

Morton County Commission Meeting Agenda

November 24, 2015

Commission Room, Morton County Courthouse

210 2nd Ave NW, Mandan ND

5:30 PM

Call to order

Roll Call

Approval of Agenda

Approval of minutes of previous meetings

Approve monthly bills and payroll – Commissioner Strinden

1. Scot Wegner/Arntson Stewart Wegner PC
 - Detention Center Bond Sale Results
2. Linda Morris/Tax Director
 - Abatements for the boards consideration
 - Building Inspector Contract
 - Building Permit Fee Schedule
3. Wendy Bent/County HR Director
4. Natalie Pierce/County Planner
 - Request approval of an amendment to Use Table 2-110 and Section 5-110 of the Morton County Land Use Code.
- ~~5. Mike Aubol/County Engineer~~
6. Kyle Kirchmeier/Sheriff's Department
 - Morton 911 funding
 - LEC lobby 24/7 office addition
7. Dawn Rhone/County Auditor

*ISSUES MAY BE ADDED OR DELETED BY MEETING DAY.

Please note: These are unofficial minutes and are subject to change. They will be approved and become official at the next regularly scheduled meeting.

MORTON COUNTY COMMISSION REGULAR MEETING
November 12, 2015

The Morton County Commission Regular Meeting was called to order on November 12, 2015 at 5:30 PM by Chairman Strinden at the Morton County Courthouse, 210 Second Avenue NW, Mandan, North Dakota. Others present were Commissioners Zachmeier, Boehm and Schulz, Auditor Rhone, States Attorney Kopyy and Assistant States Attorney Grosinger. Absent was Commissioner Leingang.

Schulz moved and Boehm seconded to approve the agenda. All voting aye, motion carried.

Boehm moved and Zachmeier seconded to approve the minutes of the October 27, 2015 meeting. All voting aye, motion carried.

Boehm moved and Schulz seconded to approve bills. All voting aye, motion carried.

Boehm moved and Zachmeier seconded to approve Homestead Credit abatements #4771-4773. All voting aye, motion carried.

Schulz moved and Zachmeier seconded to approve the Building Permit Contract with the City of Glen Ullin. All voting aye, motion carried.

Schulz moved and Zachmeier seconded to advertise for bids for the remodel of part of the State's Attorney's office area. All voting aye, motion carried.

Schulz moved and Boehm seconded to approve the Memorandum of Understanding between the County and the City of Mandan related to the dissolution of the combined communications center. All voting aye, motion carried.

Boehm moved and Schulz seconded to approve a gravel lease with Janet & Allen Saylor located in the NW¼ of Section 34, Township 138, Range 90 for a 2 year term at \$2.00 per yard. All voting aye, motion carried.

Boehm moved and Schulz seconded to approve a gravel lease with Jim Helbling located in the NW¼ of Section 11, Township 137, Range 83 for a 5 year term at \$2.00 per yard with the price to change to current year price each year. All voting aye, motion carried.

The total of all county funds expended from October 28, 2015 through November 12, 2015, equals \$932,196.77. A detailed list of funds expended by check is available for public inspection anytime during regular business hours at the Morton County Auditor's Office.

Boehm moved and Zachmeier seconded to adjourn at 7:21 PM. All voting aye, motion carried.

Bruce Strinden, Chairman, Morton County Commission _____

Dawn R Rhone, County Auditor _____

DATE: 11/20/15

TO: MORTON COUNTY COMMISSIONERS

FROM: LINDA MORRIS, MORTON COUNTY TAX DIRECTOR

RE: NOVEMBER 24, 2015 ABATEMENTS

TAX YEAR	ABATEMENT NUMBER	TYPE OF ABATEMENT	PARCEL NUMBER	ORIGINAL VALUE	OWNER	NEW VALUE	PROPERTY ADDRESS	ABATED VALUE	REASON FOR ABATEMENT
2015	4774	HOMESTEAD CREDIT	510106000	\$68,800	KELLY JO SCHULTZ	\$68,800	3404 SPRUCE DR N	\$ -	HOMESTEAD CREDIT

