

Morton County Road Commission Meeting
Morton County Highway Department, 2916 37th St NW, Mandan, ND 58554
September 21, 2022

Commission members Present: Jackie Buckley, Ron Leingang, Kyle Kirchmeier, Roger Hille (telephone)

Commission members Absent: Steve Tomac

Others present: John Saiki, Chad Schneider, Donald Kopp, Tom Tokach, Travis Helfrich, Don LaFleur, Mark Isaacs

The meeting was called to order at 9:00 am by Chair Jackie Buckley

Ron made a motion to approve the amended agenda. Added 2. Tokach Timberhaven discussion, moved Discuss replat of county shop property and surrounding properties to number 3. Number 4 is Review Right of Way purchase policy. Remaining agenda items were moved down. Kyle 2nd. motion carried.

Kyle made a motion to approve the minutes from the previous meeting, Ron 2nd. motion carried

1. Discuss Closing the road to Kelly Kopp's. It is a minimum maintenance road. Years ago, this road has gates installed no gates are currently there. It has been a County Road as long as Chad has been with the Highway Department. The County maintains the road, plowing snow. The minimum maintenance road to the west is closed due to erosion. Donald Kopp's brother wants to install gates across this road so cattle can graze at various times of the year. In the near term the County will not allow gates across a County maintained road. Especially gates that will be closed part of the year and opened part of the year. The Commissioners agreed the to take a look at the location and records and discuss at the next meeting.

2. Tokach Timberhaven discussion – This subdivision was not platted correctly back in the 1980s when it as recorded. Tom Tokach would like the plat approved that vacates the existing 20 ft easement then plan access easement to the west of the existing road. The existing road would also be moved to the east and south of the tree, off of Ron Tokach's property. Tom and Mark Isaacs were instructed to provide a plat which vacates the existing 20 ft easement and provides the new access easement. Mark said they would also get documents signed by adjacent property owners indicating their agreement with the plan. They should bring these documents to the next meetings.

3. There is a vacated utility easement that was between the county property and Travis Helfrich's property to the South. The easement was divided in have, Travis is claiming his portion, the County has not claimed the North 20 feet of the easement. He would like to Rip Rap the entire vacated easement to minimize the maintenance. He would also like to install some outlets to plug in trucks. Roger recommended we claim a portion of the vacated easement so we have a 5 foot area South of the fence for future maintenance. He put that in the form of a motion. Ron 2nd. Motion did not carry, Roger abstained from voting. There was further discussion regarding the costs of the re-plat. Mark Isaacs estimated the total cost would be between \$2500 and \$3000. Natalie stated the other two property

owners would be willing to participate in the cost. Kyle made a motion to authorize Mark Isaacs to start of plat of the county, with the intent that all four property owners involved share the cost. Ron 2nd. Motion carried.

4. Review of Right of Way Purchase Policy – the existing purchase policy states the current assessed land value is obtained from the Morton County Tax Equalization Office. This method causes a large difference in land values depending on if the land is agricultural or residential, so the values are not consistent nor representative of the actual values of the land. Don LaFleur recommended that the values be based on recorded sales of agricultural land within a Township. The value will be based on an average of the previous 3 years of purchases. If there are not sales within the Township then the average will be based on sales in adjacent Townships. Mark Isaacs will work with Don LaFleur to get some information to present at the next meeting for review. The new language will be added to a draft revised policy for review.

5. a. Monthly Updates - Design Projects – Bridge South of Almont (Sauber Engineering) under contract. Youngtown (AE2S Engineering), Youngtown work is progressing on getting this project ready for bidding through the NDDOT system. Little Heart Bridge – awarded to Martin Construction. Bridge north of the Truck Stop (Sauber) Bids received. The bridge on County Road 80, Design is complete, Bids received. The 2 bridges SW of Fort Rice, bids received. Bridge North of Mandan (KLJ), waiting on decision from Road Commission regarding options. Bridge W of Vern Leingang (Moore Engineering) design in process. The bridge near Danzig Dam (SRF), received information from SRF that the COE will not approve a permit for a project that fills the channel, such as an RCB. The replacement bridge will have to be a bridge that is at least as long as the existing bridge. Bridge North of Glen Ullin on the frontage road, NDDOT working on easement options since a portion of one of the wing walls will be on NDDOT (I-94) right of way. Bridge at Solen, permit applications submitted. Design complete.

b. Construction Projects – Bridge project near Hebron, contractor, Quality Dirtworks, LLC, Max, ND, will be install the RCB at the site with the bypass next Tuesday. The installation of the RCB at site 2 will be approximately one week later. Fisher will be moving in later this week to start crushing in the Helbling pit.

c. Culvert Replacements – working on a number of culvert replacements. There seem to be a number of required replacements. Motor grader operators are replacing culverts, since the weather is dry and they are not blading roads. Work is progressing on 44th St is complete.

d. Budget Update – Expenditures were reviewed. Fuel is high, but overall, we are in better shape than a year ago.

6. Reviewed Contractor Bids from September 8 - all the bids were over the Engineer's Estimate. The Consensus was to proceed with awarding the contracts and if we exceed the amount allocated for construction, then one of the last bridges won't be bid, but the plans shelved.

7. Review Revised Policies - Reviewed the policies. The Snow removal policy was recommended for approval with minor changes. The remaining policies will require further review and discussion. The Dust Control policy was rejected as presented.

Kyle made a motion to adjourn, Ron 2nd. Meeting was adjourned at 12:15 pm.