

Morton County Commission Meeting Agenda

March 9th, 2017

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 for previous meetings

Approve monthly bills and payroll – Commissioner Leingang

1. Linda Morris/Tax Director
 - Abatements for the boards consideration
 - 5:45P.M. Abatement Hearing, parcel # 63-0028000

*ISSUES MAY BE ADDED OR DELETED BY MEETING DAY.

MORTON COUNTY COMMISSION REGULAR MEETING
February 28, 2017

The Morton County Commission Regular Meeting was called to order on February 28, 2017 at 5:30 PM by Chairman Schulz at the Morton County Courthouse, 210 Second Avenue NW, Mandan, North Dakota. Others present were Commissioners Leingang, Zachmeier, Boehm and Strinden, Deputy Auditor Eckroth, States Attorney Kopy and Assistant States Attorney Grosinger.

Strinden moved and Boehm seconded to approve the agenda with changes. All voting aye, motion carried.

Boehm moved and Leingang seconded to approve the minutes of the February 9, 2017 meeting. All voting aye, motion carried.

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

Karla Meikle, Morton County Extension Agent, presented Mark Trumbauer of NextEra Energy the Friend of 4-H Award.

Mark Trumbauer of NextEra Energy updated the Morton County Commission on the Oliver III Wind Farm.

Strinden moved and Leingang seconded to appoint Elwood Barth to the Weed Board a 4yr term ending August 2021. All voting aye, motion carried.

Strinden moved and Leingang seconded to approve Farm Resident Exemption Abatements #4976-4977. All voting aye, motion carried.

Boehm moved and Strinden seconded to approve City of Mandan Reassessment Abatements #4978-4982. All voting aye, motion carried.

Leingang moved and Strinden seconded to approve Disabled Veteran Credit Abatements #4983-4984 and Homestead Credit Abatements #4985-4994. All voting aye, motion carried.

Zachmeier moved and Leingang seconded to approve lifting the hiring freeze of 2016 with the condition that the new hires must be budgeted and within the dollar amount of the budget. All voting aye, motion carried.

Strinden moved and Zachmeier seconded to approve the request of filling any open seasonal positions throughout the 2017 season in the Morton County Park Staff. All voting aye, motion carried.

Zachmeier moved and Strinden seconded to approve a special use permit for Central Dakota Frontier Cooperative to allow one 18,000 gallon anhydrous ammonia storage tank and the sale of anhydrous ammonia on approximately 1.5 acres in the NW ¼ of Section 19, Township 138N, Range 81W, Morton County. The terms of this special use permit shall coincide with the regular inspection schedule of the North Dakota Department of Agriculture. The subject facility was inspected on October 20, 2016 and is scheduled for another inspection five (5) years from that date. Renewal of the special use permit is allowed and must be completed no later than 60 days following the next regularly scheduled inspection by the North Dakota Department of Agriculture. All voting aye, motion carried.

Zachmeier moved and Strinden seconded to approve amendments to the Morton County Land Use Code.

- Section 2-110 Use Table - Extend the time limits for temporary use permits, related to construction activities, to 180 days.

All voting aye, motion carried.

Zachmeier moved and Strinden seconded to approve amendments to the Morton County Land Use Code.

- Section 10-100 Table/Fee Schedule – Establish a floodplain development fee of \$200.

All voting aye, motion carried.

Strinden moved and Boehm seconded to approve the 2016 Budget Amendments as follows:

Fund	Original Budget	Amendment	Amended Budget
Emergency	\$ 0	\$ 40,832	\$ 40,832
LEC Building Fund	\$ 0	\$ 76,038	\$ 76,038
MC Comm Gardens	\$ 0	\$ 825	\$ 825
Nurt Parent Prog	\$ 0	\$ 15,058	\$ 15,058
Region VIII PRC	\$ 0	\$ 3,415	\$ 3,415
MANTF Forfeiture	\$ 0	\$ 33,985	\$ 33,985
MANTF Operating	\$ 0	\$ 149,700	\$ 149,700
E-911	\$ 296,480	\$ 2,200	\$ 298,680
Schlosser Specials #5	\$ 2,850	\$ 165	\$ 3,015
Montes Specials	\$ 0	\$ 409,805	\$ 409,805
Capt Landing Specials	\$ 0	\$ 3,015	\$ 3,015
Entzel's 4 th Specials	\$ 231	\$ 6	\$ 237
Whisp Hills Specials	\$ 0	\$ 4,831	\$ 4,831
Entzels #5 Specials	\$ 710	\$ 2	\$ 712
Pipeline Protest	\$ 0	\$1,250,200	\$1,250,200
Sheriff Donations	\$ 0	\$ 3,000	\$ 3,000

