

Morton County Commission Meeting Agenda

September 26, 2023

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 Leingang

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1. Paul Jensen/MC Assistant States Attorney
 - Presentation of a Flag that was flown over an active war zone.
2. Nathan Schneider, CEcD, Vice President Bismarck Mandan Chamber EDC
 - Morton County Development Funds:
Spence Koenig, Direct Ag Supply Inc and Levi & Michell Peterson, Fencing/Manufacturing Business
3. Josh Breeze & Chase Lingle/Assistant State's Attorney
 - Request for out of state travel for ASA Breeze to attend the Digital Evidence for Prosecutors Court at NCFI Training in Alabama, October 14th – 20th, 2023
4. Dawn Rhone/MC Auditor
 - Approval of Minimum Sale Price for Delinquent Tax Property
5. Other

6:00PM Public Hearing

- 2024 Final Budget Hearing

*ISSUES MAY BE ADDED OR DELETED BY MEETING DAY.

MORTON COUNTY COMMISSION REGULAR MEETING
September 14, 2023

The Morton County Commission Regular Meeting was called to order on September 14, 2023 at 5:30 PM by Chairman Boehm at the Morton County Courthouse, 210 Second Avenue NW, Mandan, North Dakota. Others present were Commissioners Zachmeier, Leingang, Buckley, and Morrell and Auditor Rhone. Also present were States Attorney Kopyy and Sheriff Kirchmeier.

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

Morrell moved and Buckley seconded to approve the minutes of the August 22, 2023 regular meeting. All voting aye, motion carried.

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

Buckley moved and Leingang seconded to approve abatement # 6250. All voting aye, motion carried.

Morrell moved and Boehm seconded to approve abatements # 6251-6252. All voting aye, motion carried.

Buckley moved and Leingang seconded to approve abatements # 6253-6254. All voting aye, motion carried.

Leingang moved and Morrell seconded to approve abatements # 6255-6257. All voting aye, motion carried.

Buckley moved and Morrell seconded to approve abatement # 6258. All voting aye, motion carried.

Morrell moved and Buckley seconded to approve and authorize the chairman to sign the revised plat for the county shop property. All voting aye, motion carried.

Morrell moved and Buckley seconded to approve the JPA with NDACo for 9-1-1 fees. All voting aye, motion carried.

The total of all county funds expended from August 23 through September 14, 2023 equals \$1,958,953.08

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.

Chairman Boehm adjourned the meeting at 5:56PM.

Nathan Boehm, Chairman, Morton County Commission _____

Dawn R Rhone, County Auditor _____

Direct Ag Supply, Inc

Direct Ag Supply, Inc has applied for a loan from the ND Opportunity Fund Loan Program for the local match of the Flex PACE interest buydown program through the Bank of North Dakota. As part of the approval process from the ND Opportunity Fund there is a request from the project's community that states the project does not qualify for the community's economic development fund but that the community supports the project.

Direct Ag Supply, Inc, which is 100% owned by Spence Koenig, has purchased a 16 acre lot and is constructing two buildings in Morton County, near St. Anthony. The construction of these shops at the new location will allow for the expansion of the growing Direct Ag Supply business. The St Anthony Shop #1 facility will consist of a 100x100 fully finished shop with a 30x50 office system. This will be the location of the Precision Planting Division of Direct Ag Supply. Shop #2 will be a 80x120x20 wood building that will house a soybean treatment and storage plant. Also included on this will be a liquid fertilizer plant with legal for trade dispensing pumps. Direct Ag Supply, Inc. originated as Pioneer Seed Sales Inc. and is engaged in seed, chemical, and liquid fertilizer sales, as well as equipment sales, rental and leasing, and custom seeding, spraying, harvesting and trucking. The business started in 2009 as a sole proprietorship and was incorporated in 2012. The name change from Pioneer Seed Sales, Inc. to Direct Ag Supply, Inc. was in November of 2015 and is headquartered at 2120 40th Ave SE in Mandan, ND.

Levi and Michell Peterson

Levi Peterson has applied for a loan from the ND Opportunity Fund Loan Program for the local match of the Flex PACE interest buydown program through the Bank of North Dakota. As part of the approval process from the ND Opportunity Fund there is a request from the project's community that states the project does not qualify for the community's economic development fund but that the community supports the project.

