

**COUNTY BOARD OF COMMISSIONERS  
DECEMBER 15, 2014**

The Richland County Board of Commissioners met on December 15, 2014 at the Richland County Courthouse with Commissioners Sid Berg, Nathan Berseth, Tim Campbell, Rollie Ehlert, and Dan Thompson. Also present were Administration Personnel DelVal; States Attorney McBeth; and a Daily News Reporter.

**EMERGENCY MANAGEMENT REPORT**

Colfax Elevator Fire - Twelve Fire Departments assisted with the elevator fire on Saturday, December 6. The fire was extinguished in three hours. American Red Cross provided food and hydration. Lambrecht is working with Wayne Gorder on Post Fire Procedures.

Wahpeton Fire Department Ladder/Aerial Truck - The Wahpeton ladder/aerial truck takes so much water that 4-5 tankers need to be available at the same time. Lambrecht will meet with Jill Breuer/911 Dispatch on procedures regarding the ladder/aerial truck due to three recent mutual aid fires where the aerial truck was dispatched.

Mutual Aid Agreement - The Mutual Aid Agreement presented at the last Commission meeting has been mailed out to all fire and ambulance jurisdictions; several Agreements have already been signed and returned.

FEMA Funding - A proposed Agreement was received from the Dept of Emergency Services regarding advanced receipt of federal and state cost share relating to FEMA large project recovery funding. Lambrecht explained the proposed Agreement; he cautioned the Board that if some of the paperwork is missing, the County would be responsible to give back any of the advanced payments. Following discussion it was the consensus of the Board to not enter into the Agreement for receiving advanced receipt of federal and state cost share.

FEMA Projects -

- Moran Twsp/Hasse Road - meeting with the contractor today
- Elma Closeout Paperwork - conference call today with NDDDES
- Working with Steven Loll on FEMA Letter of Map Amendment - requesting to get his home out of the flood plain
- Working with Julie Mauch on a Grant Project (at no cost to the County) for AED's for Wahpeton Fire Department and Richland County Sheriff Department.

American Red Cross Meeting - Scheduled for December 17 in Fargo

## **TREASURER'S REPORT**

A motion was made by Thompson to approve the Treasurer's Report; motion seconded by Campbell. Vote was unanimous.

A motion was made by Berseth to approve the request from the City of Hankinson to purchase property in the City of Hankinson; motion seconded by Campbell. Vote was unanimous.

Hage reported Tax Statements were mailed last week.

## **ASSESSOR'S REPORT**

Fossum presented Resolutions for Discretionary two-year Exemptions, for the tax years 2015 and 2016.

New Single Family Residential Properties - (Copy attached to minutes). A motion was made by Thompson to approve the Resolution; motion seconded by Berseth. Vote was unanimous.

Improvements to Commercial and Residential Buildings - (Copy attached to minutes). A motion was made by Campbell to approve the Resolution; motion seconded by Ehlert. Vote was unanimous.

New or Expanding Businesses - (Copy attached to minutes) - A motion was made by Berseth to approve the Resolution; motion seconded by Campbell. Vote was unanimous.

## **HIGHWAY DEPARTMENT**

Highway Personnel in attendance was Lowell Bladow; visitors Rick Gunderson and Jeff Lansink of Houston Engineering and Damon DeVillers of Interstate Engineering.

Snow Removal Policy - The crews are out sanding today. Bladow briefly explained the Highway Department Snow Removal Policy. Ehlert suggested the Policy be posted to the County Web Site.

Permit Request - The Advisory Committee discussed a request for an additional vehicle permit for 130,000 lbs. for semi's, pup trailers, etc. The permit won't be offered until more information is available.

Speed Limit - At the meeting with Minn-Dak and Cargill the 30 mph speed limit on Highway 87 to Minn-Dak was discussed. The entities feel 30 mph is sufficient by Primewood in the heavy traffic area and where traffic is entering but feel the 30 mph zone is too long. Bladow reported the signs will be moved to shorten up the 30 mph zone.

