

Forman, North Dakota
June 5, 2012

The Sargent County Board of Commissioners met at 9:00 a.m. with the following members present: Bill Anderson, Steve Wyum, David L Jacobson, Mike Walstead and Jerry Waswick. Absent: None. Also present was Paige Cary, the Sargent County Teller.

Approve minutes of May 15, 2012 meeting as corrected. (Waswick/Jacobson, unanimous)

Dickey Rural Communications, Inc. (DRC) requested a Sargent County Road Permit to proceed with cable replacement by boring under County Road # 1 in the SE1/4-2-131-57 to place fiber optic cable to the residence listed as 12597 85th St SE, Gwinner, ND. Motion to approve said permit as per conditions on Sargent County Road Permit with the stipulation that before commencing any work DRC shall locate and mark all culverts and stay at least five feet away from the end of all culverts which are located in the permit application and be responsible for repair and replacement of any damaged culverts. (Walstead/Jacobson, unanimous)

Approve County Deed to Shannon Seelye, PO Box 106, Milnor ND 58060 to purchase Lots 1,2,3,4, Block 3, Original Townsite, City of Cayuga for \$1,000. (Waswick/Wyum, unanimous)

Approve Application and grant a permit for a Special Permit to Sell Alcoholic Beverages at a Special Event for the Kic Bac Bar and Grill for a wedding dance on the David Ruch Farm located at 12120 100th St SE, Cogswell ND on June 16, 2012. (Jacobson/Walstead, unanimous)

Motion to appoint Jessica Peterson, Gwinner to the Sargent County Job Development Authority to replace Jeff Anderson. Term ending December 2, 2014. (Waswick/Jacobson, unanimous)

Motion to reschedule the first meeting in July from July 3rd to July 10th. (Waswick/Wyum, unanimous)

Discussed the NDACo President's Tour which is scheduled for July 10 beginning at 11:00 a.m. Representatives from the ND County Commissioner's Association and North Dakota Association of Counties will tour the courthouse and visit with county elected and appointed officials to increase communication among county officials and the two associations and answer any questions that the officials may have about services and programs provided by these associations.

The following persons were present for the Sargent County Board of Review and Equalization: Sandra Hanson, Sargent County Tax Director, Robert Ehlers, Vanguard Appraisals, Inc. (VAI), Jim Schreiner, Cogswell; David Young, Rutland; Nick Storhaug, Lisbon; Bruce Wegener, Cayuga; Robert Lotzer, Milnor; Fred Strege, Wahpeton; Bob Veland, Wahpeton; Harlan Klefstad, Forman and Lyle Bopp, States Attorney,

The Board of Review and Equalization proceeded to organize for 2012.

Robert Lotzer and his Attorney Fred Strege and Appraiser Robert Veland provided information relating to the proposed changes on property owned by Mr. Lotzer and located at 10 Old Highway 13 (Parcel #12-4079000). Mr. Veland presented an Appraisal of Mr. Lotzer's property that had been prepared by his firm for Mr. Lotzer at Mr. Lotzer's expense and noted several differences between the methods used and results obtained by his firm and Vanguard Appraisals Inc. in determining the assessed value. Mr. Ehler provided three comparables that VAI had conducted on similar properties in Sargent County. A lengthy discussion followed on land classification and dwelling value. According to Mr. Lotzer, Milnor Township reviewed his values at the township equalization meeting but Milnor Township has not returned their assessment to Sandy so the commission cannot review that Board's recommendation. Decision will be deferred until June 19th and receipt of the Milnor Township assessment book.

Nancy Planteen, Forman contacted Sandy Hanson regarding the W1/2 of Lot 5 and all of Lot 6, Block 25, First Addition, Forman City (Parcel #26-8160000). Ms. Planteen felt the value of her home was excessive and requested a reduction. Comparables were reviewed and a value of \$37,800 was approved by Forman City at their equalization meeting. Motion to concur with Forman City. (Walstead/Waswick, unanimous)

Joe Jacobson, Kansas City, KS emailed Whitestone Hill Township and Sandy Hanson and Sherry Hosford with his concerns of the increased real estate value of a home located at 8292 128th Ave SE, Gwinner, ND (Parcel #23-7139000). Three comparables were presented by Mr. Ehlers and reviewed by the Board. Motion that the value remain at \$171,800 as it is in line with the appraisal and a fair and equitable value of criteria applied equally. (Waswick/Walstead, unanimous)

