

Proceedings of the Mountrail County Commissioners

June 6, 2017

The Board met in regular session on Tuesday at 9:00 A.M. with Commissioners Arlo Borud, Trudy Ruland, Garry Jacobson, Daniel Uran and Gary Johnson present. Also present was States Attorney Wade Enget, Charles Juma Jr., Patricia Jensen, Scott Ruland, Dustin Roise, Paul Ogden, Janis Patrick, Velma Marmon, Bill Whitmore, Donna Ogden, George Olson, Derald Hoover, Roberta Ramberg, Charles Ramberg, Amy Shelton with the Northwest Landowners Association, Pete Hanebutt with the ND Farm Bureau, Charlie Sorenson, Les Heller, Marvin Heller, Scott Fladeland, Brian Rosencrans, Terry Anderson, Janice L. Hanson, Robert Grant, Brian Rice, Nancy Rice, Joyce and Glenn Wright, Kathleen Neset, Scott Knudsvig, Kevin and Michelle Kinnoin, Meyer Kinnoin, Jim Domaskin, Starla Norstead, Ardis Rice, Jerome Rice, Brenda Jorgenson, Richard Jorgenson, Brad Farhart, Susan Spath with the City of Stanley, Jerome Harstad, Jim Enge, Brian Skaar, Anton Mickelson, Ryan Quarne with Olson and Burns Law Firm, Fred Evans, Corrine Grove, Dale and Laurie Dannewitz, Keith Meiers, Jason Rice, Jason Roise, Jamie Hyatt, Doug Feiring, Ceylon Feiring, Roger Harstad, Arthur Langved, Garrett Lalim, Rory Wolter, Kevin and Dalaine Uran, Terence Ortloff, Barbara Roise, Daryl and Shelby Uran, Dan Feldman, Jane and Ted Dobrovolny, Mary Kilen with the Promoter, Greg Bommelman, Danita Bye, Blair Hynek, and Joyce Evans.

Chairman Borud called the meeting to order.

Moved by Comm. Jacobson, seconded by Comm. Johnson, to review and approve the agenda as is. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Johnson, seconded by Comm. Uran, to approve the Minutes of May 16, 2017 meeting as corrected. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Ruland, seconded by Comm. Johnson, to approve the bills totaling \$339,350.02 and May payroll, checks #10335-10350 and direct deposit #6175-6325 totaling \$833,135.46. Upon roll call, all present voted yes. Motion carried. (A complete list of bills is posted on a temporary basis on the Mountrail County Website @ [www.co.mountrail.nd.us](http://www.co.mountrail.nd.us) under the County Commissioner's heading.)