Levi Peterson is 100% owner of the fencing/manufacturing business which is engaged in barbwire, electric wire, residential and chainlink fence installation, removal, and repair. They also specialize in the manufacturing of a variety of agricultural needs including custom 2 7/8's pipe fence corners, windbreak and corral panels, steel corrals, ATV crossings, cattle chutes, bale feeders, bottomless feed bunks, gates, and more. Levi currently operates out of his home place located at 3820 47th St, New Salem. The business has outgrown its current location and is expanding by purchasing a commercial building located in New Salem, ND to be used as a base location for his panel construction and custom fencing business. The new location has an address of 1200 8th St N, New Salem, ND and was built in 1977 with an area of 30,000 sq ft and will serve as an ideal manufacturing and distribution center located in New Salem along I-94.



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

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MEETING DATE: 9/26/2023
PREPARATION DATE: 9/19/2023
SUBMITTING DEPARTMENT:
MORTON COUNTY STATE'S
ATTORNEY
DEPARTMENT DIRECTOR:
ALLEN KOPPY
PRESENTER: ASA BREEZE/ASA
LINGLE
SUBJECT: OUT OF STATE
TRAVEL FOR NCFI TRAINING IN
ALABAMA

STATEMENT/PURPOSE: To get approval from the Commission for ASA Joshua Breeze to Attend the Digital Evidence for Prosecutors Court at NCFI in Alabama, on October 14th through 20th.

BACKGROUND/ALTERNATIVES: ASA Breeze has been accepted to the Course in Alabama for the October 14th-20th session. This Course will assist ASA Breeze in his role as a prosecutor by providing him with training related to digital forensics.

ATTACHMENTS:

FISCAL IMPACT: None, the Course, travel, lodging and a per diem are all covered by the Secret Service.

STAFF IMPACT: Minimal, the Office has been aware of this and will cover hearings as needed.

LEGAL REVIEW:

RECOMMENDATION: We would recommend approval of the travel.

SUGGESTED MOTION:

Move to Approve Out of State Travel for Assistant States Attorney Joshua Breeze to Travel to Alabama for the Digital Evidence for Prosecutors Course on October 14th through the 20th.

Notice of Annual Tax Sale

NOTICE IS HEREBY GIVEN, that the following real estate has been forfeited to the County of Morton, State of ND, for delinquent taxes; that said County has taken tax deed to such property and will offer for sale at public auction to be held in the Commission Room at the County Courthouse in said County on Tuesday November 21, 2023 beginning at 10:00 am ACCORDING to NDCC 57-28-19, some Cities have the first option to purchase property; therefore, some parcels may not be listed at sale time. EACH PARCEL of real estate will be offered separately and sold to the highest bidder thereof, but not for a sum less than the minimum sale price. The purchaser will be required to pay cash for all parcels of real estate sold plus \$20.00 filing fee with the County Recorder. The sale will continue from day to day until complete. REAL PROPERTY, FIXTURES AND STRUCTURES ARE WITHOUT WARRANTY OR REPRESENTATION.

