

PROCEEDINGS OF THE MOUNTRAIL COUNTY PARK COMMISSION

January 28, 2016

The Board met in regular session on Thursday at 9:00 A.M. with Commissioners Greg Boschee, Eric Jaeger, Arden Eide, Colleen Reese, and Garry Jacobson present.

Also in attendance were Lenny Eubanks White Earth Park Manager, Nick Herriage with US Army Corps of Engineers, John Sauber with Sauber Engineering Inc., Ron Stromstad , and Wade Enget, States Attorney.

Chairman Boschee called the meeting to order.

Moved by Comm. Eide, seconded by Comm. Jacobson, to approve the Minutes of October 22, 2015 meeting as corrected. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Eide, seconded by Comm. Jacobson, to nominate Greg Boschee as Chairman and Eric Jaeger as Vice-chairman. Nominations ceased. Upon roll call, all present voted yes. Motion carried.

Lenny Eubanks presented the managers' report from White Earth Bay and stated the electrical work is completed.

John Sauber with Sauber Engineering presented a survey of White Earth Park which included 4 encroachments on County right of way. It was decided that a letter from the Park Board will be sent to the lot owners concerning the encroachments.

Comm. Reese brought to the Boards attention she has received several complaints from campers of White Earth Park about campers not moving all summer which should be moved every 30 days. Also the store is not open much and the bathrooms are a mess.

Discussion was held on the garage the Game & Fish wants to sell to the County at White Earth Park. Manager Eubanks stated he will look into the matter.

Moved by Comm. Eide, seconded by Comm. Jacobson, to approve the 5 year Concessionaire Agreement with Lenny Eubanks. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Eide, seconded by Comm. Jacobson, to approve all Annual Management Plans to be mailed once the information is gathered. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Eide, seconded by Comm. Reese, to approve sending the Traynor/Van Hook cost share requests to the Game & Fish Department. Upon roll call, all present voted yes. Motion carried.

Engineer Sauber presented a survey of Traynor/Van Hook Park which showed that a majority of the streets have a been platted with a width of 80 feet and a few at 66 feet wide and the alleys are generally 20 feet. Engineer Sauber suggested waiving the setback of 7 ½ feet on the front and back of lots. States Attorney Wade Enget stated the setbacks cannot be different than the cities and if they want a variance it needs to be brought in front of the Board. States Attorney Enget stated there is restrictions on Corp land and all structures are supposed to be movable. Traynor /Van Hook is a recreational area and was never intended for permanent housing.

Moved by Comm. Eide, seconded by Comm. Jaeger, to approve the adoption of language suggested by Engineer Sauber which would waive the 7 ½ feet setback from the lot lines. Upon roll call, Jacobson and Reese voted no. Chairman Boschee voted no. Motion failed.

Moved by Comm. Reese, seconded by Comm. Jacobson, to deny the building permit for Lot 8, Block 7 for John Hebert and can reapply when the shed and trailer are within the boundary lines. Upon roll call, Reese, Jacobson, and Jaeger voted yes and Eide voted no. Motion carried.

Moved by Comm. Reese, seconded by Comm. Jacobson, to deny the building permit for Lot 14, Block 16 for Jodie and Dan Sweep due to the building being completed before the building permit was issued and not meeting the setback requirements. Upon roll call, Reese and Jacobson voted yes and Eide and Jaeger voted no. Chairman Boschee voted yes. Motion carried.

It was agreed that the Park Managers at Traynor/Van Hook should not be signing the building permits if the plans include variances with the lot lines.

Engineer Sauber presented 4 Certificates of Survey and a re-plat for lot survey of Traynor/Van Hook Park. Lots 1 and 2 of Block 1 was originally platted going east and west but are set up going north and south. Lots 1 and 2 of Block 2 are platted going east and west but it is set up going north and south. Lots 1 and 2 of Block 8 are platted to go north and south but are going east and west. Lot 7 and 8 of Block 9 are going east and west but were platted to go north and south. Lots 1 and 2 of Block 10 run north and south but were platted to go east and west. Engineer Sauber suggested that the County should re-plat all 4 lots of Block 10 and to vacate a portion of 2<sup>nd</sup> Street East.

Moved by Comm. Eide, seconded by Comm. Reese, to approve the advertisement to vacate a portion of 2<sup>nd</sup> Street East located along Lots 1-4. Upon roll call, Eide, Reese, and Jaeger voted yes and Jacobson abstained.

Danny, Mary Ann, and Darrell Lafontaine were present at the request of the Board to discuss the incident that happened at the Traynor/Van Hook Park on June 27, 2015 with Katherine Lafontaine. The Lafontaine's stated that Katherine was visiting her daughter who also has a lot in the park. Discussion was also held on the multiple living quarters on one lot. The Lafontaine's stated that a camper was allowed per the lease. The lease does state one camper but states it is for out of state guests. It was suggested that the lot be transferred to Danny Lafontaine who primarily stays on the lot and to pay a camping fee for the camper.

Engineer Sauber presented a survey for Clear Lake Park. It was found that there is an encroachment on Lot 6 which is fenced in and being used as pasture land by the property owner to the South. The encroached area measures 4.7 acres. Discussion was held on the purchase of 200 feet along shore line which is 6 acres from Earl Jensen.

Moved by Comm. Eide, seconded by Comm. Reese, to approve the offer to Earl Jensen \$2,300 per acre to purchase the 6 acres. Upon roll call, all present voted yes. Motion carried.

Engineer Sauber presented 2 options for Parshall Bay expansion. Comm. Jaeger stated a Heritage Grant would be helpful for the future development and has volunteered to attend the next grant meeting.

Moved by Comm. Eide, seconded by Comm. Jaeger, to approve Sauber Engineering to do the preliminary design of layout 1 which includes sewer, water, and electricity for 20 sites. Upon roll call, all present voted yes. Motion carried.

Discussion was held on Friends of Lake Sakakawea request for support for a ½ mile setback for oil wells. A public hearing is planned to discuss the issue.

Moved by Comm. Eide, seconded by Comm. Jacobson, to approve the Park Board supporting the hearing planned by Friends of Lake Sakakawea. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jaeger, seconded by Comm. Reese, to approve the 2017 lot rents be set at \$750.00 per year. Upon roll call, all present voted yes. Motion carried.

The Board adjourned at 12:20 P.M. to meet in regular session on Thursday, March 24, 2016 at 9:00 A.M.

Accepted and approved this 24<sup>th</sup> day of March, 2016.

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Greg Boschee, Chairman  
Mountrail County Park Commission

ATTEST:

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Stephanie A. Pappa  
Mountrail County Auditor