RANSOM COUNTY BOARD OF COMMISSIONERS

REGULAR MEETING – JUNE 4, 2019

The meeting was called to order at 9:00 a.m. by Chairman Steve Dick. The Pledge of Allegiance was recited. Members present: Steve Dick, Norm Hansen, Connie Gilbert, George Bunn, and Neil Olerud.

The agenda was reviewed. Olerud moved, seconded by Gilbert to approve agenda with additions. All aye. Motion carried.

Minutes from the regular scheduled May 21, 2019 commission meeting were considered. Bunn moved, seconded by Hansen to approve commission minutes with corrections. All aye. Motion carried.

Manual Warrants in the amount of $4,300.94 were reviewed by the board. Gilbert moved, seconded by Olerud, to approve manual warrants. All aye. Motion carried.

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| 5-7-19 | ACH 14 | TESORO FLEET SREVICES | $750.66 |
| 5-8-19 | ACH 12 | VOYAGER FLEET SYSTEMS, INC. | $282.83 |
| 5-9-19 | ACH 11 | MARCO | $104.75 |
| 5-10-19 | ACH 21 | CITY OF LISBON | $160.95 |
| 5-10-19 | ACH 23 | CITY OF LISBON | $29.50 |
| 5-10-19 | ACH 20 | CITY OF LISBON | $69.86 |
| 5-13-19 | ACH 27 | TASC | $124.20 |
| 5-13-19 | ACH 15 | GREAT AMERICA FINANCIAL | $287.59 |
| 5-15-19 | ACH 16 | MARCO | $135.00 |
| 5-17-19 | ACH 19 | CASS COUNTY ELECTRIC COOP, INC | $1163.42 |
| 5-17-19 | ACH 17 | SOUTHEAST WATER USERS | $9.66 |
| 5-16-19 | ACH 13 | GREAT AMERICA FINANCIAL | $384.20 |
| 5-14-19 | ACH 22 | CITY OF LISBON | $26.60 |
| 5-14-19 | ACH 24 | CITY OF LISBON | $10.00 |
| 5-14-19 | ACH 18 | CASS COUNTY ELECRIC COOP | $132.52 |
| 5-8-19 | ACH 10 | MARCO | $234.20 |
| 5-14-19 | ACH 26 | ND GAME & FISH | $395.00 |
| TOTAL |  |  | $4300.94 |

Social service redesign plan meeting in Bismarck on June 11, 2019 was discussed. Norm Hansen plans to attend it to represent Ransom County.

Correspondence was received from Marcus Ronsdevdt discussing the safety concern with dust on 130th ave. The board discussed. The board has requested the city council approach the commissioners if this is a concern. 130th ave is a shared county/city road.

An amended township road mile certificate was reviewed. Olerud moved to have the Chairman sign the amended certificate, seconded by Hansen. All aye. Motion carried.

The attorney’s retainer contract with Fears Nachawati law firm was discussed. Fallon Kelly reviewed the contract and didn’t see any issues with it. Olerud moved, seconded by Gilbert, to sign the contract and join the litigation. A roll call vote was done, Dick – yes, Olerud – yes, Bunn – no, Gilbert – yes, Hansen – yes. Motion carried.

Bea Roach, clerk of court appeared before the board to discuss the ad she was running in the paper for a new hire. She plans to run the ad for three weeks, until June 21, 2019. She has advertised the position to start at $13.00 per hour, and would like to know if she can offer a $0.50 raise after three months. The board agreed to the $0.50 probation raise after three months. Roach stated that the court administration out of Fargo will come help with the interview process.

Cass County Electric submitted three utility permits along with the appropriate fees. Hansen moved, seconded by Bunn, to approve the utility permits. All aye. Motion carried.

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| County Highway Number: 135 | Township: Shenford 135 N 54 W | Sections: 7, 8, 18, & 17 |
| County Highway Number: 136 | Township: Liberty 136 N 55 W | Sections 13 & 24 |
| County Highway Number: 136 | Township: Liberty 136 N 55 W | Section 13 & 24 |

Suzanne Anderson, superintendent of schools requested to stay at Elkhorn Quarters in Medora, North Dakota for her conference. The state rate for western North Dakota is $84.60 per night. Gilbert moved, seconded by Hansen to allow Anderson’s stay and hotel rate. All aye. Motion carried.