Moved by Comm. Ruland, seconded by Comm. Johnson, to approve May 2017 fees for the Sheriff's Department, May 2017 fees for the Jail Facility, and the March and April 2017 fees for the Recorder's Office. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Ruland, seconded by Comm. Jacobson, to approve the transfer for Oil & Gas allocations totaling \$1,146,129.50 for current allocations from the General Fund to the Road & Bridge Fund (70% of Oil & Gas Funds). Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 459 from Oasis Midstream Services, LLC on a section line located in Sections 9 and 10 in Township 153 North, Range 93 West (Unorganized Township) to bore for produced water. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 460 from Oasis Midstream Services, LLC on a section line located in Sections 4 and 9 in Township 153 North, Range 93 West (Unorganized Township) to bore for produced water. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 461 from Hess Corporation on a section line located in Sections 7 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for fiber optic cable. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 462 from Hess Corporation on a section line located in Sections 7 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for oil. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 463 from Hess Corporation on a section line located in Sections 7 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for gas. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 464 from Hess Corporation on a section line located in Sections 7 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for emulsion. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 465 from Hess Corporation on a section line located in Sections 7 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for emulsion. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 466 from Hess Corporation on a section line located in Sections 7 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for fiber optic. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 467 from Hess Corporation on a section line located in Sections 7 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for fiber optic cable. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 468 from Hess Corporation on a section line located in Sections 7 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for emulsion. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 469 from Hess Corporation on a section line located in Sections 17 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for emulsion. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 470 from Hess Corporation on a section line located in Sections 17 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for emulsion. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 471 from Hess Corporation on a section line located in Sections 17 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for fiber optic. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 472 from Hess Corporation on a section line located in Sections 17 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for fiber optic. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 473 from Hess Corporation on a section line located in Sections 17 and 18 in Township 154 North, Range 94 West (Unorganized Township) to bore for gas. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 474 from Hess Corporation on a section line located in Sections 17 and 20 in Township 154 North, Range 94 West (Unorganized Township) to bore for emulsion. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 475 from Hess Corporation on a section line located in Sections 17 and 20 in Township 154 North, Range 94 West (Unorganized Township) to bore for fiber optic. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 476 from Hess Corporation on a section line located in Sections 17 and 20 in Township 154 North, Range 94 West (Unorganized Township) to bore for gas. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Road Crossing Permit 477 from Mountrail-Williams Electric Cooperative on CR15, 82<sup>nd</sup> Ave NW, located in Section 29 in Township 152 North, Range 91 West (Van Hook Township) to bore for electrical. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Ruland, seconded by Comm. Jacobson, to approve the Temporary Full-Time Agreement for Dylan Enger for the Weed Control Department as a Sprayer totaling \$18.00 per hour from May 15, 2017 to October 1, 2017 and to not exceed 50 hours per week. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Temporary Full-Time Agreement for Anthony Cuypers for the Weed Control Department as a Sprayer totaling \$17.00 per hour from May 15, 2017 to October 1, 2017 and to not exceed 50 hours per week. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Johnson, seconded by Comm. Ruland, to approve the Temporary Full-Time Agreement for Tom Anderberg for the Weed Control Department as a Sprayer totaling \$25.00 per hour from May 15, 2017 to October 1, 2017 and to not exceed 50 hours per week. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Johnson, to approve the Temporary Full-Time Agreement for Jordan P. Schell for the Weed Control Department as a Sprayer totaling \$17.00 per hour from May 15, 2017 to October 1, 2017 and to not exceed 50 hours per week. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve the Temporary Full-Time Agreement for Bobbi C. Hennessy for the Weed Control Department as a Sprayer totaling \$17.00 per hour from May 15, 2017 to October 1, 2017 and to not exceed 50 hours per week. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Johnson, seconded by Comm. Jacobson, to approve the Temporary Full-Time Agreement for Gary P. Schell for the Weed Control Department as a Sprayer totaling \$17.00 per hour from May 15, 2017 to October 1, 2017 and to not exceed 50 hours per week. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Ruland, seconded by Comm. Uran, to approve the Regular Full-Time Agreement for Jamie Mills for the Social Services Department as a Family Services Specialist totaling \$53,025.00 per year. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Johnson, to approve the transfer of Beer License for Sneak Creek Saloon to the Blaisdell Rodeo Grounds on June 24-25, 2017. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Johnson, to approve the White Earth Valley Saddle Club raffle/bingo application from June 1, 2017 to November 23, 2017. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Johnson, seconded by Comm. Jacobson, to approve the White Earth Valley Saddle Club Calcutta application for June 9, 2017. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Johnson, seconded by Comm. Jacobson, to table discussion on the Soils Board implementation. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Uran, to approve submitting the Special Road Funds Grant Application for Clearwater Township to gravel the township road into the Clear Lake Park. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Ruland, to approve submitting the Special Road Funds Grant Application for improvement project on the White Earth Bay road. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Jacobson, seconded by Comm. Johnson, to approve and sign the Construction Contract with Keller Paving and Landscaping Inc. for the Parshall Bay road project. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Ruland, seconded by Comm. Jacobson, to approve the Construction Contract with Mayo Construction Company, Inc. for the CR 9/White Earth Valley road project. Upon roll call, all present voted yes. Motion carried.

Discussion was held on interviews for the DES/Planning & Zoning position.

Moved by Comm. Ruland, seconded by Comm. Jacobson, to approve the advertisement for bids for an Oil and Gas lease on Lot 9, Block 27 in Section 32, Township 152 North, Range 94 West in the Van Hook/Traynor Park. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Ruland, seconded by Comm. Johnson, to approve extending the probationary period of Samantha Greenlee for six weeks. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Ruland, seconded by Comm. Johnson, to move Desirae Escue from the Jail Facility from a temporary to full-time employee totaling \$45,768 per year. Upon roll call, all present voted yes. Motion carried.

Jana Heberlie, Road & Bridge Engineer, met with the Board to discuss an issue with the Road and Bridge Department along with Scott Duerre. Also present was Zach Gaaskjolen with Brosz Engineering.

Engineer Heberlie informed the Board about the rip rap failure on CR 2/Old Hwy 2. Engineer Heberlie expressed concern about losing the road due to the water and erosion.

States Attorney Enget stated the matter is an emergency situation and the County can move forward without publishing for bids.

Moved by Comm. Ruland, seconded by Comm. Uran, to approve Engineer Heberlie to contact subcontractors to repair the rip rap on CR 2/Old Hwy 2. Upon roll call, all present voted yes. Motion carried.