Stanley Lovett contacted Sandy Hanson regarding his re-appraisal of Lots 11-12-13-14, Block 29, Original Addition, Milnor City (Parcel #25-7530000) and asked for consideration on lowering the value. The comparables were viewed and the Board determined that a 5% reduction of functional obsolescence and also a reduction for the original interior should be allowed. Motion to approve said change from \$44,800 to \$43,000. (Waswick/Jacobson, unanimous)

James Lunneborg sent a letter to Sandy Hanson requesting a reduction in the assessment of his residence located on Lots 3-4 & E1/2 of SW1/4 AKA SW1/4-31-131-54 (Parcel #16-5157000) because he felt it was valued too high. He also indicated that Shuman Township agreed with him and noted that the two buildings listed as detached garages there is one that is scheduled to be demolished. The comparables presented by Mr. Ehler were in line with the value of the Lunneborg residence. Motion to leave the value at \$86,800 for the land and dwelling. (Jacobson/Waswick, unanimous)

James Schreiner, Cogswell met with the Board to discuss the value on his mobile home that was built in 2002 and located in Section 30-131-57 (Parcel #07-2629002). The current assessment is \$70,600. Mr. Ehler suggested that due to the mobile home interior that the grade be adjusted from 4+10% to a 4+5% based on the lower quality interior wall construction. Motion to decrease the assessment to \$65,700. (Waswick/Jacobson, unanimous)

Bruce Wegener was present to request a reduction in the value of his property located on Lots 3-4 and 9-10, Block 1, Dada's 4th Addition, Cayuga City (Parcel # 30-9232000). The value increased from \$12,850 to \$14,900. Mr. Wegener stated that there have been no improvements to the dwelling – the roof leaks and the walls are cracking but he did not allow an interior inspection. There was only one comparable property found in the county. Motion to leave the value as prepared by VAI. (Walstead/Waswick, unanimous)

David Young, Rutland asked for consideration of a reduction on his home located on the South 50 feet of Lots 4-5, Block 6, Original Addition, Rutland City (Parcel #29-9022000). He stated the location and layout of his home were factors that he would like considered in the valuation. The current value of \$14,100 included a below average grade. Motion to change the grade from 5% to a 5-10% and added 10% for lot layout obsolescence for a new value of \$11,300. (Waswick/Wyum, unanimous)

Harlan Klefstad, Forman inquired on the value of three parcels in Cogswell (27-8531000, 27-8520000 and 27-8519001) All the land is tillable. All parcels are valued as residential and should be classified as agriculture. Motion to change the classification of the residential parcels to agriculture land and compute the value at \$267/acre based on the average per acre in Cogswell City. (Wyum/Jacobson, unanimous)

Sandy Hanson informed the Board that the Milnor Township Equalization book has not been returned so she is requesting that the Board of Review and Equalization recess until June 19th. Motion for the Board of Review and Equalization to recess until June 19, 2012 at 1:30 p.m. (Walstead/Jacobson, unanimous)

Daniel Bauer, Stirum, met with the Board regarding the signs that he contended have not been put in place along the street (County Road # 4) in Stirum. Speed limit signs and Children at Play signs had been authorized by the Commission, with the Road Department being directed to make sure that the signs were installed in accordance with the requirements of State law. Mike Walstead, Road Commissioner will talk to Sparky Engquist, Road Supt. about installing these signs and Lyle Bopp will research the distance apart these signs must be to comply with North Dakota law.

Diane Brown, Cogswell met regarding two Applications for Abatement or Refund of Taxes on Lots 15-16-17, Block 5, Original Addition, Cogswell City. Cogswell City denied the 2010 request because the city council felt it wasn't an extensive problem with water only on the edge of Ms. Brown's property and approved a 75% reduction in the true and full value on the 2011 taxes. Sandy Hanson, Tax Director supported the decision of Cogswell City. Motion to concur with the city. (Wyum/Jacobson. Motion carried)

Meeting adjourned at 1:20 p.m.

BILL ANDERSON – CHAIRMAN

ATTEST:

SHERRY HOSFORD - AUDITOR