

Forman, North Dakota
June 2, 2026

The Sargent County Board of Commissioners met for their regularly scheduled meeting at 9:00 a.m. on Tuesday, June 2, 2026. Present were Commissioners Jerry Waswick, Chairman, Wade Anderson, Scott Johnson, Lyle Bopp and Jason Arth. Also present were Jayne Pfau, State's Attorney; and Tia Bopp, Auditor. Also, in attendance was Daniel Pearson, Rutland Township.

Vice Chairman Arth called the meeting to order at 9:00 a.m. and led the Pledge of Allegiance.

Motion to approve the agenda as amended. (Johnson/Anderson) Motion approved.

Motion to approve the minutes from the May 19, 2026 meeting. (Anderson/Bopp) Motion carried

Commissioner Waswick arrived at 9:04 a.m. and took over the meeting.

Discussion was held regarding AI Zoning. Commissioner Waswick wants to get the process started to establish some zoning requirements within the county prior to any centers moving into the county. He would like to see the County adopt the state's recommendations and add specifics for Sargent County.

Clarification regarding the farmers market times was provided.

Mitigated acres were discussed. Damon DeVillers, Interstate Engineering is researching to see if he can find anything where the County would have purchased any mitigated acres.

Motion to approve the Gaming Site Authorization as submitted by the North Dakota Horse Park Foundation to hold gaming at Dilly's Barn N Grill, Stirum. (Anderson/Arth) Motion carried.

Motion to approve and pay the bills as presented. (Anderson/Arth) Upon roll call vote, motion carried unanimously.

A new contract was received from G & R Controls. There is an increase of \$214.00. Motion to approve the G & R Controls Contract. (Arth/Bopp) Upon roll call vote, motion carried unanimously.

A quote was received from Ted Keller for masonry work on the steps, parapet wall and the chimney as well as the remaining windows that need to be replaced. Chairman Waswick will follow up with Keller to get a breakdown on the masonry quote.

The Commissioners agreed to work the fair gate Sunday, July 26th from 11:30 a.m. -1:30 p.m.

LaJuana Hayen, Tax Director started the equalization meeting. Kristine and Mike Harris, Tyler Speich, and Dan Pearson are present for the equalization meeting.

Hayen reported there was one Application for Senior Citizens or Permanently and Totally Disabled Renter's Property Tax Credit. There is a maximum refund which was increased during the 2025 legislative session. It had previously been \$400.00.

Motion to accept 26 approved Applications for Disabled Veterans Property Tax Credit and deny one Application for Disabled Veterans Property Tax Credit as the applicant had moved. (Arth/Anderson) Upon roll call vote, motion carried unanimously.

Motion to accept 53 approved and 10 denied Homestead Credit Application for Senior Citizens & Disabled Persons as follows: 33 receiving 100% reduction and 20 receiving 50% reduction and those denied applications had income over \$70,000 after allowable deductions. (Arth/Anderson) Upon roll call vote, motion carried unanimously. There were 15 that did not return their applications and most of them applied for the PRC.

Motion to accept Applications for Farm Residence Property Tax Exemption as follows: 127 Active Farmers; 28 Vacant Residences; 23 Farm Laborer; 84 Retired Farmers; 18 Surviving Spouses; 4 did not qualify; and 7 did not return applications. (Anderson/Johnson) Upon roll call vote, motion carried unanimously.

Motion to approve three new applicants: 01-115300 will deduct 126,900 in residential value; 16-5017001 will deduct 395,000 in residential value; and 30-9259000 was never previously assessed and

when received the assessment notice, applied for the farm exemption. (Anderson/Arth) Upon roll call vote, motion carried unanimously.

Motion to deny the two applications for 04-1623000 and 09-3108000 as they did not return their 2025 farm residence exception application so their homes were assessed and values added to their parcel for 2026. (Anderson/Johnson) Upon roll call vote, motion carried unanimously.

Motion to deny Milnor Township application for farm residence property tax exemption on parcel 12-4003000 as the applicant does not qualify. (Johnson/Anderson) Upon roll call vote, motion carried unanimously.