Engineer Heberlie informed the Board that CSI had requested to haul heavy on 46<sup>th</sup> St NW and 94<sup>th</sup> Ave NW.

Moved by Comm. Uran, seconded by Comm. Ruland, to deny CSI request to haul heavy on 46<sup>th</sup> St NW and 94<sup>th</sup> Ave NW. Upon roll call, all present voted yes. Motion carried.

Engineer Heberlie addressed Comm. Johnson over alleged comments made to Road & Bridge staff.

The County Board of Equalization met at 10:00 A.M. Lori Hanson, Tax Director, and Rory Porth, Assessor, were present.

Susan Spaeth, Stanley City Assessor, was present for the appeals on properties within the City of Stanley. Tax Director Hanson stated 3 appeals were emailed.

Assessor Spaeth presented a written letter of protest dated May 31, 2017 from Todd Shebesta Director of CTMI, LLC appealing the assessment placed on property described as Lot 9, Joe Lucy Subdivision (Parcel #61-0053524). The property was assessed at \$3,530,600 and have requested an assessment of \$2,677,500. Assessor Spaeth stated the City of Stanley denied the appeal. Director Shebesta is requesting a decreased assessment due to increased vacancies and declining rents. Assessor Spaeth stated CTMI provided information from a sale that was on the market for one day and was three times the size. Assessor Spaeth stated the sale is not comparable.

Moved by Comm. Jacobson, seconded by Comm. Uran, to leave the true and full value at a total of \$3,530,600 for land and structure on Parcel #61-0053524. Upon roll call, all present voted yes. Motion carried.

Assessor Spaeth presented a written letter of protest dated May 31, 2017 from Todd Shebesta Director of CTMI, LLC appealing the assessment placed on property described as Lot 2, Joe Lucy 2<sup>nd</sup> Subdivision (Parcel #61-0053517). The property was assessed at \$3,819,900 and requested an assessment of \$2,269,400. Director Shebesta is requesting a decreased assessment due to increased vacancies and declining rents. Assessor Spaeth stated CTMI provided information from a sale that was on the market for one day and was three times the size. Assessor Spaeth stated the sale is not comparable.

Moved by Comm. Uran, seconded by Comm. Ruland, to leave the true and full value at a total of \$3,819,900 for land and structure on Parcel #61-0053517. Upon roll call, all present voted yes. Motion carried.

Assessor Spaeth presented information for Cashwise appealing the assessment placed on property described as Lot 7, Block 1, Westview Plaza Addition (Parcel #61-0094406). The property was assessed at \$3,883,600. Assessor Spaeth stated all of the information provided was from out of the state of North Dakota. Assessor Spaeth had requested 3 years of profit and loss and only a few months had been submitted. Assessor Spaeth recommended the true and full value stay as is due to the profit and loss not being provided.

Moved by Comm. Johnson, seconded by Comm. Ruland, to leave the true and full value at a total of \$3,883,600 for land and structure on Parcel #61-0094406. Upon roll call, all present voted yes. Motion carried.

Discussion was held on a home that is owned by the Stanley Community Public School District. Tax Director Hanson stated the value of \$353,900 should be added to the tax rolls. A notice will be sent and will be heard on June 20, 2017 at 2:00 P.M.

Moved by Comm. Ruland, seconded by Comm. Uran, to add the value of \$353,900 to parcel #61-0093959 and the hearing date to be set at June 20, 2017 at 2:00 P.M. Upon roll call, all present voted yes. Motion carried.

Dale Dannewitz requested to speak about property within the City of White Earth. Dale Dannewitz stated ROW had been given to the County for the White Earth Bridge project but is still on the tax rolls. Tax Director Hanson stated the matter will be looked into. Dale Dannewitz stated the valuation increased 81% from last year. Tax Director Hanson stated that is due to detailed soils. Tax Director Hanson explained the break point method process.

Janice Hanson from 155-94 (Unorganized Township) stated the pasture is full of coulees, trees and a swamp. Janice Hanson disagreed with the true and full value.

Charles Ramberg from 155-94 (Unorganized Township) stated the valuation in Mountrail County increased by \$35,000 and in Williams County the value only increased by \$2,200.

Jerome Rice from 155-94 (Unorganized Township) stated the valuation increased by 200% and feels this is excessive.

Charlie Sorenson from 154-94 (Unorganized Township) stated the value on land was too low.

Scott Knudsvig from Pringle & Herigstad, representing Charlie Sorenson, referred to 57-02-27.2 Subsection 8 which states 3 considerations can be applied. Mountrail County is only using soil type and in Attorney Knudsvig's opinion all three should be utilized.