Parcel	Name	Property Address	Sec	Twp	Rng	Subdivision	Lot	Block	Legal Description	Acres	Land Value	Bldg Value	Final Price
62-0070000	ALAN/CODY LEE	303 CHURCH ST FLASHER				Flasher Proper	13	9			4,300	23,000	\$ 7,250.00
62-0144000	BACHMEIER/JAMES & DIANE	202 MAIN ST N FLASHER				Flasher Proper		16	Lots 11-12		4,000	120,600	\$ 10,075.00
65-3948000	BOEHM/RAEANN& ROBERT SCHWINDT	1308 8TH AVE SE MANDAN				Nicola's 3rd	27	4			40,000	46,600	\$ 4,675.00
66-0173000	BROOKHOUSER/MICHAEL R	111 4TH ST N NEW SALEM				New Salem Proper		16	Lots 28-29-30-31		31,300	26,900	\$ 4,325.00
63-0340000	CERDA/FRANCISCO	203 2ND ST S GLEN ULLIN				Glen Ullin Proper		19	E 92' OF S 12 1/2' OF Lot 3 & Lots 4 & 5		6,200	38,100	\$ 5,125.00
65-1440000	CICHOS/JAMES	301 8TH AVE NE MANDAN				Helmsworth-McLeans Addition		16	Lots 7-8		35,000	174,500	\$ 18,975.00
65-1388000	DOLL/EMMA	206 11TH AVE NE MANDAN				Helmsworth-McLeans Addition	19	11			30,000	102,300	\$ 10,250.00
62-0192000	DOUGHTERY/DONALD S	110 MAIN ST N FLASHER				Flasher Proper	7	21			2,000	10,300	\$ 3,650.00
15-0013100	DRAGSWOLF/KENNY M	5385 HWY 1806 MANDAN	2	136	80				Lot A OF Gov Lot 1 In NE 1/4	1.7	60,000	633,200	\$ 22,800.00
20-0020100	DRAGSWOLF/KENNY M		31	137	79				Lot A OF SE 1/4	1.4	300	-	\$ 75.00
20-0022100	DRAGSWOLF/KENNY M		31	137	79				Lot C OF SE 1/4	0.5	300	-	\$ 75.00
65-0851000	FOX/DONALD/JR	304 10TH AVE NW MANDAN				Don's	7	3			35000	\$ 138,600	\$ 9,400.00
61-0055000	HANDEGARD/IDAR					Almont Proper		7	N 1/2 Lot 4		400	0	\$ 75.00
61-0061500	HANDEGARD/IDAR L & JUDITH L					Almont Proper		8	S 12.5' OF Lot 3		400	0	\$ 75.00
61-0062000	HANDEGARD/IDAR L & JUDITH L	205 MAIN ST ALMONT				Almont Proper	4	8			700	6800	\$ 425.00
61-0063000	HANDEGARD/IDAR L & JUDITH L					Almont Proper		8	N 1/2 Lot 5		400	0	\$ 75.00
65-2498000	JONES/RANDALL K	209 1ST AVE NE MANDAN				Mandan Proper	2	23			35000	131200	\$ 17,550.00
61-0155000	KETTNER/EDWARD W	205 SCHOOL ST ALMONT				Filkin's 2nd		21	Lots 1 & 2		1000	7200	\$ 450.00
05-0047000	KINGSLEY/KIM K		14	134	82				W 1/2 SE 1/4 & E 1/2 SW 1/4	160	52700	0	\$ 2,550.00
05-0069000	KINGSLEY/KIM K	6930 26TH AVE SOLEN	23	134	82				NW 1/4 (LESS W 1/2 NW 1/4 NW 1/4 NW 1/4 5.00AC & NW 1/4 SW 1/4 NW 1/4 NW 1/4 2.5AC & W 1/2 E 1/2 NW 1/4 NW 1/4 NW 1/4 2.5AC) 150.00 ACRES	150	48900	15200	\$ 3,000.00
64-0673000	MALEY/CHAD					Mathew Saylor Jr 1st	12	1			6700	19500	\$ 4,075.00
63-0174000	MARTWICK/RANDY	112 4TH ST S GLEN ULLIN				Glen Ullin Proper		9	Lots 19-20		5800	13000	\$ 1,225.00
63-0033000	MCDONALD/RAEJEAN					Glen Ullin Proper	1	2			2700	3600	\$ 650.00
63-0034000	MCDONALD/RAEJEAN	207 NORTH AVE E GLEN ULLIN				Glen Ullin Proper		2	Lots 2 To 6 & W 1/2 Lot 7		12100	13600	\$ 3,125.00
65-5339000	MILLER/KEENAN L	4605 CORTEZ CIR NW MANDAN				Ventures 1st Addition	4	2			30000	59100	\$ 6,100.00
62-0088000	NELSON/JOSHUA J	320 COLLEGE ST FLASHER				Flasher Proper		11	Lots 1-2 (Less SO 27' Lot 2)		6100	12100	\$ 850.00
62-0089000	NELSON/JOSHUA J	314 COLLEGE ST FLASHER				Flasher Proper		11	Lot 3 & SO 27' Of Lot 2		6400	65400	\$ 6,925.00