Motion to deny Hall Township's conditional acceptance of application for farm residence property tax exemption on parcel 06-2257000 as the income verification wasn't returned. (Bopp/Anderson) Upon roll call vote, motion carried unanimously.

Motion to deny application on parcel 13-4321001 in Ransom Township as requested income verification has not been received to date. (Anderson/Johnson) Upon roll call vote, motion carried unanimously.

Motion to deny the FRE application for 14-4395000 as they receive the PRC on the primary home in West Fargo making this their secondary home. (Bopp/Arth) Upon roll call vote, motion carried unanimously.

Motion to deny the FRE application for 18-0000001 as they do not qualify. (Arth/Anderson) Upon roll call vote, motion carried unanimously.

Motion to approve adding the residential value for 22-6472001 as their application for FRE was never returned. (Bopp/Arth) Upon roll call vote, motion carried unanimously.

Motion to approve adding the correct residential value for parcel 31-9519002. (Anderson/Johnson) Upon roll call vote, motion carried unanimously.

Hayen further reported the PRC is known as the Primary Residence Classification. The State accepts the applications and then passed the rest down to the counties to send letters to. The PRC is applied to the parcel after the Homestead and Vet Credits are applied. There were 867 applicants of which 821 were approved and 46 denied.

Motion to approve all Abstract Changes as they were all accepted by the individual jurisdictions. (Johnson/Bopp) Upon roll call vote, motion carried unanimously.

The next portion of the meeting covered the following appeals:

(1) Mike and Kristine Harris – 03-1498000

The structure was classified as ag not residential. They are not active farmers. Motion to go with the recommendation of the 10% increase. New value will be \$606,540. (Anderson/Arth) Upon roll call vote, motion carried unanimously. Mike and Kristine Harris left at 10:16 a.m.

(2) Tyler Speich -- 06-2324002

One building assessed commercial. Part of the year the building is used for seed storage, with the primary use being that of machinery storage and parts storage. Motion to go with 25% commercial at of value of \$24,600 for one year and then reclassify as a farm building from commercial. (Anderson/Arth) Upon roll call vote, motion carried unanimously. Tyler Speich left the meeting at 10:25 a.m.

(3) Dan Pearson – Rutland Township Supervisor regarding two appeals in his township. 14-4395001 and 14-4421001.

There were two appeals in Rutland Township. Neither appellant showed up for the meeting. The townships did lower them both by \$70,000. Pearson stated they were both supposed to be present today and turn in information to the TD prior to this meeting today. Pearson stated that he would be okay with the county reversing the township's decision if the county wants to trump the township. Both applicants failed to return requested information to the county. Motion to deny the decrease in values. (Johnson/Arth) Upon roll call vote, motion carried unanimously.

(4) Appeal on parcel 22-6568000

The parcel contains three homes and was previously tax exempt. This was previously classified as ag land and didn't get reclassified from ag land to ag dwelling so was partially increased based on that. Information requested was not returned to the county. Motion to deny the appeal. (Bopp/Anderson) Upon roll call vote, motion carried unanimously.

(5) Appeal on parcel 20-6990002

Parcel is located on Kraft Slough. In order to not be taxed, the appellant needed to file as a recreational vehicle and have a title. Title hasn't been received by the Tax Director's office for the last three years. The parcel was put on the tax roll as of 2/1/2026. On 4/17/2026, the appellant obtained a

title and on 4/21/2026 presented the title to the Tax Director's office and the township meeting was 4/22/2026. They didn't appeal. The township requested it be removed. Motion to put on the tax roll for one year. Anderson/Johnson. Upon roll call vote, motion carried unanimously.

(6) Appeal on parcels: 26-8802000; 26-8878000; 31-9779000; 25-7924000 which are apartment buildings and an extra lot in Sargent County.

Appellant withdrew his appeal on the understanding that the Forman building and extra lot be valued at \$579,300; Gwinner property be valued at \$1,295,400; Milnor property be valued at 660,300. He didn't appeal at Forman or Milnor. Motion to settle at the values determined between the landowner and the Tax Director. Johnson/Anderson. Upon roll call vote, motion carried unanimously.