Charlie Sorenson suggested the County hold off and use the values from 2016, set up a soils committee, and to implement modifiers.

Chairman Borud stated Dustin Bakken from the North Dakota State Tax Department said all methods can be used.

Darryl Uran, representing Dale and Nina Uran, from 153-93 (Unorganized Township) requested the Board spend more time to study the matter before implementation.

Kevin Uran from 153-93 (Unorganized Township) spoke about the increases to 3 parcels.

Joyce Wright from 152-93 (Unorganized township) stated the valuation on the poorest soil increased.

Tax Director Hanson presented the true and full value changes for all of the Unorganized Townships.

Moved by Comm. Ruland, seconded by Comm. Jacobson, to accept the 2017 assessment changes with the exception of the agricultural lands by detailed soils to the Unorganized Townships. Upon roll call, all present voted yes. Motion carried.

Charlie Sorenson protested the property valuation in Alger Township.

Paul Ogden with Alger Township stated that not all pasture land can be farmed and protested the valuations.

Patty Jensen with Bicker Township requested the County revert back to the 2016 valuations. She submitted information for Clearwater and Redmond Townships at this time.

Brenda Jorgenson from Bicker Township stated the County should be using land use and questioned why oil sites were zoned as ag land.

Brian Rice from Bicker Township stated the county should be using more than one method for valuations.

Scott Ruland from Big Bend Township stated the Unorganized Townships are now comparable to Big Bend. Scott Ruland stated the eastern part of the state is taking our money and everyone should take it to the legislation not to the Commissioners who are trying to work a long side of them.

Fred Evans from Brookbank Township stated the County should use the 2016 valuations.

Ryan Quarne from Olson and Burns, representing Fred Evans, stated land use must be considered.

Scott Fladeland from Brookbank Township stated land use should be used and to go back to the 2016 valuations.

Meyer Kinnoin with Clearwater Township stated it is common sense to use land use.

Dustin Roise, Chairman of the Cottonwood Township Board, stated 5 people protested the valuations at the township meetings with 7 people verbally contacting him. He stated the assessments are not accurate. Dustin Roise protested the increases on all parcels, acting on behalf of the Township, himself personally and for his father, Gerald Roise.

Jason Roise with Cottonwood Township stated when he needs to poop he uses only a few sheets of toilet paper but this morning he needed more to wipe so he had to modify how many sheets to use. Jason Roise stated modifiers are needed.

Charlie Sorenson with Debing Township stated land use is what is best for the County. Charlie Sorenson stated Debing Township approved the valuations at the township equalization meeting but now the township does not agree. Charlie Sorenson presented several GIS mapping options. Charlie Sorenson submitted a petition with 150 signatures requesting the Commissioners continue to use the 2016 farmland valuations and to form a soils committee.

Blair Hynek from Debing Township presented a letter from Mike Hynek stating a mistake was made when it was approved by the township board.

Terence Ortloff with Debing Township stated pasture land with a Game & Fish easement cannot be broken up and modifiers should be used.

Jane Dobrovolny from Debing Township stated this needs to be corrected before moving forward.

Bob Grant with Egan Township stated the poorest land increased and the better land decreased. Bob Grant requested the Commissioner's look at modifiers.

Charlie Sorenson with Idaho Township stated the county was off by 16 acres and if utilized land usage would not have this problem.

Lou Marmon with Knife River Township stated the valuation on rocky ground increased and feels some of the farm land has been depleted.

Fred Evans with Knife River Township requested land use.

Jan Patrick with Knife River Township protested the valuations.

Terence Ortloff, Manitou Township Board member, requested to use the 2016 valuations.

George Olson, Chairman of McGahan Township, stated the township protests the valuations.

Tax Director Hanson presented a written appeal dated May 25, 2017 from Biourja New Town Terminal, LLC on property described as follows: S2240' NE less Outlot 9 & R/W; Outlot 2 of NNE of Section 20 Township 152 North Range 92 West (Parcel #46-0017600) and Outlot 1 of the NNE of Section 20 Township 152 North Range 92 West (Parcel #46-0017700). They requested the value be reduced as follows:

Parcel 46-0017600 Land \$665,500, Bldgs/improvements \$4,306,020

Parcel 46-0017700 Land \$120,500, Bldgs/improvements \$5,707,800

Tax Director Hanson stated the property was purchased through bankruptcy and an appeal was not made at the township level.