BUILDING PERMIT FEE SCHEDULE MORTON COUNTY

FEE SCHEDULE FOR BUILDING VALUATION

Up to \$1000	\$80		
\$1001-\$25,000	\$120	+	\$4.75 per \$1000 of value
\$25,001-\$500,000	\$150	+	\$4.50 per \$1000 of value
\$500,001-\$750,000	\$250	+	\$4.25 per \$1000 of value
Over \$750,001	\$500	+	\$4.00 per \$1000 of value

PROJECTS

Additions	See cost factor
Carport	\$100
Commercial	See cost factor
Basement Finish	\$20 per sf* \$150
Decks/Patio	\$150
Demo Permit	\$100
Enclosed Patio/Deck	See cost factor
Fireplace: _____ Gas	\$100
Wood/Coal Stove	\$100
Garage	See cost factor
Gas Pressure Testing	\$60
Miscellaneous	\$60
Modular/Manufactured:	
Pier/block/slab	\$200 \$250
Basement, garage, or add'n	See cost factor
Pole Barn	See cost factor
Sheds-Prefab/Utility	\$150
Swimming Pools	See cost factor

COST FACTOR FOR DETERMINING VALUE OF NEW CONSTRUCTION

Res:	Main Floor:	No Basement	\$80 per sf
		Crawl Space	\$95 per sf
		W/Basement	\$120 per sf
	2 nd Floor		\$65 per sf
	Additions		\$65 per sf
	Garage		\$25 per sf
Breezeway			\$20 per sf
Cold storage			\$35 bid
Basement only			\$30 per sf
Crawl space			\$15 per sf
Decks/Patio			\$20 per sf
Enclosed Patio/Deck			\$25 per sf
Sheds (over 500 SF)			\$15 per sf
Pole Barn/Shop			\$20 per sf
Living quarters within			\$40 per sf
Commercial Project/Airport Hanger			Bid Cost

OTHER PERMITS

Temporary Crew Housing	**See Morton County Land Use *Section 5-170
Wind/Cell Tower & Other Communication Sites	\$500***
***Tower site inspection/Setbacks	
Penalty Fees:	
Building w/out permit....Original Permit Fee*	
Building-Permit w/out inspections..\$100 Per Violation*	
Extra Building Inspections....\$100*	

*Maximum Penalty Fee per permit.....\$500

Approved by the Board of County Commissioners
this 8TH day of December 2014.

Tuesday, November 24, 2015

EFFECTIVE DATE DECEMBER 9TH, 2014

EFFECTIVE DATE JANUARY 1, 2016

P&Z SUMMARY | FOR NOVEMBER 24, 2015 COMMISSION MEETING

1. Request for approval of an amendment to Use Table 2-110 and Section 5-110 of the Morton County Land Use Code.
 - a. **Summary:** the amendment would exempt Morton County and its third party contractors from the requirement to obtain a special use permit for gravel extraction and processing.
 - b. **P&Z Action:** recommended approval
2. Request for approval of a special use permit for Morton County Highway Department gravel extraction and processing, located in the SE¼ of Section 34, Township 136 N, Range 83 W, Morton County.
 - a. **Summary:** the proposed gravel operation is located 0.75 miles from the nearest residence. There is an existing gravel pit within the same section as the proposed operation. The proposed use is compatible with surrounding land uses.
 - b. **P&Z Action:** recommended approval with the condition that the permit be valid only for the duration of the gravel lease agreement with Morton County, and any extensions or renewals of this agreement initiated by Morton County.