Time Card Program - The Highway Department is working with the Software Vendor to get the program designed for reports we need.

Maintenance Certification for Federal Aid Projects- A motion was made by Campbell to authorize the Chairman to sign the Maintenance Certification for County Federal Aid Projects; motion seconded by Berseth. Thompson was absent during the vote, the remainder voted Yes and the motion carried.

Proposals for Engineering Services - Bladow reported two proposals were received for the Engineering Services we advertised; the projects are contingent on state funding. Proposals were received from Interstate Engineering and Houston Engineering.

Damon DeVillers from Interstate Engineering gave a brief presentation to the Board.

Rick Gunderson and Jeff Lansink from Houston Engineering introduced themselves and gave a brief presentation to the Board.

Campbell reported the Board has a good working relationship with Interstate Engineering and their service has been fantastic; because of the vacancy of our County Engineer it is nice to have them local and they are located in our County.

Highway Advisory Commissioner Thompson agreed with Campbell's comments and added that we have recently relied on Interstate Engineering heavily with the Highway Engineer Vacancy.

A motion was made by Berseth to approve the proposal for Engineering Services from Interstate Engineering; motion seconded by Thompson. Vote was unanimous.

Liquid Propane Bids - Bids were received from Dakota Ag Cooperative, Kindred and Farmers Union Oil Southern Valley, Fairmount. A motion was made by Campbell to accept all bids received; motion seconded by Thompson. Vote was unanimous.

## **CEE COMMITTEE - BOOK PROJECT**

Committee Members present were Janet Gagelin, Renelle Bertsch, Darlene Irion, Matt Syvertsen and Leslie Hage.

Gagelin spoke about County history to the Commission and some gaps discovered in the County History since the last book was published.

Gagelin said the CEE Book Committee would like to withdraw their funding request to the Commission and recommended funds be given to Lois Berndt and volunteers at the Historical Society to continue working on gaps that need to be filled in the County history.

Berg reported he and Thompson attended the last CEE meeting and were prepared for the Commission to authorize an expenditure today, for the CEE Committee, of \$1,000 for the book project so the withdraw of their funding request is quite a surprise.

A motion was made by Berseth to approve the request that Lois Berndt and volunteers at the Historical Society move forward on identifying the history gaps, with no dollar amount tied to the project; motion seconded by Campbell. It was suggested that Berndt bring a proposal back to the Board.

Discussion continued and included -

- Campbell asked McBeth if the County could do this? McBeth said he requested an opinion from the AG regarding the CEE Committee, but he would need to research giving money to the historical society.
- Renelle Bertsch commented - the whole concern is that the history of the County is missing in some areas. The group has worked many hours and this is not the CEE's responsibility. If the county wants it done, Berndt and the other volunteers will need the support of the Commission.
- McBeth stated if the book was "in process" during the CEE, you have an AG opinion and funds are still available to them that could be spent.

Vote was taken on the motion - Vote was unanimous.

## **WATER RESOURCE BOARD**

- In the process of interviewing for the Engineering Technician Position, hope to have the position filled shortly.
- Working on potential retention sites re- Drain 95. A meeting will be held December 18<sup>th</sup> at Moffet's shop.
- Have finished for the year with reconstruction and maintenance projects.
- The WRB has changed their meeting day to Tuesday to coincide with the Commission.

## **WORKSITE WELLNESS TEAM**

Committee Members present were Matt Syvertsen, Pat Giese, Leslie Hage, and Sheriff Leshovsky.

Syvertsen and Hage reported the Wellness Team was established October of 2013 to try to figure out ways to increase the wellness level of employees; this will lead to increased productivity and lower insurance rates.

The Committee is looking at a Micro Market to be placed in the basement of the LEC; it was all set and scheduled to be implemented in December but it was put on hold due to electrical outlets that needed to be installed.