Moved by Comm. Jacobson, seconded by Comm. Johnson, to leave the true and full value at a total of \$14,495,100 for land and structure on Parcel #46-0017700 and \$11,556,800 on Parcel #46-0017600. Upon roll call, all present voted yes. Motion carried.

Arvin Grove of Powers, Powers Lake, and Sorkness Townships requested clarification on deeded acres.

Fred Evans of Purcell Township requested land use be used.

Keith Meiers, Chairman of Rat Lake Township, is against the increase.

Blair Hynek representing Mike Hynek from Rat Lake Township requested to go back to the 2016 valuations.

Anton Mickelsen from Sidonia Township stated most of his land is under water.

Fred Evans from Sikes Township stated the solution is to go back to 2016 valuations and to establish a soils committee.

Brian Rosencrans from Sorkness Township protested the assessment on 8 parcels.

Starla Norstedt, Sorkness Township Clerk, protested the 2017 evaluation for the township. Starla Norstedt stated there should be more than one process because of grass land easements.

Ceylon Feiring of Sorkness Township stated her land also had a Game & Fish easement and the valuation increased by 300%. Ceylon Feiring requested the Board look at slopes and land usage.

Kathy Neset from White Earth Townships stated that the Board should not consider it going backwards by going back to the 2016 valuation.

Jason Rice, personally and as the Chairman of White Earth Township, requested the Board stay with the 2016 valuations.

Rory Porth, Assessor, presented an ag land valuation summary. Assessor Porth stated only 10 out of 49 townships protested the valuations of those 10, 4 townships were above the average acreage value, the other 6 were at or below the average per acre value of \$421.83. Assessor Porth explained that 80% of the townships approved the 2017 valuations. Assessor Porth stated 28% of the counties in North Dakota are using detailed

soils as a valuation method. Assessor Porth stated there are 6 different ways for valuations and all methods are certified by the state of North Dakota and are legal. In addition, Mountrail County:

- Implemented Ag Land Valuation as required by ND Century Code
- Based off Soil Types reporting as provided by NRCS
- Valuations for Ag Acres provided by NDSU based off Production statistics (NASS, others)
  - Used by all counties in ND
  - Average values for cropland, non-crop land, overall average acre value
  - Counties must hit within 90-100% Tolerance Band for yearly valuations
- Developed model for soils based off of NRCS Productivity Index – high PI = better soil types
  - ND State Tax Dept. pricing spreadsheet utilized
- “Breakpoint” established at 50 and above considered “cropland” – 49 and below considered “non-cropland” – within 4000 acres of crop/noncrop reported to NDSU
- Valuations then applied to each soil type per parcel (can be several soil types per parcel)
- Soil type valuations then summed for overall value per parcel
- Process “normalized” valuations – same value per soil type no matter where found in county
- \$1.9% increase in Ag land values county wide – \$8.5 Million
- 2016 Ag value \$441,569,500 – 2017 Ag land value \$450,085,337
- 8,942 Ag land parcels (rounded to 9000)
- 2,204 Unique Land owners
- Acreage average value is at 31.1% of Ag Land sales
- Came in at 92% of the tolerance band as directed by County Commissioners - [\\$421.83 average per acre](#)

Tax Director Hanson stated that if the Board decided to go back to the 2016 valuations, the tax payers who were to receive a decrease will be paying more and the County will be out of compliance with the State of North Dakota. The method used of detailed soils with the breakpoint method gives consideration to use and equalizes all agricultural lands throughout the County without any personal opinion or land use management decisions. Tax Director Hanson recommended the Board move forward with the 2017 valuations as determined by detailed soils.

Moved by Comm. Jacobson, seconded by Comm. Uran, to go back to the 2016 valuations and to create a soils board with one member from each district. Upon roll call, Comm. Jacobson, Comm. Uran and Comm. Borud voted yes, Comm. Ruland and Comm. Johnson voted no. Motion carried.

Tax Director Hanson stated the residential valuations are high and the County is currently at 103%. The City of Stanley decreased their residential properties and are now at 96%. Tax Director Hanson recommended the residential values be reduced except for the City of Stanley.

Moved by Comm. Uran, seconded by Comm. Ruland, to approve the reduction in residential valuations by 9% for all areas except the City of Stanley. Upon roll call, all present voted yes. Motion carried.

Tax Director Hanson recommended the Board leave the commercial assessments as is and to present the information to the State Board of Equalization.

Moved by Comm. Ruland, seconded by Comm. Uran, to approve no changes to the commercial assessments. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Uran, seconded by Comm. Ruland, to approve recessing the County Board of Equalization until June 20, 2017 at 2:00 P.M. Upon roll call, all present voted yes. Motion carried.

