

MINUTES

Mountrail County Soils Committee

May 2, 2019

Mountrail County Courthouse 101 N Main St. Stanley, ND 58784

Committee Members present: Michael Hynek, Charlie Sorenson, Keith Deutsch, Dustin Roise & Luke Lahtinen

Others present: Trudy Ruland – County Commissioner, Teresa Captain – Property Assessor, Rory Porth – Property Assessor, and Lori Hanson – Tax Director

Purpose of Meeting

Meeting was called to have the Soils Committee members review any filed requests for agricultural land use and to make recommendations for the County Board of Equalization to be held on June 4, 2019.

Meeting was called to order by Chairman Mike Hynek.

Discussion was held regarding CRP, WBP (Water Bank Program) and “crop basis” acres. The WBP program allows both cropland and non-cropland to qualify but based off of different payments. It was determined by the Soils Committee to treat the cropland acres that have been entered into WBP to be considered cropland for actual use purposes. This would follow the same rules as CRP. The 20 year rule would also apply.

Dustin Roise made a motion to handle WBP cropland acres the same as CRP, seconded by Charlie Sorenson. All in favor – motion carried.

Regarding crop basis acres, documentation of cropland acres may appear on FSA maps that have been taken out of production for many years. It was stated that for review purposes the main thing to look at is aerial photography for actual use instead of FSA maps unless the FSA maps are certified – Form 578. For the Mountrail County Request for Ag Land Use Review, we need to add FSA Form 578 to our form and to request multiple years to help substantiate a change regarding cropland to non-cropland.

Discussion was held regarding the 2008 Farm Bill – Section 1619 – “FSA is no longer allowed to make geospatial data, including Common Land Unit records, available to the public....” (Section 1619.b.(2)). The Property Assessor/Tax Equalization Office has older FSA maps for the whole County and has generalized FSA maps from 2008 for approximately 80% of the County. The older maps denote CRP land, WBP, crop and non-cropland. The 2008 maps do not denote CRP or WBP.

Request for Ag Land Reviews

Review Form 2019-0001

This request is for parcel 04-0003500, the NE ¼ of Section 13, Township 158, Range 91. The property owner stated that cropland was drawn in on a non-cropland area. The number of acres affected is 64.63. The tax department reviewed all available photography and determined that this should be non-cropland as it is only mowed occasionally. Soils Committee reviewed information presented.

Motion was made by Charlie Sorenson, seconded by Luke Lahtinen to [recommend approval](#) to the Board of County Commissioners. [All in favor – motion carried.](#)

Review Form 2019-0002

This request is for parcel 21-0009000, the NW ¼ of Section 8, Township 156, Range 94. The request form stated that cropland was drawn in on a non-cropland area. The number of acres affected is 69.85. 2008 FSA map shows cropland. 1990s FSA map shows cropland. This application was not signed by the property owner. Soils Committee reviewed information presented.

Motion was made by Keith Deutsch, seconded by Charlie Sorenson to [recommend denial](#) to the Board of County Commissioners. [All in favor – motion carried.](#)

Review Form 2019-0003

This request is for parcel 21-0016800, the SW ¼ of Section 32, Township 156, Range 94. The request form stated that cropland was drawn in on a non-cropland area. The number of acres affected is 2.77 which are tailings from pipeline put in. For valuation changes for the 2019 assessment year, the request needs a minimum of 5 acres affected.

Motion was made by Dustin Roise, seconded by Luke Lahtinen to [recommend approval for the 2020 assessment year](#) to the Board of County Commissioners. [All in favor – motion carried.](#)

Review Form 2019-0004

This request is for parcel 21-0016500, the SE ¼ of Section 32, Township 156, Range 94. The request form stated that cropland is drawn in on a non-cropland area. The number of acres affected is 6.07. Property owner provided FSA map and with review of all available photography, the tax department determined this area should be non-crop. Soils Committee reviewed information presented.

Motion was made by Charlie Sorenson, seconded by Dustin Roise to [recommend approval](#) to the Board of County Commissioners. [All in favor – motion carried.](#)

Review Form 2019-0005

This request is for parcel 09-0000400, Government Lot 1 of Section 1, Township 157, Range 89. The request form stated that cropland is drawn in on a non-cropland area. The number of acres affected is 1.75. and appears to be mowed infrequently – not cropland area. For valuation changes for the 2019 assessment year, the request needs a minimum of 5 acres affected.