Proposed Changes to the Morton County Land Use Code for Consideration by Planning & Zoning and County Commissions

Request approval of the following amendments to the Morton County Land Use Code

Underline indicates new text

~~strikethrough~~ indicates suggested deletions

Amend Use Table 2-110

Gravel ~~Pit~~ or Mineral Extraction and Processing

Amend Section 5

5-110 Gravel ~~Pit~~ or Mineral Extraction and Processing

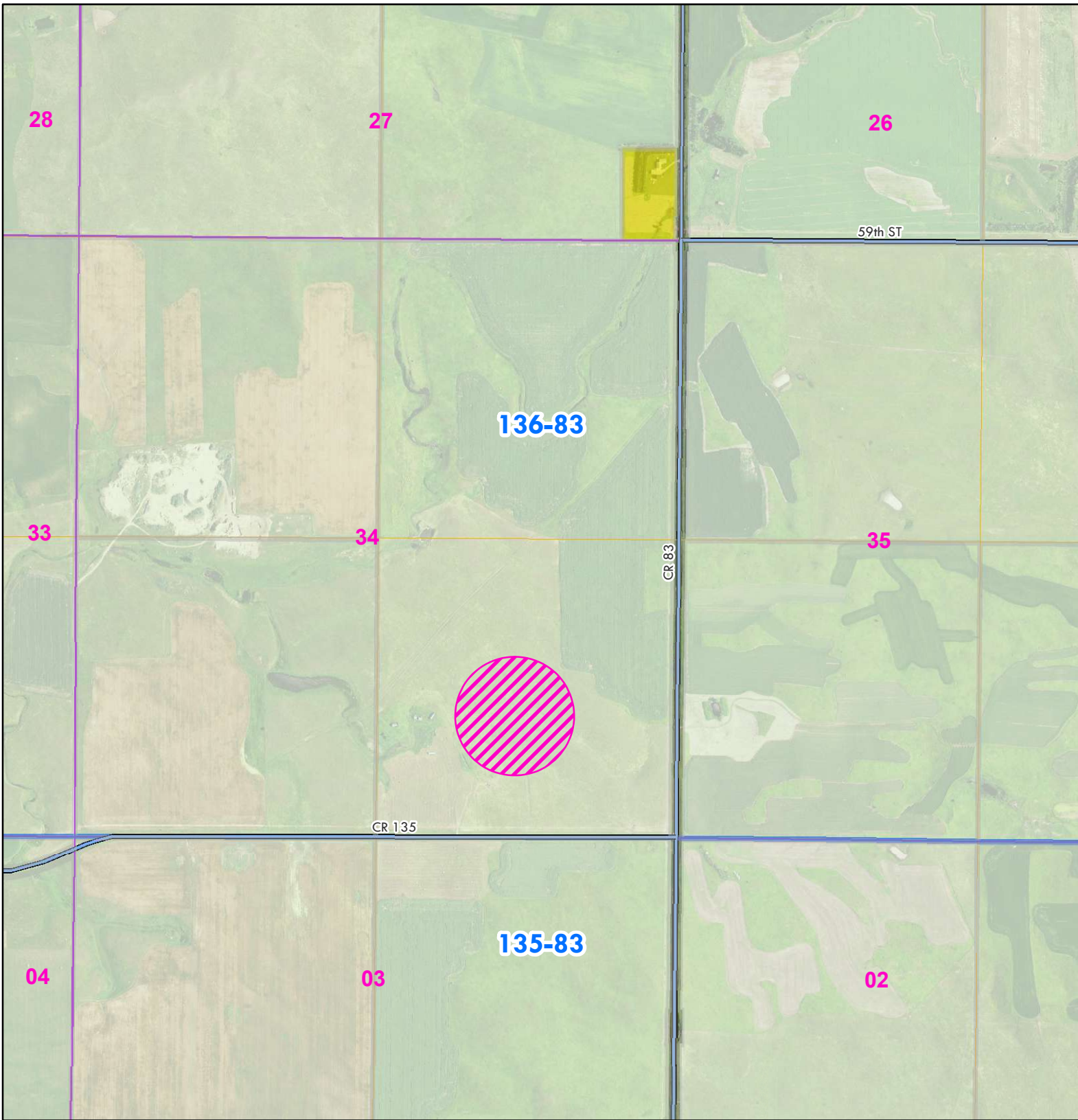
(a) **Permitted Districts:** A gravel ~~pit~~ or mineral extraction and/or processing use may be permitted in an Agricultural (A) District with a special use permit or Industrial (I) District by right, subject to additional standards in this section.