**APPROVED 06/06/2017- PAYMENT 06/06/2017**

<u>Warrant #</u>	<u>Vendor Name</u>	<u>Warrant Total</u>
91349	ADDCO OFFICE SYSTEMS	156.89
	SOCIAL WELFARE FUND	156.89
91350	ADVANCED BUSINESS METHODS	1,533.85
	GENERAL FUND	1,533.85
91351	AGGREGATE CONSTRUCTION INC	159.98
	COUNTY PARKS FUND	159.98
91352	AMERICAN BANK CENTER	674.44
	SOCIAL WELFARE FUND	674.44
91353	ANDERSON/NIELS	1,184.49
	SOCIAL WELFARE FUND	1,184.49

91354	AXON ENTERPRISE, INC. GENERAL FUND	369.66 369.66
91355	BHG INC COUNTY ROAD & BRIDGE FUND SOCIAL WELFARE FUND	241.75 117.00 124.75
91356	BOB HAYES ADDICTION SERVICES SOCIAL WELFARE FUND	3,476.00 3,476.00
91357	BROCK WHITE COMPANY LLC COUNTY ROAD & BRIDGE FUND	1,200.40 1,200.40
91358	BROSZ ENGINEERING, INC COUNTY ROAD & BRIDGE FUND	13,457.50 13,457.50
91359	BURLINGTON ELECTRIC, INC COUNTY PARKS FUND	5,179.10 5,179.10
91360	CARD SERVICES GENERAL FUND COUNTY ROAD & BRIDGE FUND	247.87 228.44 19.43
91361	CARQUEST OF STANLEY COUNTY ROAD & BRIDGE FUND WEED CONTROL FUND	1,205.00 579.62 625.38
91362	CBM MANAGED SERVICES GENERAL FUND	4,238.60 4,238.60
91363	CDW GOVERNMENT GENERAL FUND	21.82 21.82
91364	CHARM-TEX, INC. GENERAL FUND	190.88 190.88
91365	CIRCLE SANITATION INC GENERAL FUND COUNTY ROAD & BRIDGE FUND COUNTY PARKS FUND	4,973.10 327.00 106.50 4,539.60
91366	CITY OF STANLEY GENERAL FUND	714.51 714.51
91367	CNA SURETY SOCIAL WELFARE FUND	50.00 50.00
91368	COMFORT INN BISMARCK GENERAL FUND SOCIAL WELFARE FUND	491.40 409.50 81.90
91369	COMFORT SUITES SOCIAL WELFARE FUND	245.70 245.70
91370	COOKS CORRECTIONAL GENERAL FUND	111.03 111.03
91371	CRAFT/KATHY SOCIAL WELFARE FUND	253.37 253.37
91372	CULLIGAN WATER CONDITIONING COUNTY PARKS FUND	596.00 596.00
91373	D & L CONSTRUCTION, INC COUNTY PARKS FUND	12,232.41 12,232.41
91374	DAKOTA FIRE EXTINGUISHERS, INC. GENERAL FUND	45.98 45.98



91375	DENNIS/MARY SOCIAL WELFARE FUND	35.00 35.00
91376	DLC CONSTRUCTION WEED CONTROL FUND	42,449.00 42,449.00
91377	DMC WEAR PARTS LLC COUNTY ROAD & BRIDGE FUND	8,296.00 8,296.00
91378	ENVIROTECH SERVICES, INC COUNTY ROAD & BRIDGE FUND	26,217.90 26,217.90
91379	FARMERS UNION OIL CO-PLAZA GENERAL FUND COUNTY ROAD & BRIDGE FUND	5,365.87 137.85 5,228.02
91380	FIRST DISTRICT HEALTH UNIT COUNTY PARKS FUND	22.00 22.00
91381	GALLS-QUARTERMASTER GENERAL FUND	121.45 121.45
91382	GOLDEN VALLEY/BILLINGS COUNTY SOCIAL SRV SOCIAL WELFARE FUND	120.00 120.00
91383	HDR ENGINEERING, INC COUNTY ROAD & BRIDGE FUND	17,009.56 17,009.56
91384	HOLIDAY CREDIT OFFICE GENERAL FUND	4,203.82 4,203.82
91385	HOME ON THE RANGE SOCIAL WELFARE FUND	119.00 119.00
91386	INFORMATION TECHNOLOGY DEPT SOCIAL WELFARE FUND	119.80 119.80
91387	JOHN DEERE FINANCIAL GENERAL FUND COUNTY ROAD & BRIDGE FUND WEED CONTROL FUND	9,566.62 21.25 7,675.00 1,870.37
91388	K SQUARED ELECTRIC INC COUNTY PARKS FUND	16,525.80 16,525.80
91389	KINNEY/SHELLY SOCIAL WELFARE FUND	136.16 136.16
91390	KLEIN MCCARTHY ARCHITECTS GENERAL FUND	2,524.39 2,524.39
91391	KRONOS INC GENERAL FUND	468.47 468.47
91392	LA QUINTA INN & SUITES GENERAL FUND	81.90 81.90
91393	LANGHANS FUNERAL HOMES INC GENERAL FUND	990.00 990.00
91394	LAWSON PRODUCTS, INC COUNTY ROAD & BRIDGE FUND	218.43 218.43
91395	LEES/KAITLYN SOCIAL WELFARE FUND	60.99 60.99
91396	LEGAL SERVICES OF ND GENERAL FUND	7,072.65 7,072.65
91397	LEUPP/TAMRA	150.00