The Committee requested Board approval for an electrical expenditure of \$1900 so the project can proceed as planned. There will also be a monthly fee of \$50 for internet (for the kiosk and surveillance cameras), but the Committee has funds in the budget for that expense.

A motion was made by Thompson to approve the electrical expenditure of \$1900; motion seconded by Campbell. Vote was unanimous.

## **JILL BREUER - DISPATCH REPORT**

Others in attendance were Brett Lambrecht and Sheriff Leshovsky.

Breuer reported that the County moved to Esi Net last week. By going to ESi Net we have eliminated trunk charges from Century Link or about \$900 a month. The County purchased equipment in 2012 that is used jointly with Barnes & Stutsman Counties. By moving to the Esi Net we are one step closer to receiving TXT 911 calls. The next step will be to purchase Logger with Stutsman and Barnes and a software upgrade. All of this will eventually lead to receiving Video 911 calls.

The Lidgerwood Repeater was damaged when a water line burst in the room that housed our Repeater. An insurance claim has been filed; we are waiting on Minn Kota Communications to determine whether this repeater can be salvaged or if it needs to be replaced. The estimated cost to replace is \$7,000 for Analog and \$22,000 for Analog/Digital.

The Governor has set aside \$8 million for Emergency Responders Radio needs - we will have to wait until the legislative session to see what they approve.

### **MISC/CORRESPONDENCE**

Berg reported John Anderson requested the Board authorize him to submit an Application for a Court Facilities Improvement Grant. The application is for the Juvenile Court Office and will include window removal and replacement, security door lock, and two cameras with monitors. A motion was made by Berg to authorize Anderson to apply for the Grant; motion seconded by Thompson. Vote was unanimous.

The Board discussed a representative to replace former Commissioner Miller on the JPA Committee. A motion was made by Thompson to appoint Berseth to the JPA Committee; motion seconded by Campbell. Vote was unanimous.

A motion was made by Ehlert to approve an Intergovernmental Agreement with the City of Wahpeton for Jail Services; motion seconded by Campbell. Vote was unanimous.

A motion was made by Ehlert to appoint Arvid Christensen to another term on the SE Human Service Center Advisory Group; motion seconded by Campbell. Vote was unanimous.

A motion was made by Ehlert to approve a Raffle Permit Application for the Wahpeton FFA; motion seconded by Campbell. Vote was unanimous.

A motion was made by Thompson to approve Liquor/Beer Licenses for - Texas Crossing, LLC - Wahpeton; Terrace Lanes - Wahpeton; and Dakota Magic - Hankinson; motion seconded by Berseth. Vote was unanimous.


Berg reported a change to the Portfolios assigned at the last Commission Meeting. Dan Thompson will be assigned the JDA Board instead of Rollie Ehlert.


**UPCOMING MEETINGS**

January

5 Commission Meeting

Being there was no further Business, the meeting adjourned at 11:05 A.M.

ATTEST:   
Harris Bailey  
Auditor/Administrator

 CHAIRPERSON  
Sid Berg  
Board of Richland County Commissioners

**RESOLUTION FOR 2015 - 2016  
FOR PROPERTY TAX INCENTIVES FOR NEW OR EXPANDING BUSINESSES  
NDCC §40-57.1**

WHEREAS, Section 40-57.1 of the North Dakota Century Code provides for the exemption of True and Full Value on commercial structures on new or expanded business for a period up to five years. And projects that produce or manufacture a product from agricultural commodities may receive a complete or partial property tax exemption on structures for up to ten years, both of which exclude the value of the land on which they are situated, from taxation. Exemption period begins with the assessment date immediately following the date of commencement of project operations.

WHEREAS, if all certain enumerated conditions are met as presented in the State of North Dakota Assessment Manual under Guidelines G-15 and G-16, last updated February, 2014

and

WHEREAS, the following limitations will be exercised as a matter of policy:

<u>TYPE</u>	<u>TERM</u>	<u>PERCENT ALLOWED</u>
New Business	Up to 5 years	100 percent
New Business (Ag Product)	UP to 10 years	100 percent
Expanded Business	Up to 5 years	50 percent

PILOT Up to twenty (20) years for projects with a cost factor of \$5 million or more, a negotiated value for the twenty years to be set at exemption commencement.