Suzanne Anderson, treasurer asked the board to make a motion to approve all bonds to be renewed when they come up. Olerud moved, seconded by Bunn to renew bonds.

At 10:00 a.m., the regular commission meeting was recessed. The county equalization meeting was brought to order and turned over to tax director Kristie Reinke. Present for the equalization meeting were Joe Mathern, Gene Johnson, Kris Carlson, and Gary Daub.

Reinke presented a list of proposed changes regarding properties that were missed between the township/city equalization. These changes are to be reviewed by the County board and voted on.

City changes were presented first.

**Elliot City:**

* 25-8034000 Bank Forecl
* Inc residential property buildings and structures 4,100 due to reassessment

Gilbert moved, seconded by Olerud, to approve the increase made to Elliot City. All aye. Motion carried.

**Enderlin City:**

* 26-6554000 Johnson
* Inc commercial property lots, tracts and leased sites 3,900 due to reassessment
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* Inc commercial property lots, tracts and leased sites 3,900 due to reassessment
* Inc commercial property buildings and structures 328,000 due to exemption expired
* Gene Johnson appeared before the board with an appraisal showing the four plex apartment building was worth $250,000. Johnson claimed the exact same complexes are in Forman, ND and valued at 142,600 true and full per the Sargent County Auditor. Joe Mathern explained to the board how he came up with the assessed value. Mathern said he used the income and replacement cost new, minus depreciation to get a value.

Olerud moved, seconded by Bunn, to split the assessed value with the appraisal value for a total of 289,000. Bunn – no, Olerud – yes, Hansen – no, Gilbert – no, Dick – no. Motion failed.

Gilbert moved, seconded by Bunn, to stay with assessed value of 328,000 and Johnson take argument to the state equalization meeting. All aye. Motion carried.

**Lisbon City:**

* 28-4890000 Crossroad Electric
  + Inc commercial property lots, tracts and leased sites 22,700 due to exempt to commercial property
  + Inc commercial property buildings and structures 93,600 due to exempt to commercial property
* 28-4891000 Crossroad Electric
  + Inc commercial property lots, tracts and leased sites 3,200 due to exempt to commercial property
* 28-4891020 Crossroad Electric
  + Inc commercial property lots, tracts and leased sites 400 due to exempt to commercial property
* 28-4892010 Crossroad Electric
  + Inc commercial property lots, tracts and leased sites 2,900 due to exempt to commercial property.
* 28-4895010 Thompson
  + Inc commercial property buildings and structures 51,400 due to sale
* 28-6500032 Larson
  + Inc residential property buildings and structures 5,500 due to sale
* 28-5542000 Dick
  + Inc residential property buildings and structures 34,200 due to sale
* 28-6219000 Stultz
  + Inc residential property buildings and structures 29,400 due to sale

Olerud moved, seconded by Hansen to approve increases to the City of Lisbon valuation. All aye. Motion carried.

**Aliceton Township:**

* 01-0335300 Qual
  + Inc residential property buildings and structures 46,800 due to reassessment
* 01-0338020 Mairs
  + Dec agricultural property 1300
  + Inc residential property lots, tracts, and leased sites 5,400
  + Inc residential property buildings and structures 375,800 due to farm exempt ineligible

Bunn moved, seconded by Gilbert, to approve all changes to Aliceton Township. All aye. Motion carried.

**Bale Township:**

* 03-0482010 Schwab
  + Dec residential property buildings and structures 11,200 due to house razed
* 03-0522010 Olson
  + Dec agricultural property 12,400
  + Inc residential property lots, tracts and leased sites 12,400
  + Inc residential buildings and structures 8,400 due to agricultural to residential
* 03-30550101 Bjerke
  + Inc residential property buildings and structures 92,300
  + Dec residential property buildings and structures 14,000 due to new home exemption expired
* 03-0572000 Barr
  + Dec agricultural property 2,100
  + Inc residential property lots, tracts and leased sites 5,400
  + Inc residential property buildings and structures 74,300 due to farm exemption ineligible
* 03-0576100 Wimer
  + Dec agricultural property 8,800
  + Inc residential property lots, tracts and leased sites 8,800 due to change from agricultural to residential
* 03-0587000 Seykora
  + Inc residential property buildings and structures 4,900 due to reassessment and basement being finished
* 03-0577010 Teske
  + Dec agricultural property 22,000
  + Inc residential property lots, tracts and leased sites 22,000 due to change from agricultural to residential
* 03-0554010 Bischof
  + Dec agricultural property 9,000
  + Inc residential property lots, tracts and leased sites 9,000 due to change from agricultural to residential

Hansen moved, seconded by Olerud to approve all changes to Bale Township. All aye. Motion carried.

