

Morton County Commission Meeting Agenda

May 24, 2022

Commission Room, Morton County Courthouse
210 2nd Ave NW, Mandan ND

5:30 PM

- Call to order
- The Pledge of Allegiance
- Roll Call
- Approval of Agenda
- Approval of minutes for previous meetings
- Approve monthly bills and payroll – Commissioner Buckley

This meeting will also be available via the Go To Meeting platform via <https://www.gotomeet.me/MortonCounty> or dial [+1 \(669\) 224-3412](tel:+16692243412) and use access code: 370-200-173

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1. Donald LaFleur/MC Tax Director
 - Abatements for board consideration
2. John Saiki/MC Engineer
 - Request approval of revised Morton County Right of Way Purchasing Policy
3. Wendy Bent/MC Human Recourse Director
 - Discussion - 2023 Wage Increases
4. Dawn Rhone/MC Auditor
 - 3 Board appointments for the MC Park Board 3-year terms ending 6/30/2025 (Jamie Wetsch, Randy Graner and Ken Geiger)
5. Other

*ISSUES MAY BE ADDED OR DELETED BY MEETING DAY.

MORTON COUNTY COMMISSION REGULAR MEETING
May 12, 2022

The Morton County Commission Regular Meeting was called to order on May 12, 2022 at 5:38 PM by Chairman Boehm who was attending virtually at the Morton County Courthouse, 210 Second Avenue NW, Mandan, North Dakota. Others present were Commissioners Zachmeier, Leingang, Buckley, Morrell and Auditor Rhone. Also present was States Attorney Kopyy.

Buckley moved and Morrell seconded to approve the agenda. All voting aye, motion carried.

Morrell moved and Leingang seconded to approve the minutes of the April 26, 2022 regular meeting. All voting aye, motion carried.

Buckley moved and Leingang seconded to approve bills and payroll. All voting aye, motion carried.

Buckley moved and Zachmeier seconded to approve the final plat of the short-form subdivision known as Four Square Ranch Second Subdivision as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and conforms reasonably to the future land use priorities established in the Morton County 2045 Comprehensive Plan. All voting aye, motion carried.

Leingang moved and Morrell seconded to approve abatements #6077-6079. All voting aye, motion carried.

Morrell moved and Zachmeier seconded to abatements #6080-6081. All voting aye, motion carried.

Buckley moved and Morrell seconded to abatement #6082. All voting aye, motion carried.

Morrell moved and Leingang seconded to abatements #6083-6084. All voting aye, motion carried.

Morrell moved and Buckley seconded to support the Morton County 4-H shotgun team by providing \$750 towards their trip to that National 4-H Shooting Sports Invitational. All voting aye, motion carried.

Leingang moved and Buckley seconded to approve the offers negotiated for Right of Way and temporary easements needed for the Little Heart bridge replacement. All voting aye, motion carried.

Leingang moved and Morrell seconded to accept the low bids from Strata for \$330,573.00 for the Sweet Briar paving project and \$327,918.60 for the Little Heart paving project. All voting aye, motion carried.

Leingang moved and Buckley seconded to approve the Township Road Mileage Certification for submission to the Office of the North Dakota Treasurer. All voting aye, motion carried.

The total of all county funds expended from April 27, 2022 through May 12, 2022 equals \$2,744,484.98.

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.

Morrell moved and Leingang seconded to adjourn at 6:14 PM. All voting aye, motion carried.

Nathan Boehm, Chairman, Morton County Commission _____

Dawn R Rhone, County Auditor _____



Morton County Commission
 Morton County Courthouse
 210 2nd Ave NW
 Mandan, ND 58554
 (701) 667.3414

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MEETING DATE: 5/24/2022
PREPARATION DATE: 5/19/2022
SUBMITTING DEPARTMENT: TAX EQUALIZATION
DEPARTMENT DIRECTOR: DONALD LAFLEUR
PRESENTER: DONALD LAFLEUR
SUBJECT: ABATEMENTS 6085-6087

STATEMENT/PURPOSE: TAXPAYER QUALIFIES FOR HOMESTEAD CREDIT

BACKGROUND/ALTERNATIVES: N/A

ATTACHMENTS:

TAX YEAR	ABATEMENT NUMBER	TYPE OF ABATEMENT	PARCEL NUMBER	ORIGINAL VALUE	OWNER	NEW VALUE	PROPERTY ADDRESS	ABATED VALUE	REASON FOR ABATEMENT	MILL RATE
2021	6085	HC	64-0649000	\$950	FLIEHMAN/DARYL M	\$380	424 N BISMARCK ST HEBRON	\$ 570	HC	329.67
2020	6086	HC	65-3945000	\$2,957	TREHUS/DELVIN L/ & KEVIN L TREHUS	\$1,478	1400 8TH AVE SE MANDAN	\$ 1,479	HC	261.91
2021	6087	HC	65-3945000	\$3,015	TREHUS/DELVIN L/ & KEVIN L TREHUS	\$1,507	1400 8TH AVE SE MANDAN	\$ 1,508	HC	285.16

FISCAL IMPACT: MINIMAL

STAFF IMPACT: N/A

LEGAL REVIEW: N/A

RECOMMENDATION: RECOMMEND APPROVAL OF ABATEMENTS 6085-6087

SUGGESTED MOTION: MOTION TO APPROVE AS PRESENTED



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MEETING DATE: May 24, 2022
PREPARATION DATE: May 18, 2022
SUBMITTING DEPARTMENT: Highway Department
DEPARTMENT DIRECTOR: John Saiki
PRESENTER: John Saiki
SUBJECT: Revised Right of Way Purchasing Policy