WHEREAS, the exemption is to be implemented by resolution of the Board of Richland County Commissioners:

and

WHEREAS, the Board of Richland County Commissioners of North Dakota, deems it to be in the best interest of Richland County to implement the authority granted in order to provide incentive for the payment of special assessments and for the construction of or acquisition of existing commercial property creating commerce in the county.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Richland County, North Dakota, that True and Full Value of new, or expanding businesses, exclusive of the land on which they are situated, shall be exempt from taxation for the period appropriate to the type of operations previously outlined, if the following conditions are met:

- a) Special assessments and taxes on the property upon which the business is situated are not delinquent.
- b) Timely application is made according to updated Guidelines G-15 and G-16.

BE IT FURTHER RESOLVED, that this resolution shall be effective for the 2015 and 2016 taxable years beginning January 1, 2015 and ending December 31, 2016. This resolution may be rescinded or amended at any time.

Dated this 15<sup>th</sup> day of December, 2014.

  
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Sid Berg, Chairman  
Richland County Board of Commissioners

  
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Attest: Harris Bailey, Financial Director/Auditor  
Richland County



**RESOLUTION FOR 2015 - 2016  
FOR PROPERTY TAX EXEMPTION FOR CERTAIN  
NEW SINGLE FAMILY RESIDENTIAL PROPERTIES  
NDCC § 57-02-08 (35) (42)**

WHEREAS, Section 57-02-08 (35) of the North Dakota Century Code provides for the exemption of up to one hundred fifty thousand dollars of the True and Full value of all new single-family residential property, exclusive of the land on which it is situated, from taxation for the two taxable years subsequent to the taxable year in which construction is completed and the residence is owned and occupied for the first time if all of certain enumerated conditions are met as presented in the State of North Dakota Assessment Manual under Guidelines G-13: and

WHEREAS Section 57-02-08 (42) of the North Dakota Century Code provides for the exemption of all new single-family residential property, exclusive of the land on which it is situated, from taxation for the taxable year in which construction began and the next two taxable years, on no more than ten properties if the properties remain owned by the builder, remain unoccupied and if all of certain enumerated conditions are met as presented in the State of North Dakota Assessment Manual under Guideline G-14; and

WHEREAS, the exemption is to be implemented by resolution of the Board of Richland County Commissioners: and

WHEREAS, THE Board of Commissioners has the authority to limit or impose conditions upon the exemption pursuant to state law; and

WHEREAS, the Board of Richland County Commissioners of North Dakota, deems it to be in the best interest of Richland County to implement the authority granted in order to provide incentive for the payment of special assessments and for the construction of new dwelling units creating commerce in the county.

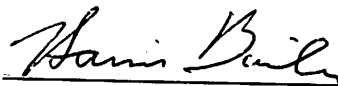
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Richland County, North Dakota, that up to one hundred fifty thousand dollars of the True and Full value of all new single-family residential property, exclusive of the land on which it is situated, shall be exempt from taxation for the two taxable years subsequent to the taxable year in which construction is begun if the following conditions are met:

- a) If the applicant makes application for such Tax exemption on forms provided for by the Richland County Tax Assessor's Office within ninety (90) days of occupancy.
- b) Special assessments and taxes on the property upon which the residence is situated are not delinquent **at the time of application or during the exemption period.**
- b) The first owner, after the builder/developer, resides on the property, or the builder still owns the property. For purposes of this subsection, "builder" includes a person who builds that person's own residence.
- c) The applicant provides a copy of the building permit obtained from the jurisdiction in which the construction is being done or a signed statement from the township board stating that a building permit is not required.
- d) The applicant provides a verifiable 911 address obtained from the Richland County 9-1-1 Emergency Communications to be signed off on by that office.