Morton County Budget 2024

	Estimated Cash Balance Jan 1, 2024	Total Estimated Revenue 2024	Transfer In	Estimated Funds Avail.	Work Budget 2024	Transfer Out	Projected Balance 12/31/24	BUDGET MILLS	Last Yr. MILLS	Change in Mills
General	4,875,104	12,132,052		17,007,156	13,204,194	180,000	3,622,962	38.00	41.30	(3.30)
County Park	351,415	379,543		730,958	430,065		300,893	1.07	1.20	(0.13)
Total General	5,226,519	12,511,595	0	17,738,114	13,634,259	180,000	3,923,855	39.07	42.50	(3.43)
Road and Bridge	4,948,587	944,153	5,300,000	11,192,740	9,912,720		1,280,020	4.00	4.00	0.00
Unorganized Road	764,081	837,982		1,602,063		1,300,000	302,063	6.50	7.73	(1.23)
Highway Distribution	145,742	2,702,033		2,847,775		2,500,000	347,775	-	-	0.00
Farm to Market	514,397	1,339,702	0	1,854,099		1,500,000	354,099	5.75	5.75	0.00
Weeds	168,027	248,858	0	416,885	305,634		111,251	1.45	1.65	(0.20)
Social Welfare	589,958	4,500,000	0	5,089,958	4,775,674		314,284	-	-	0.00
County Agent	167,391	244,330		411,721	293,176		118,545	1.04	1.14	(0.10)
Veterans	30,124	198,941		229,065	199,978		29,087	0.74	0.74	0.00
Emergency	512,645	0		512,645	0		512,645	-	-	0.00
LEC (fund 214)	131,302	50,000		181,302	50,000		131,302	-	-	0.00
Property & Asset Foreiture	55,180	20,000		75,180	30,000		45,180	-	-	0.00
States Attorney Forfeiture	79,746	20,000		99,746	30,000		69,746	-	-	0.00
BMDC Capital Projects	62,565	0	113,685	176,250	0		176,250	-	-	0.00
Community Garden	6,803	2,000		8,803	3,000		5,803	-	-	0.00
Region VII PRC	8,782	8,000		16,782	15,000		1,782	-	-	0.00
Capital Projects	308,338	159,880		468,218	50,000		418,218	-	-	0.00
Special Assessments	82,096	0		82,096	60,000		22,096	-	-	0.00
Landline E-911	181,420	730,000		911,420	757,100		154,320	-	-	0.00
Montes Rancheros (502)	3,537	25,200		28,737	33,011		(4,274)	-	-	0.00
Captains Landing Specials(503)	(7,992)	25,000		17,008	18,812		(1,804)	-	-	0.00
Willow Road(504)	206,856	77,100		283,956	185,000		98,956	-	-	0.00
Whispering Hills Specials(507)	(381)	15,000		14,619	20,372		(5,753)	-	-	0.00
Riverview Heights(505)	(687)	19,100		18,413	23,888		(5,475)	-	-	0.00
Entzel's # 5(506-511)	56,753	0		56,753	0		56,753	-	-	0.00
Internal Service	504,048	0	300,000	804,048	327,400		476,648	-	-	0.00
County Motor Pool	34,858	32,000		66,858	21,400	10,000	35,458	-	-	0.00
Berube Apt Bldg	6,911	240,000		246,911	133,500	110,000	3,411	-	-	0.00
Hazardous Chemicals	8,859	2,000		10,859	5,000		5,859	-	-	0.00
COVID Funds from State	661,000	0		661,000		113,685	547,315	-	-	0.00
American Rescue Plan	1,952,115			1,952,115	1,389,700		562,415	-	-	0.00
Sheriff Donations	53,098	0		53,098	17,000		36,098	-	-	0.00
Document Preservation	61,341	40,000		101,341	48,770		52,571	-	-	0.00
Senior Citizens	(761)	405,756		404,995	405,000		(5)	0.98	0.95	0.03
County Health	0	708,624		708,624	707,429		1,195	2.90	2.89	0.01
County Library	(4,522)	267,400		262,878	262,066		812	2.20	2.15	0.05
Lower Heart Water Dist.	0	393,627		393,627	392,959		668	4.00	4.00	0.00
Morton County Water	0	184,260		184,260	183,200		1,060	1.04	1.17	(0.13)
Historical Society	0	24,838		24,838	24,841		(3)	0.10	0.11	(0.01)
Economic Dev.	24,239	123,342		147,581	130,896		16,685	0.77	0.86	(0.09)
								0.62	0.70	
								0.15	0.16	
Totals	17,542,975	27,100,719	5,713,685	50,357,379	34,446,785	5,713,685	10,196,909	70.54	75.64	(5.10)

49% of revenue is taxes

226,801 *includes homestead and vet credits

% increase in taxable valuation
new growth 9.9%
1.5%

Total Tax \$ levied	
2023	2022
\$ 13,933,827	\$ 13,529,624
INCREASE	404,203

9/22/2023

3.0%