explained that only street, curb, and gutter are special assessed back to property owners. Director Higlin explained that for site 1, preliminary estimates are \$2 million for utility work; Mr. Werder will update the expenses

for the June 2 meeting with land owners. In addition to utility work, special assessments are unknown do to steep terrain and road alignment in regards to the pipeline. In the sales tax ballot measure, we have \$1.6 million allocated for site work. Mr. Werder will determine if \$1.6 million is enough for this site, if \$1.6 million isn't sufficient, we will have to reallocate funds within the \$22 million budget.

Director Higlin then presented site 5, the property south of Tesoro Refinery. City Engineer Froseth stated that access to all utilities is currently on site and that any of the sites 2, 3, or 4 would have to bring sanitary sewer from site 5. There are no issues with storm water retention and Old Red Trail is considered a state highway, so additional funding from the state would be beneficial, potentially could be an 80/20 local match for Old Red Trail. Discussion on the interstate on/off ramps in regards to the intersection at 16th St NE. City Administrator Neubauer stated that NDDOT has discussed bringing the on/off ramps closer to the interstate to eliminate the turning lane issues. The idea is to extend 16th St NE west and midway through the property extend the road north. This would provide two access points to the property, a stop light will be installed at Collins and Old Red Trail intersection next year regardless of which site is selected.

Director Higlin asked city officials to talk about site 2, current 47 acres the park district owns and issues relating to the property. City Engineer Froseth stated that sanitary sewer would have to be brought from site 5, and lift stations will need to be added at potentially two sites. In order to place a road extending from the Middle School, the adjacent landowner can protest the assessment because he owns majority of the land and is not ready to construct or pay for large special assessments. If the park district wanted to extend the road, it would have to is 100% assessed to park district which would be very expensive and benefit the developer with a free road.

President Arenz thanked everyone for attending and providing information in regards to assisting the Park Commissioners in which property to select pending the sales tax vote June 9.

Commissioner Keller motioned to adjourn, seconded by Commissioner Allan at 9:10am CDT. Motion passes.