**Big Bend Township:**

* 04-1436000 Sommerfeld
  + Value will remain the same nothing was returned from Sommerfeld
* 04-1342020 Froemke
  + Inc residential property buildings and structures 42,300 due to sale

Gilbert moved, seconded by Hansen to approve all changes to Big Bend Township. All aye. Motion carried.

**Casey Township:**

* 05-2735100 A Lyons
  + Inc residential property lots, tracts and leased sites 5,400
  + Dec residential property lots, tracts and leased sites 5,400
  + Inc residential property buildings and structures 94,600
  + Dec residential property buildings and structures 94,600 due to farm exempt ineligible and then became farm exempt
* 05-2731000 L Lyons
  + Inc agricultural property 1,600
  + Dec residential property lots, tracts and leased sites 5,400
  + Dec residential property buildings and structures 160,000 due to residential to farm exempt
* 05-2781000 Schultz
  + Inc agricultural property 2,000
  + Dec agricultural property 2,000
  + Inc residential property lots, tracts and leased sites 5,400
  + Dec residential property lots, tracts and leased sites 5,400
  + Inc residential property buildings and structures 138,400
  + Dec residential property buildings and structures 138,400 due to farm exempt ineligible and then became farm exempt

Hansen moved, seconded by Bunn, to approve all changes to Casey Township. All aye. Motion carried.

**Fort Ransom Township:**

* 08-3370070 Brudevold
  + Inc residential property 241,000 due to commercial to residential and garage was on the wrong parcel

Bunn moved, seconded by Olerud to approve all changes to Fort Ransom Township. All aye. Motion carried.

**Greene Township:**

* 09-3819010 D Zacharias
  + Inc agricultural property 2900 due to shelter belt removal

Gilbert moved, seconded by Olerud, to approve all changes to Greene Township. All aye. Motion carried.

**Hansen Township:**

* 10-1931010 Schwab
  + Inc residential property buildings and structures 26,600 due to reassessment basement remodel

Hansen moved, seconded by Bunn, to approve all changes to Hansen Township. All aye. Motion carried.

**Island Park Township:**

* 11-1578000 L Olson
  + Inc residential property buildings and structures 84,000 due to garage and siding
* 11-1546150 King
  + Inc residential property buildings and structures 43,400 due to sale

Gilbert moved, seconded by Hansen to approve changes to Island Park Township. All aye. Motion carried.

**Isley Township:**

* 12-0829010 Ballinger
  + Dec agricultural property 24,200
  + Inc residential property lots, tracts and leased sites 4,600 due to split parcel and adding five acres to residential
* 12-0829020 Dahl
  + Inc agricultural property 15,800 due to split parcel

Bunn moved, seconded by Hansen, to approve all changes to Isley Township. All aye. Motion carried.

**Moore Township:**

* 14-4127000 D Galbreath
  + Inc residential property lots, tracts and leased sites 5,400
  + Dec residential property lots, tracts and leased sites 5,400
  + Inc residential property buildings and structures 70,000
  + Dec residential property buildings and structures 70,000 due to agricultural to residential, ineligible for farm exemption, now farm exempt

Gilbert moved, seconded by Olerud to approve all changes to Moore Township. All aye. Motion carried.

**Northland Township:**

* 15-4507000 Christensen
  + Dec agricultural property 900
  + Inc residential property lots, tracts and leased sites 5,400
  + Inc residential property 5,000 due to a cabin

Hansen moved, seconded by Bunn, to approve all changes to Northland Township. All aye. Motion carried.