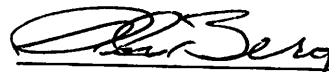
BE IT FURTHER RESOLVED, that up to one hundred fifty thousand dollars of the True and Full value of each unit of all new condominium and townhouses residential property, including manufactured housing on permanent foundations, exclusive of the land on which it is situated, shall be exempt from taxation for the two taxable years subsequent to the taxable year in which construction is begun if the above conditions are met.

BE IT FURTHER RESOLVED that this resolution shall be effective for the 2015 and 2016 taxable years beginning January 1, 2015 and ending December 31, 2016. This resolution may be rescinded or amended at any time.

Dated this 15th day of December, 2014.



Attest: Harris Bailey, Financial Director/Auditor  
Richland County



Sid Berg, Chairman  
Richland County Board of Commissioners

**RESOLUTION FOR 2015 - 2016  
PROPERTY TAX EXEMPTION OF IMPROVEMENTS TO  
COMMERCIAL AND RESIDENTIAL BUILDINGS  
NDCC §57-02.2**

WHEREAS, Section 57-02.2 of the North Dakota Century Code provides for the exemption of improvements to commercial and residential buildings and structures for up to five years, exclusive of land value, to that part of the valuation resulting from new improvements which is over and above the last valuation of the assessment period immediately preceding the date of commencement of improvements; and

WHEREAS, if all certain enumerated conditions are met as presented in the State of North Dakota Assessment Manual under Guidelines G-8, last updated November, 2000.

WHEREAS, the exemption may be restricted by implementation of a resolution of the Board of Richland County Commissioners; and

WHEREAS, the Board of Richland County Commissioners deems it to be in the best interest of the county to implement the authority granted to maintain orderly administration of the exemption.

NOW, THEREFORE, BE IT RESOLVED by the Board of Richland County Commissioners, that the part of the valuation resulting from the improvements, over and above the True and Full valuation, exclusive of land value, placed upon the commercial and residential buildings and structures for the last assessment period immediately preceding the date of commencement of the improvements, shall be exempt from assessment for a period of two years.

BE IT FURTHER RESOLVED, that a limit to this exemption shall be seventy five thousand dollars on improvements.

BE IT FURTHER RESOLVED, that the term "improvement" means the renovation, remodeling, or alteration, but not the replacement, of an existing building or structure for use for commercial or residential purposes. An improvement for residential purposes is limited to a building or structure at least twenty-five years old. An addition constructed to an existing building or structure to enlarge it is an improvement.

BE IT FURTHER RESOLVED, that any person, corporation, limited liability company, association, or organization owning real property and seeking an exemption under this chapter shall file with the tax and property supervisor a certificate setting out the facts upon which the claim for exemption is based. The assessor shall determine whether the improvements qualify for the exemption based on the resolution from the county. If the assessor determines the exemption eligible, upon approval of the governing body, the exemption is valid for the prescribed period and shall not terminate upon the sale or exchange of the property, but shall be transferable to subsequent owners. Without proper filing of the certificate, the assessor shall regard the improvements nonexempt and shall assess them as such.

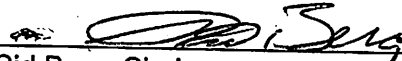
BE IT FURTHER RESOLVED, that taxes and special assessments on the property upon which the commercial and residential buildings and structures are situated are not delinquent.

BE IT FURTHER RESOLVED, that all prior resolutions adopted under NDCC §57-2.2-03 are repealed and that this resolution shall be effective for the 2015 and 2016 tax years beginning January 1, 2015 and ending December 31, 2016. This resolution may be rescinded or amended at any time.

Dated this 15<sup>th</sup> day of December, 2014.



Attest: Harris Bailey, Financial Director/Auditor  
Richland County



Sid Berg, Chairman  
Richland County Board of Commissioners