All voting aye, motion carried.

The total of all county funds expended from February 10, 2017 through February 28, 2017, equals \$834,876.41. 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 Leingang seconded to adjourn at 6:10 PM. All voting aye, motion carried.

Cody Schulz, Chairman, Morton County Commission _____

Dawn R Rhone, County Auditor _____

DATE: 3/6/17

TO: MORTON COUNTY COMMISSIONERS

FROM: LINDA MORRIS, MORTON COUNTY TAX DIRECTOR

RE: MARCH 9, 2017 ABATEMENTS

TAX YEAR	ABATEMENT NUMBER	TYPE OF ABATEMENT	PARCEL NUMBER	OWNER	NEW VALUE	PROPERTY ADDRESS	ABATED VALUE	REASON FOR ABATEMENT	APPROVED BY CITY
2016	4995	FARM RES	040029000	SCHMIDT	\$166,300	6655 23RD AVE	\$ 165,800.00	FARM RES	
2016	4996	FARM RES	050069000	KIM KINGSLEY	\$33,500	6930 26TH AVE	\$ 33,500.00	FARM RES	
2015	4997	REASSESSMENT	640185000	LORAN & ALIDA HIBL	\$18,600	HEBRON PROPER LOT 1 BLK 57	\$ 18,600.00	REASSESSMENT	
2016	4998	REASSESSMENT	640185000	LORAN & ALIDA HIBL	\$18,600	HEBRON PROPER LOT 1 BLK 57	\$ 18,600.00	REASSESSMENT	
2016	4999	HMSTD CRDT	65900020MH	ROBERT RUSTON	\$5,580	805 POPLAR ST MD	\$ -	HMSTD CRDT	
2016	5000	HMSTD CRDT	652035000	ELLA GERLITZ	\$166,300	1406 CENTRAL DR NW MD	\$ -	HMSTD CRDT	
2015	5001	HMSTD CRDT	650807826	JACOB FERDERER	\$279,400	1109 6TH AVE NE MD	\$ -	HMSTD CRDT	
2016	5002	HMSTD CRDT	420247000	MARY LEINGANG	\$131,800	2899 CO RD 139A	\$ -	HMSTD CRDT	
ABATEMENT HEARING AT 5:45 PM									
2016	5003	REASSESSMENT	630028000	TODD OR JAY BRAUSCH		308 4TH ST GU		REASSESSMENT	2/13/2017



Morton County Commission
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MEETING DATE: 3/9/2017
PREPARATION DATE: 3/6/2017
SUBMITTING DEPARTMENT: TAX DIRECTOR
DEPARTMENT DIRECTOR: LINDA MORRIS
PRESENTER: LINDA MORRIS
SUBJECT: ABATEMENT # 4995

STATEMENT/PURPOSE: ABATEMENT #4995 ON PARCEL 040029000—TAXPAYER SCHMIDT, 6720 23RD AVE, SOLEN, WAS ASSESSED FOR A MODULAR HOME FOR THE TAX YEAR 2016. THE HOME OWNER, TRAVIS JOHN SCHMIDT, QUALIFIES FOR THE FARM RESIDENCE EXEMPTION.

BACKGROUND/ALTERNATIVES: THE ABATEMENT WOULD BE A REDUCTION OF \$165,800 RESIDENTIAL MARKET VALUE ON 040029000

ATTACHMENTS: N/A

FISCAL IMPACT: APPROX \$1,038.00

STAFF IMPACT: N/A

LEGAL REVIEW: N/A

RECOMMENDATION: RECOMMEND APPROVAL OF ABATEMENT AS APPLICANTS QUALIFY AS FARM RESIDENCE VALUE TO BE EXEMPT.