Motion was made by Luke Lahtinen, seconded by Dustin Roise to [recommend approval for the 2020 assessment year](#) to the Board of County Commissioners. [All in favor – motion carried.](#)

Review Form 2019-0006

This request is for parcel 09-0000400, S1/2NE1/4 of Section 1, Township 157, Range 89. The request form stated that cropland is drawn in on a non-cropland area. The number of acres affected is 2.30 and appears to be mowed infrequently – not cropland area. For valuation changes for the 2019 assessment year, the request needs a minimum of 5 acres affected.

Motion was made by Dustin Roise, seconded by Charlie Sorenson to [recommend approval for the 2020 assessment year](#) to the Board of County Commissioners. [All in favor – motion carried.](#)

Review Form 2019-0007

This request is for parcel 09-0004800, the NE ¼ of Section 10, Township 157, Range 89. The request form was returned to the individual for additional data and was never returned to the tax department. 1990s FSA map shows Cropland, 2008 FSA map not available in office.

Motion was made by Dustin Roise, seconded by Charlie Sorenson to [recommend denial to the County Board of Commissioners due to the lack of information provided.](#) [All in favor – motion carried.](#)

Review Form 2019-0008

This request is for parcel 23-0009600, the NW ¼ of Section 21, Township 155, Range 89. The request form was challenging the value of the NRCS soil type C800B. The property owner provided maps from NRCS that reflect the soil types that we are using in our methodology. The Soils Committee reviewed the maps presented and information provided by the tax department. Although soil type C800B is a poorer soil, that area is being historically cropped. Soil Code valuation was confirmed.

Row Label	Cropland Acre	PI	Soils Value
C877B	10.06	39	\$399.38
C895C	0.68	39	\$399.38
E4582B	8.40	39	\$399.38
C800B	8,200.26	38	\$389.65
C557B	259.44	37	\$379.90
C6A	23.06	37	\$379.90
C75A	285.19	37	\$379.90
C829A	2.79	37	\$379.90

Motion was made by Charlie Sorenson, seconded by Dustin Roise to [recommend denial](#) to the Board of County Commissioners. [All in favor – motion carried.](#)

Review Form 2019-0009

This request is for parcel 20-0013200, the NE ¼ of Section 24, Township 156, Range 93. The request form states that a new oil well site has been developed on this property. The number of acres affected is 25. Rory did a site inspection as we are unable to view it with aerial photography. Pictures were taken and submitted to the Soils Committee for review. This site was constructed before February 1st, 2019.

Motion was made by Charlie Sorenson, seconded by Keith Deutsch to [recommend approval](#) to the Board of County Commissioners. [All in favor – motion carried.](#)

Review Form 2019-0010

This request is for parcel 26-0000800, Government Lots 1, 2, 3 & 4 Section 2, Township 155, Range 92. The request form states that a new oil well site has been developed on this property in October 2018. The number of acres affected is 10.4. The property owner submitted oil company documents supporting the acreage. Rory did a site inspection as we are unable to view it with aerial photography. Pictures were taken and submitted to the Soils Committee for review. This site was constructed before February 1st, 2019.

Motion was made by Luke Lahtinen, seconded by Dustin Roise to [recommend approval](#) to the Board of County Commissioners. [All in favor – motion carried.](#)

Review Form 2019-0011

This request is for parcel 42-0001900, the SE ¼ less Outlot 1 less RY Section 5, Township 152, Range 88. The request form is due to a commercial designation of an abandoned SWD. The acres reported by the property owner are listed as 5 acres. It is only listed as 2 acres on our assessment records and would not qualify a change in designation. The SWD well is still physically there and is listed as inactive with the North Dakota Industrial Commission. TY Picket & Co inspected and appraised site for 2019 equalization year. Soils Committee reviewed information presented.

Motion was made by Dustin Roise, seconded by Charlie Sorenson to [recommend denial](#) to the Board of County Commissioners. [All in favor – motion carried.](#)

Review Form 2019-0012

This request is for parcel 26-0005000, the SE ¼ of Section 10, Township 155, Range 92. The request form stated that cropland was drawn in on a non-cropland area. The number of acres affected is 29.06. Old FSA maps along with maps from 2008 were submitted to the Soils Committee along with review of aerial photography. Knowledge of the area by Soils Committee members Dustin Roise and Charlie Sorenson, stated that they were aware of seeding activity approximately 10 years ago. This property will fall under the 20 year time frame for cropland.

Motion made by Luke Lahtinen, seconded by Keith Deutsch to [recommend denial](#) to the Board of County Commissioners. [All in favor – motion carried.](#)

Other:

Mike Hynek asked the question – *“has the committee achieved what was needed to be done by them other than annual reviews in the future? It is the opinion of myself and staff members that we have accomplished the goals of the County for valuing agricultural land.”*

Meeting adjourned.

Submitted by Secretary, Lori Hanson