(b) **Standards:** A gravel ~~pit~~ or mineral extraction and/or processing use shall meet the following standards:

- (1) Remediation of excavated areas due to the crushing process shall be complete within six (6) months of termination or abandonment of gravel pit leases.
- (2) All access roads from sand and gravel operations to public roads shall be treated to minimize dust conditions on all parts of such access roads which are located within one-fourth (¼) mile of a neighboring dwelling unit.
- (3) All sand and gravel hauling operations shall be conducted during the hours of daylight (meaning to 10 p.m. at the latest) except in the case of public or private emergency. This condition does not apply to processing of material.
- (4) Any noxious weeds on site shall be controlled as required by the County Weed Control Officer.

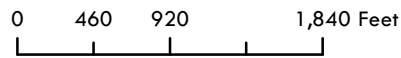
(c) Exemptions: Morton County, as well as third parties carrying out activities specifically required under contract(s) with Morton County, shall be exempt from the requirement of obtaining a special use permit for gravel or mineral extraction or processing. This exemption shall not extend to third party activities that are unrelated to, or external to, contractual obligations to Morton County.

Morton County Hwy/Friesz Gravel Extraction



Zoning

- | | | |
|--|--|--|
|  Agricultural |  Limited Commercial |  Industrial |
|  Residential |  Commercial |  Recreational |
|  Residential Multifamily | | |



Proposed boundaries of site not exact.
For planning purposes only.

November 24th, Morton Co. Commission Meeting

1. Morton County 911 Funding - Request \$55,000 of Morton County 911 funding that is not earmarked for the general budget. The funding would be used to purchase and proceed in December with the Intergraph CAD project. This will make funding available that is needed in the 2016 Communication budget. This is an authorized use of 911 funding. The funding request is supported by Auditor Rhone.

2. Attached is the cost estimates for the construction of a 24/7 office in the LEC lobby. Location for the office is the area between the lobby steps and the east conference room door. No impact to the Sheriff budget. Would use 24/7 funds for the project.

Kilen Enterprises Inc.

2115 Missouri Lp N
Mandan , ND 58554

Invoice No. Estimate

INVOICE

Customer

Name Morton County Sheriff Dept
Address 205 1st Ave NW
City Mandan State ND ZIP 58554
Phone Kyke K 391-9204

Date _____
Order No. _____
Rep _____
FOB _____

Qty	Description	Unit Price	TOTAL
1	bid to build 24/7 room in lobby price to include commerical building permit, steel studs for walls and ceiling, R 19 insulation for walls, 5/8 sheetrock for walls and ceiling, 36" fire rated door & lock tape textured and painted, Vinly base trim Includes all labor and materials Job address 205 1st Ave NW Mandan ND 58554	\$4,425.00	\$4,425.00

Payment Details

- Cash
 Check
 Credit Card

Name _____
CC # _____
Expires _____

SubTotal	\$4,425.00
Shipping & Handling	\$0.00
Taxes State	
TOTAL	\$4,425.00

Office Use Only

Thank You

Cell 701-527-2465
Fax 701-663-2560

Bob's Custom Services Inc.
2612 11th Avenue NW
Mandan, ND 58554

Estimate

Date 11/9/2015
Estimate # 22

Name / Address

Morton Co. Sheriff's Dept

P.O. #

Terms

Due Date 11/9/2015

Other

Description	Qty	Rate	Total
Install 2 4 lamp 2X4 drop in fixtures and 3 outlets in lobby area to be enclosed		1,250.00	1,250.00
		Subtotal	\$1,250.00
		Sales Tax (0.0%)	\$0.00
		Total	\$1,250.00

Bob's Custom Services Inc.
bobkaren99@hotmail.com

701-220-5013