	GENERAL FUND	150.00
91398	LINDLEY/MELANIE SOCIAL WELFARE FUND	30.47 30.47
91399	LOMMEN/ORVIN SOCIAL WELFARE FUND	900.00 900.00
91400	LONIER/RACHEL SOCIAL WELFARE FUND	105.81 105.81
91401	LOWE'S GARDEN CENTER & FLORAL GENERAL FUND	6,994.20 6,994.20
91402	LUTTRELL/JANETTE SOCIAL WELFARE FUND	233.74 233.74
91403	MCFARLAND/SHAWNA SOCIAL WELFARE FUND	265.16 265.16
91404	MEIERS OIL INC GENERAL FUND COUNTY ROAD & BRIDGE FUND	11,591.20 667.50 10,923.70
91405	MENARDS - MINOT COUNTY PARKS FUND	190.15 190.15
91406	MIDSTATE TELEPHONE CO GENERAL FUND SOCIAL WELFARE FUND	327.34 148.48 178.86
91407	MINOT RESTAURANT SUPPLY CO GENERAL FUND	2,186.15 2,186.15
91408	MONTANA DAKOTA UTILITIES CO GENERAL FUND COUNTY ROAD & BRIDGE FUND	9,673.41 7,915.54 1,757.87
91409	MOUNTRAIL COUNTY CLERK OF COURT GENERAL FUND	100.00 100.00
91410	MOUNTRAIL COUNTY FOOD PANTRY SOCIAL WELFARE FUND	73.55 73.55
91411	MOUNTRAIL COUNTY PROMOTER SOCIAL WELFARE FUND	73.20 73.20
91412	MOUNTRAIL COUNTY RECORDER GENERAL FUND	53.00 53.00
91413	MOUNTRAIL WILLIAMS ELECTRIC COOP GENERAL FUND COUNTY ROAD & BRIDGE FUND COUNTY PARKS FUND	1,480.25 101.92 271.00 1,107.33
91414	MRC GLOBAL (US) INC. COUNTY ROAD & BRIDGE FUND	80.77 80.77
91415	ND ASSOCIATION OF COUNTIES GENERAL FUND COUNTY ROAD & BRIDGE FUND	250.00 200.00 50.00
91416	ND ASSOCIATION OF COUNTIES GENERAL FUND	63.00 63.00
91417	ND ATMOSPHERIC RESOURCE BOARD GENERAL FUND	57,118.00 57,118.00
91418	ND DEPT OF TRANSPORTATION WEED CONTROL FUND	11.50 11.50