STATEMENT/PURPOSE: Request Approval of revised Morton County Right of Way Purchasing Policy

BACKGROUND/ALTERNATIVES: The last update of the Right of Way Purchasing Policy was in 2018. Those changes made the Morton County Policy align with NDDOT policy. Since the majority of projects that require Right of Way purchase are Federally Funded Bridge projects, the previous policy clearly addressed small amounts of Right of Way and Temporary Construction Easements, but did not give clear direction as to how roadway (larger) Right of Way should be handled. The current policy was open to different interpretations. The revisions (highlighted in yellow) in your packet clarify how compensation is to be calculated and the limits of Right of Way to be acquired. According to the revised policy, the property owner will be compensated for the Right of Way from the Section Line to the new Right of Way line. The calculation of the amount of compensation will be based on the assessed value of the land. The method has not changed but has been clarified. The revisions have been reviewed and approved by the Road Commission at the May 18, 2022 meeting.

ATTACHMENTS: Revised Morton County Right of Way Purchasing Policy, with revisions highlighted in yellow.

FISCAL IMPACT: Minimal – clarifies and confirms the process that has been used.

STAFF IMPACT: Minimal

LEGAL REVIEW: None

RECOMMENDATION Approve revised Morton County Right of Way Purchasing Policy.

SUGGESTED MOTION: Move to approve the revised Morton County Right of Way Purchasing Policy.

Revision highlighted in Yellow

Additional revision May 24, 2022 in italics, source of assessed land value

RIGHT OF WAY PURCHASING POLICY

Purpose To ensure that all landowner are treated equally and fairly during negotiation to purchase such land as is needed to complete a road or bridge construction project.

Applicability This policy will be used during such negotiations for land purchase for all construction projects both for County and Federally funded projects.

Definitions Right-of-Way is a strip of land of varying width needed to construct a road or bridge.

Permanent Right-of-Way is that portion of land purchased in fee to be held by Morton County as long as the road or bridge exists.

Temporary or Construction Easements is that strip of land that extends outside or beyond the permanent Right of Way. This strip is to be used to complete the road & ditch cross section to the necessary design standards. This easement usually is not recorded as a permanent record but is maintained in the Highway Department project file. It must also be shown on the Right of Way plat as such.

Subject property means a single parcel or tract across which a County road project is to be constructed, and an associated Right-of-Way corridor is planned to be acquired by the County.

Policy Morton County will use the assessed value (land only) of a parcel as the basis for calculating compensation for acquisition of both temporary/construction easements and permanent Right-of-Way. *The current assessed land value is obtained from the Morton County Tax Equalization office.*

The County policy is to acquire the entire, planned Right-of-Way corridor, including land already subject to statutory easements. Compensation rates will be calculated according to the schedule below.

$$\frac{\text{Assessed value of } \textit{subject property} \text{ (land only)}}{\text{Total acres in } \textit{subject property}} = \text{Assessed value per acre}$$

Compensation amount for permanent Right-of-Way (125%):
Total Right-of-Way acres to be acquired x (Assessed value per acre) x 1.25

Compensation amount for temporary/construction easement (10%):
Total acres be acquired for temporary/construction easement x (*Assessed value per acre*) x 0.1

In no event will the amount offered be less than the Morton County minimum payment policy of \$300 for a temporary/construction easement and \$600 for acquisition of permanent Right-of-Way.

Appraisals are required if the acquisition is estimated to be over \$25,000. In the event the acquisition is estimated to be over \$10,000 but under \$25,000, the property owner may request an appraisal.

Dated this ____ day of _____, 20__.

Chairman

Auditor

Candidate Profile/Job

<p>randy graner</p> <p>📍 Mandan, ND</p> <p>✉️ rgmfg55@gmail.com</p> <p>📞 7012204343</p> <p>📅 Applied on April 29, 2022</p>	<p>Morton County Park Board</p> <p>📍 Morton County, ND</p> <p>★ Belinda Eckroth</p>
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Job Application

Email Address	rgmfg55@gmail.com
Address	4200 morning star dr
City	Mandan
State	ND
Postal	58554
Phone	7012204343

5/2/22, 8:38 AM

randy graner - Morton County Park Board – JazzHR

been on park board for about ten years and would like to stay on I hope my involvement over the years will prove my knowledge for the parks thanks Randy

Candidate Profile/Job

Ken Geiger  mandan, nd  Kgeiger3230@gmail.com  7013338364  Applied on May 1, 2022	Morton County Park Board  Morton County, ND  Belinda Eckroth
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Job Application

Email Address	Kgeiger3230@gmail.com
Address	3230 crested dr n
City	mandan
State	nd
Postal	58554
Phone	7013338364

As a past board member, I would be interested in serving another term.

Ken Geiger

Candidate Profile/Job

Jamie Wetsch 📍 Mandan, ND ✉ jamie@wetsch.org ☎ 701-400-8299 📅 Applied on May 19, 2022	Morton County Park Board 📍 Morton County, ND ★ Belinda Eckroth
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Job Application

Email Address	jamie@wetsch.org
Address	3420 Highway 25
City	Mandan
State	ND
Postal	58554
Phone	701-400-8299

Served as Park Board Chair since 2013,
Served on Water Resource District since 2011.
Heavily involved in the development of Harmon Lake since 2008.