Motion to accept valuations Assessment books. (Johnson/Bopp) Upon roll call vote, motion carried unanimously.

Tax Director, Hayen summarized the following: the sales ratio analysis was completed with the recommendations from March 17, 2026, of lowering Gwinner 22% (overall decrease of 12%); lowering Rutland 19% (overall decrease of 9%); lowering both Forman and Milnor 5% (overall increase 5%); leaving Cayuga, Cogswell, Havana and the townships at 10%, and the Schedule BX was filed with the State, the county median was at 92.1% and was within State tolerance. Hayen further recommended there be no change to commercial values as the sales ratio value was 92.2% - within tolerance. Lastly due to the updated ag values, she recommended the ag land be lowered 4% to be in tolerance. After considering the previous motions, the abstract changes and these adjustments, the new current true and full/market value ratio is 91.1% for residential and 92.2% for commercial and 99% for agriculture. Motion to accept abstract changes with adjustments as presented by Tax Director, Hayen. (Anderson/Arth) Upon roll call vote, motion carried unanimously.

Motion to adjourn the county equalization meeting at 10:47 am. (Johnson/Bopp). Motion carried. LaJuana Hayen left the meeting at 10:48. Tim Faber, Road Supervisor arrived at 10:48 a.m. Daniel Pearson left at 10:48 a.m. Travis Paeper, Sherriff arrived at 10:55 a.m.

Duane Peterson, HR Director appeared to talk about dental and vision insurance. Peterson summarized additional information he had gathered and a breakdown of costs. Motion to switch to BCBS for dental insurance. (Anderson/Arth) Upon roll call vote, motion carried unanimously. Peterson is going to investigate some additional vision resources and will report back to the next meeting.

Commissioner Arth left the meeting at 11:00.

Tim Faber and Duane Peterson interviewed a road applicant. Faber would like to hire him as temporary with the ability to work up to 40 hours. Faber reported he interviewed very well. Background check came back favorable. An offer was made contingent upon commission approval as well as passing a drug test. The applicant will be hired at a Grade 22/Step 1. The Commission is in favor of the hire.

Faber further reported graveling is being done. There are culverts by Darren Hoistad's that are bad. Presently there are a 48 and 54 culvert in place. Faber thought they could get away with two 54-inch culverts. Damon's study came back with six 54-inch culverts or a big box culvert. Damon's recommendation is an 8-foot box culvert or three 66-inch culverts. This will need to be planned for replacement in 2027. This would be county road 5, in Weber township. Request is to get prices for three 66-inch culverts and a box culvert.

Buck's Paving completed the asphalt on county road 4 and attempted to fix county road 7.

Commissioner Johnson left the meeting at 11:10 am.

There is a lot of traffic on county 4. People are hauling grain, potatoes and there are various vendor trucks. This road will need to be looked at.

Lastly Faber reported Munds haven't put up our gravel pile yet.

Travis Paeper, Sheriff arrived. He was in Ransom County. He showed where they put up glass and made some additional enhancements for safety. Ransom County did five offices for \$55,000. The glass came from Fargo and the carpentry work came from someone in Valley City. Discussion on the clerk's office getting a courtroom security grant to cover their office, Travis has funds set aside that potentially would cover his office. The glass is tempered. Discussion having the computer lines encased. Paeper is going to get a hold of the contractor and have them come down to get some estimates.

Ted Keller got back to Chairman Waswick with breakdowns of the quote for the steps, parapet wall and chimney. If done in separate phases, it will cost more. Auditor Bopp will send notes out to the commissioners to make them aware of the breakdown.

Motion to approve to advertise to hayland. (Anderson/Bopp) Upon roll call vote, motion carried unanimously.

There being no further business, the meeting adjourned at 11:39 a.m.

JERRY WASWICK, CHAIRMAN

ATTEST:

TIA BOPP –AUDITOR