**Rosemeade Township:**

* 18-006010 Brown
  + Dec agricultural property 2,600
  + Inc residential property lots, tracts and leased sites 4,400
  + Inc residential property buildings and structures 121,600 due to reassessment
* 18-0029000 Sundale
  + Inc agricultural property 13,100 due to modifier adjustment tiled land
* 18-0074000 Sundale
  + Inc agricultural property 28,700 due to modifier adjustment tiled land
* 18-0075000 Sundale
  + Inc agricultural property 34,700 due to modifier adjustment tiled land
* 18-0076000 Sundale
  + Inc agricultural property 38,800 due to modifier adjustment tiled land
* 18-0077000 Sundale
  + Inc agricultural property 14,200 due to modifier adjustment tiled land
* 18-0078000 Sundale
  + Inc agricultural property 25,300 due to modifier adjustment tiled land
* 18-0079000 Sundale
  + Inc agricultural property 40,400 due to modifier adjustment tiled land
* 18-008000 Sundale
  + Inc agricultural property 30,900 due to modifier adjustment tiled land
* 18-0081000 Sundale
  + Inc agricultural property 35,900 due to modifier adjustment tiled land
* 18-0082000 Sundale
  + Inc agricultural property 53,000 due to modifier adjustment tiled land
* 18-0083000 Sundale
  + Inc agricultural property 33,500 due to modifier adjustment tiled land
* 18-0086000 Sundale
  + Inc agricultural property 39,000 due to modifier adjustment tiled land
* 18-0087000 Sundale
  + Inc agricultural property 28,100 due to modifier adjustment tiled land
* 18-0091000 Sundale
  + Inc agricultural property 26,200 due to modifier adjustment tiled land
* 18-0092000 Sundale
  + Inc agricultural property 14,200 due to modifier adjustment tiled land
* 18-00117000 Poppen
  + Inc agricultural property 3,300 due to modifier adjustment tiled land
* 18-0118000 Sundale
  + Inc agricultural property 39,000 due to modifier adjustment tiled land
* 18-0119000 Sundale
  + Inc agricultural property 20,800 due to modifier adjustment tiled land
* 18-0122000 Sundale
  + Inc agricultural property 10,800 due to modifier adjustment tiled land
* 18-0125000 Sundale
  + Inc agricultural property 14,500 due to modifier adjustment tiled land
* 18-0146000 H R Land Co
  + Inc agricultural property 9,100 due to modifier adjustment tiled land
* 18-0145000 Sundale
  + Inc agricultural property 20,600 due to modifier adjustment tiled land
* 18-0015100 Gruba
  + Dec agricultural property 3,800
  + Inc residential property lots, tracts and leased sites 3,800 due to change in agricultural to residential
* 18-0057010 Griggs
  + Dec agricultural property 2,000
  + Inc residential property lots, tracts and leased sites 2,000 due to change in agricultural to residential
* 18-0062400 Erdmann
  + Dec agricultural property 7,100
  + Inc residential property lots, tracts and leased sites 7,100 due to change in agricultural to residential
* 18-0067010 Griggs
  + Dec agricultural property 7,900
  + Inc residential property lots, tracts and leased sites 7,900 due to change in agricultural to residential
* 18-0115010 Werner
  + Dec agricultural property 5,000
  + Inc residential property lots, tracts and leased sites 5,000 due to change in agricultural
* 18-0138010 Prante
  + Dec agricultural property 10,700
  + Inc residential property lots, tracts and leased sites 10,700 due to change in agricultural to residential

Hansen moved, seconded by Olerud to approve all changes to Rosemeade Township. All aye. Motion carried.

**Sandoun Township:**

* 19-0902010 Olerud
  + Dec agricultural property 1,000
  + Inc residential lots, tracts and leased sites 8,000
  + Inc residential property buildings and structures 122,400 due to change in agricultural to residential and farm exempt
* 19-0931000 Schultz
  + Dec agricultural property 900
  + Inc residential property lots, tracts and leased sites 5,400
  + Inc residential property buildings and structures 148,600 due to change in agricultural to residential and farm exempt
* 19-1067000 Olerud
  + Dec residential property lots, tracts and leased sites 200
  + Inc commercial property lots, tracts and leased sites 200 due to change in residential to commercial
* 19-0998010 Hakanson
  + Inc residential property lots, tracts and leased sites 5,400
  + Inc residential property buildings and structures 47,600 due to agricultural to residential

Gilbert moved, seconded by Bunn, to approve all changes to Sandoun Township. All aye. Motion carried.