91419	ND NEWSPAPER ASSOCIATION COUNTY AGENT FUND	191.40 191.40
91420	ND TRUCK WASH GENERAL FUND	30.00 30.00
91421	NDEWA SOCIAL WELFARE FUND	135.00 135.00
91422	NELSON/ELMER SOCIAL WELFARE FUND	63.67 63.67
91423	NEWMAN TRAFFIC SIGNS COUNTY ROAD & BRIDGE FUND	366.41 366.41
91424	NORMONT EQUIPMENT CO. COUNTY ROAD & BRIDGE FUND	827.57 827.57
91425	NORTH AMERICAN TRAILER SALES, LTD COUNTY ROAD & BRIDGE FUND	2,724.84 2,724.84
91426	NORTH DAKOTA CHAPTER OF APCO E 911 EMERGENCY/WIRELESS FUND	1,750.00 1,750.00
91427	NORTH DAKOTA TELEPHONE CO SOCIAL WELFARE FUND	52.30 52.30
91428	NORTHERN TESTING SOCIAL WELFARE FUND	190.00 190.00
91429	NORTHWEST TIRE INC COUNTY ROAD & BRIDGE FUND	97.50 97.50
91430	OFFICE DEPOT INC GENERAL FUND COUNTY ROAD & BRIDGE FUND SOCIAL WELFARE FUND CO. HAZARDOUS CHEMICAL ACCOUNT FUND	1,416.12 1,239.14 155.55 224.88 -203.45
91431	OGDEN/CRYSTAL SOCIAL WELFARE FUND	180.63 180.63
91432	OSTDAHL/JOANN SOCIAL WELFARE FUND	7.41 7.41
91433	OTTER TAIL POWER CO COUNTY ROAD & BRIDGE FUND	135.06 135.06
91434	PAPPA/STEPHANIE GENERAL FUND	202.12 202.12
91435	PINKY'S AGGREGATES, INC. COUNTY PARKS FUND	139.32 139.32
91436	PINNACLE COUNTY ROAD & BRIDGE FUND SOCIAL WELFARE FUND	2,339.17 1,419.24 919.93
91437	PORTH/THOMAS GENERAL FUND	317.09 317.09
91438	PRAIRIE FORD, INC. GENERAL FUND SOCIAL WELFARE FUND COUNTY PARKS FUND	3,675.37 643.60 45.27 2,986.50
91439	PRINGLE & HERIGSTAD, PC GENERAL FUND	286.00 286.00

91440	PRODUCTIVITY PLUS ACCOUNT COUNTY ROAD & BRIDGE FUND	882.15 882.15
91441	RACERS STORE 301 GENERAL FUND	212.98 212.98
91442	RDO EQUIPMENT CO COUNTY ROAD & BRIDGE FUND	1,916.44 1,916.44
91443	RECORD KEEPERS, LLC GENERAL FUND	16.00 16.00
91444	RESERVATION TELEPHONE GENERAL FUND SOCIAL WELFARE FUND	578.03 204.05 373.98
91445	RUSHORDERTEES.COM GENERAL FUND	179.96 179.96
91446	SATERMO TRUSTWORTHY HARDWARE COUNTY ROAD & BRIDGE FUND	10.98 10.98
91447	SAUBER ENGINEERING, INC FARM TO MARKET ROADS FUND	16,371.73 16,371.73
91448	SPRINGANS FURNITURE SOCIAL WELFARE FUND	756.00 756.00
91449	STEIN CONSTRUCTION COUNTY PARKS FUND	10,000.00 10,000.00
91450	STEINS INC GENERAL FUND COUNTY ROAD & BRIDGE FUND	706.96 604.46 102.50
91451	STENBAK/FRANCES SOCIAL WELFARE FUND	101.14 101.14
91452	STREICHER'S GENERAL FUND	396.00 396.00
91453	SUMMIT SAFETY, LLC COUNTY ROAD & BRIDGE FUND	65.59 65.59
91454	SVEEN/SHADOE SOCIAL WELFARE FUND	235.53 235.53
91455	SWENSON/JESSICA SOCIAL WELFARE FUND	158.70 158.70
91456	TEDDY'S RESIDENTIAL SUITES GENERAL FUND	99.00 99.00
91457	ULINE GENERAL FUND	95.95 95.95
91458	UNIFORM CENTER GENERAL FUND	67.10 67.10
91459	US POSTAL SERVICE SOCIAL WELFARE FUND	116.00 116.00
91460	VACHAL/LYNETTE COUNTY AGENT FUND	259.39 259.39
91461	VAN HOOK RESORT, LLC COUNTY PARKS FUND	1,220.30 1,220.30
91462	VERIZON WIRELESS GENERAL FUND	2,316.16 201.93

	COUNTY ROAD & BRIDGE FUND	882.22
	E 911 EMERGENCY/WIRELESS FUND	1,106.63
	COUNTY AGENT FUND	66.70
	WEED CONTROL FUND	58.68
91463	YUMA COUNTY SHERIFF'S OFFICE GENERAL FUND	40.00 40.00
91464	424-PRAXAIR DISTRIBUTING INC COUNTY ROAD & BRIDGE FUND	493.51 493.51
	<b>FINAL TOTAL</b>	<b>339,350.02</b>

The Board adjourned at 2:07 P.M. to meet in regular session on Tuesday, June 20, 2017 at 9:00 A.M.

Accepted and approved this 20<sup>th</sup> day of June, 2017.

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Arlo Borud, Chairman  
Mountrail County Commissioner

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Stephanie A. Pappa  
Mountrail County Auditor