SUGGESTED MOTION: MOTION TO APPROVE ABATEMENT AS PRESENTED



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MEETING DATE: 3/9/2017
PREPARATION DATE: 3/6/2017
SUBMITTING DEPARTMENT: TAX DIRECTOR
DEPARTMENT DIRECTOR: LINDA MORRIS
PRESENTER: LINDA MORRIS
SUBJECT: ABATEMENT # 4996

STATEMENT/PURPOSE: ABATEMENT #4996 ON PARCEL 05-0069000—TAXPAYER KINGSLEY, 6930 26TH AVE, SOLEN WAS ASSESSED FOR HOME FOR THE TAX YEAR 2016.

BACKGROUND/ALTERNATIVES: THE ABATEMENT WOULD BE A REDUCTION OF \$58,300 RESIDENTIAL MARKET VALUE ON 05-0069000

ATTACHMENTS: N/A

FISCAL IMPACT: APPROX \$ 522.00

STAFF IMPACT: N/A

LEGAL REVIEW: N/A

RECOMMENDATION: RECOMMEND APPROVAL OF ABATEMENT AS APPLICANTS QUALIFY AS FARM RESIDENCE VALUE TO BE EXEMPT.

SUGGESTED MOTION: MOTION TO APPROVE ABATEMENT AS PRESENTED



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MEETING DATE: 3/9/2017
PREPARATION DATE: 3/6/2017
SUBMITTING DEPARTMENT: TAX DIRECTOR
DEPARTMENT DIRECTOR: LINDA MORRIS
PRESENTER: LINDA MORRIS
SUBJECT: ABATEMENT # 4997 & 4998

STATEMENT/PURPOSE: ABATEMENT FOR THE TAX YEAR 2015 AND 2016 FOR THE COMMERCIAL STRUCTURE LOCATED ON PARCEL 64-0185000

BACKGROUND/ALTERNATIVES: REASSESSMENTS ON COMMERCIAL PROPERTY LOCATED AT S66' 10" OF LOT 1 BLK 57 CITY OF HEBRON. THE PROPERTY WAS ASSESSED WITH THE INCORRECT SQUARE FOOTAGE. A REDUCTION OF \$34,100 IS RECOMMENDED 2015 AND 2016 TAX YEARS.

ATTACHMENTS: N/A

FISCAL IMPACT: APPROX. \$953.00

STAFF IMPACT: N/A

LEGAL REVIEW: N/A

RECOMMENDATION: RECOMMEND APPROVAL OF ABATEMENTS 4997 & 4998 AS APPROVED BY CITY OF HEBRON ON FEBRUARY 6, 2017.

SUGGESTED MOTION: MOTION TO APPROVE ABATEMENTS AS PRESENTED



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MEETING DATE: 3/9/2017
PREPARATION DATE: 3/4/2017
SUBMITTING DEPARTMENT: TAX DIRECTOR
DEPARTMENT DIRECTOR: LINDA MORRIS
PRESENTER: LINDA MORRIS
SUBJECT: ABATEMENTS# 4999 THROUGH 5002

STATEMENT/PURPOSE: HOMESTEAD CREDIT ABATEMENTS

BACKGROUND/ALTERNATIVES: N/A

ATTACHMENTS: N/A

FISCAL IMPACT: NONE—CREDIT TAX REIMBURSED BY THE STATE

STAFF IMPACT: N/A

LEGAL REVIEW: N/A

RECOMMENDATION: RECOMMEND APPROVAL OF ABATEMENTS 4999 THROUGH 5002 AS APPLICANTS ALL QUALIFY FOR HOMESTEAD CREDIT:

TAX YEAR	ABATEMENT NUMBER	TYPE OF ABATEMENT	PARCEL NUMBER	OWNER	NEW VALUE	PROPERTY ADDRESS
2016	4999	HMSTD CRDT	65900020MH	ROBERT RUSTON	\$5,580	805 POPLAR ST MD
2016	5000	HMSTD CRDT	652035000	ELLA GERLITZ	\$166,300	1406 CENTRAL DR NW MD
2015	5001	HMSTD CRDT	650807826	JACOB FERDERER	\$279,400	1109 6TH AVE NE MD
2016	5002	HMSTD CRDT	420247000	MARY LEINGANG	\$131,800	2899 CO RD 139A

MOTION: MOTION TO APPROVE ABATEMENTS AS PRESENTED



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MEETING DATE: 3/9/2017
PREPARATION DATE: 3/6/2017
SUBMITTING DEPARTMENT: TAX DIRECTOR
DEPARTMENT DIRECTOR: LINDA MORRIS
PRESENTER: LINDA MORRIS
SUBJECT: ABATEMENT # 5003

STATEMENT/PURPOSE: ABATEMENT # ON PARCEL 63-0628000—TAXPAYER BRAUSCH IS REQUESTING A REDUCTION OF \$17,400 ON THE PROPERTY ADDRESS OF 206 G ST S, CITY OF GLEN ULLIN BECAUSE OF PROPERTY CONDITION.

The recommendation from the City of Glen Ullin: *approved with amendments: \$3,000 for land and \$10,000 for improvements for a total of \$ 13,000 on February 13, 2017.* Reduction of \$10,900

BACKGROUND/ALTERNATIVES:

Brausch purchased in September 2015 from Mike Martin for \$6,000. At the time of the sale, the property was owned by Mike and Amy Martin. The deed represents the purchase of Mike Martin's ownership. The taxpayer, Brausch, is requesting a reduction of the 2016 assessed market value be reduced to \$6,500; a \$17,400 reduction from the 2016 assessed market value of \$23,900.

Information on the property listed above was sold on the open market in 2013 for \$24,500. The 2013 sale of this parcel was without interior walls and some of fixtures already removed and/or renovated. The structure remains in the same condition. No building permits prior to renovation. As stated in the 2013 listing, the property did sell as a single family one story building as the city rezoned the parcel from commercial, original (four unit (4) motel) structure, to single family zoning.

City of Glen Ullin recommends a market value of \$13,000 which they feel would be the market value if property was to sell on the open market.

Present—2016 Assessment: The commercial value of \$23,900 is a condition of Very Poor with a 40% reduction for functional obsolescence.

Taxpayer request—Brausch: The commercial value of \$6,500 would be a condition of Very Poor with a 90% reduction for functional obsolescence.

Recommendation—City of Glen Ullin: The commercial value of \$13,000 would be a condition of Very Poor with a 70% reduction for functional obsolescence.

	2016 TOTAL MARKET	2015 TOTAL MARKET	2014 TOTAL MARKET	2013 TOTAL MARKET
LAND	\$ 3,000	\$ 3000	\$ 2,600	\$ 2,400
IMPROVEMENT	20,900	20,900	14,800	13,600
TOTAL MARKET	\$ 23,900	\$ 23,900	\$ 17,400	\$ 16,000

	8/15/2015 SALE MARTIN TO BRAUSCH	5/1/2013 SALE RCRT TO MARTIN	11/12011 SALE VANDERLINDEN TO RCRT	1/8/2010 SALE MARTZ TO VANDERLINDEN
SALE PRICE	\$ 6,000	\$ 24,500	\$ 16,000	\$ 8,275

ATTACHMENTS: N/A

FISCAL IMPACT: N/A

STAFF IMPACT: N/A

LEGAL REVIEW: N/A

RECOMMENDATION: My recommendation would be to reassess the structure as a residential home because the use of the building, change of commercial to residential zoning and separating room interior walls removed. The vacant structure and the interior of the building remains as it did when it sold in 2013 for the amount of \$24,500. I would recommend an assessed value of a 1,120 square foot, single family home in poor condition with a 50% functional obsolescence.

SUGGESTED MOTION: The value to be abated to a land value of \$3,000 and a building value of \$15,700 and change the property type from commercial to residential on parcel 63-0628000, 206 G ST S, City of Glen Ullin, Totaling a 2016 residential value of \$18,700.