**Shenford Township:**

* 21-2390100 Carlson
  + Inc residential property buildings and structures 60,000 due to reassessment

Bunn moved, seconded by Olerud to approve all changes to Shenford Township. All aye. Motion carried.

**Springer Township:**

* 22-3156010 Lougheed
  + Inc residential property buildings and structures 36,700 due to sale
* 22-3254010 Erdmann
  + Inc agricultural property 6,000
  + Dec residential property lots, tracts and leased sites 5,400 due to error by K. Reinke at township equalization meeting

Olerud moved, seconded by Bunn, to approve all changes to Springer Township. All aye. Motion carried.

**Sydna Township:**

* 23-0221000 Mund
* Inc residential property lots, tracts and leased sites 5,400
* Inc residential property buildings and structures 64,600 due to change in agricultural to residential and farm exempt
* 23-0292010 Anderson
  + Inc residential property lots, tracts and leased sites 5,400
  + Inc residential property buildings and structures 50,000 due to agricultural to residential and farm labor vacant

Gilbert moved, seconded by Olerud to approve all changes to Sydna Township. All aye. Motion carried.

**Tuller Township:**

* 24-3081010 Hoenhause
  + Inc residential property lots, tracts and leased sites 5,400
  + Dec residential property lots, tracts and leased sites 5,400
  + Inc residential property buildings and structures 74,600
  + Dec residential property buildings and structures 74,600 due to agricultural to residential, farm exempt ineligible, and now farm exempt
* 24-3081040 Hoenhause
  + Inc residential property lots, tracts and leased sites 5,400
  + Dec residential property lots, tracts and leased sites 5,400
  + Inc residential property buildings and structures 294,600
  + Dec residential property buildings and structures 294,600 due to agricultural to residential, farm exempt ineligible, and now farm exempt

Olerud moved, seconded by Hansen, to approve all changes to Tuller Township. All aye. Motion carried.

City and Township valuations were reviewed.

Reinke advised the board of the property classifications falling into the sales ratio tolerance. She stated agricultural valuations were at $772.28 per acre, which is 85.2% tolerance. Residential properties were at 94.9% and commercial properties were at 92.5%. Reinke recommended to have commercial and agricultural at 93%. She stated that if we weren’t in compliance the state would automatically raise it to 93%. Olerud motioned, seconded by Bunn to increase ratios of commercial and agricultural to 93%. Residential will stay the same, commercial will increase half percent, and agricultural will increase 6.8%. All aye. Motion carried.

The county equalization meeting was adjourned at 11:33 a.m.

Kristie Reinke, tax director advised that all the state rate rooms for her convention in August had sold out. If she wanted to stay at the Radisson hotel with the other tax directors she would have to pay $109 per night for two nights. Olerud moved, seconded by Bunn to approve for Reinke to stay at the Radisson Hotel at the higher rate. All aye. Motion carried.

Darren Benneweis and Jorge Gonzalez with the Sheriff’s department appeared before the board to introduce the new drug dog Jake. He is a yellow lab who is thirteen months old, and certified in five types of narcotics. So far Gonzalez has raised over $3000 for Jake. They have a proposal from a local vet to cover all annual vet visits. Jake will be available when Gonzalez is on duty. In the future they would like to get Jake certified in article search and tracking.

Scott Smyth with KLJ appeared before the board to let them know he got an email from the Corps of Engineers saying there are no updates for the Sheldon bridge project.

He also presented a contract for the pre jobs that were bid in April for the seal coat and gravel with Morris Seal Coat and Trucking. Olerud moved, seconded by Gilbert, to sign the contract. All aye. Motion carried.

Englevale failing water system was discussed and the board decided that Englevale city and the township will have to work with Lake Agasiz themselves. If they would like to hire KLJ they can proceed with that on their own. Hansen moved, seconded by Bunn, that the county will not be getting involved in the Englevale water project. All aye. Motion carried.

Red River Joint Water Resource district was discussed, they have submitted a budget request for 1.5 mills. This will be reviewed more at budget time.

Bruce Haggen with the ND Commerce had sent a letter informing the board that a public hearing of proposed amendments to the North Dakota Building Code is scheduled, and the proposed amendments are available for review online.

Being nothing further to come before the board, Chairman Dick adjourned the meeting at 12:10 p.m.

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Nicole Gentzkow Steve Dick, Chairman

Ransom County Auditor Ransom County Commission