

Forman, North Dakota  
June 7, 2011

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. Paige Cary, the Sargent County Teller, was also present.

Orville Nelson, Forman met with the Board regarding the Gwinner City Tax Increment Financing (TIF) District. He is concerned about information in an article that was published in the local newspaper regarding the use of these monies. According to the article in the paper, some of this money is being used for the construction of buildings, whereas Orville recalled that, at the time the TIF District was established, the construction of buildings was not an allowable expenditure for TIF District revenue. He plans to check into this and encouraged the county commissioners to also do the same. In a Tax Increment Financing (TIF) District, only the additional property tax revenue generated by increases in valuation due to improvements financed with TIF bonds is used to pay off the bonds and does not get distributed to the other taxing entities, i.e. school district, fire protection district, county, etc., which also provide services to property and persons within the TIF District. The existing property tax valuations within a TIF District at the time the district is formed is not retained by the TIF District, those revenues are still distributed to the other taxing entities.

Sparky Engquist, road supervisor met with the commission to review the response to the employment positions that were advertised for the road department. He received one application for the Assistant Supervisor/Equipment Operator and one part-time applicant. Sparky suggested that he offer the equipment operator position and wait until a current employee leaves before offering the Assistant Supervisor position. Discussion followed concerning available wage options in the County's pay plan. The commission advised Sparky to interview the applicants he has, and to stick to the pay plan.

Lyle Bopp, States Attorney arrived at this time.

Sandy Hanson, Tax Director arrived at the meeting. The Board of Review and Equalization proceeded to organize for 2011. Sandy informed the Board that there are some township and city books that have not been returned so she is requesting that the Board of Review and Equalization recess until June 21st. Ms. Hanson had information concerning the per acre valuation of agricultural land for the 2011 assessment. According to the calculations from NDSU, Agricultural land value increased from 2010 to 2011 from \$498.53 per acre to \$541.84, which requires an increase in valuation of 3.5% to 5% to stay within the guidelines set by the State Board of Equalization. Motion to increase the agricultural land valuation 4.5%, which keeps Sargent County above the 95% lower limit and below the 100% maximum valuation. This 4.5% increase would place the agricultural valuation at 96.2%, which is within the tolerance set by the State Board. (Anderson/Wyum, unanimous) Sandy next proceeded to discuss the valuation of commercial property. There are very few sales to compare in order to calculate commercial valuations, but the commercial values are at 98.9%, according to the data received from the State Board of Equalization. According to the State Board, the residential valuation is 111.3%. Motion that the commercial and residential valuations be reduced by 2.7% for commercial and 15.1% for residential property to bring those classes of property into line with the percentage of value of agricultural land which is 96.2%. This equalizes valuations between classes as well as within the classes. (Anderson/Jacobson. Motion carried) Discussion followed on the Gwinner City TIF district, and proposed projects as described in The Teller. States Attorney Lyle Bopp opined that the projects described are legitimate expenditures for TIF monies. Motion for the Board of Review and Equalization to recess until June 21, 2011 at 11:00 a.m. (Anderson/Walstead, unanimous)

Approve minutes of May 17, 2011 meeting as corrected. (Jacobson/Walstead, unanimous)

Received and reviewed a letter from Paul M Benning, P.E., Local Government Engineer with ND Dept. of Transportation regarding a Resolution for the Microsurfacing Project on SC-4111(068) which was bid on May 24, 2011. The apparent low bidder was Asphalt Surface Technologies Corp. in the amount of \$193,362.95 which was \$36,417.00 over the engineer's estimate of probable cost. Motion to reject the bid. (Walstead/Anderson, unanimous)

A request to use the County Auditorium for a wedding at the fairgrounds was discussed. Lyle Bopp presented a draft Lease for the lessor to sign. Jerry Waswick, Fair Board member will ask the lessor to complete a Request for Use of Facility application. The fairboard will determine the consideration for use of the fairgrounds facilities and provide the lease form for signatures.

Authorize April Bladow, Deputy County Auditor to sign signature cards at the local financial institutions to enable her to sign warrants for payment of bills. (Jacobson/Anderson, unanimous)

Discussed a request from Hollie Asche to donate her vacation leave and sick leave earned as a Deputy County Auditor to Brenda Peterson, Deputy Matron. Authorize the Chairman and States Attorney to review the County Personnel Policy and make a recommendation. (Wyum/Walstead, unanimous)

Reappoint Joanne Harris, Rutland, to a five year term on the Sargent County District Board of Health. (Walstead/Jacobson, unanimous)

Mike Walstead updated the Board on Bridge 129-19 located between Section 28/27-129-55/54 (Tewaukon Township). The bridge is 18 feet long and recently washed out, the headwalls were damaged and the bridge approaches were washed out on both ends. Estimates to replace the bridge are between \$388,000 and \$446,020. The township is considering discontinuing a portion of that roadway and, if the Township ceases to maintain the road, the county would remove the bridge. Mike will keep in touch with the township and report the Board of Supervisors decision at a later date.

Travis Paeper, Sheriff arrived at the meeting and informed the Board that one bid had been received for the 2003 Durango in the amount of \$3,500. Accept the bid. (Wyum/Jacobson, unanimous) Also discussed developing a system for crediting the Sheriff's Dept. budget when placing a vehicle from that department into the county fleet. This process will be implemented when preparing the 2012 budgets.

Sheriff Paeper also informed the Board of an inspection of the Sargent County jail facilities now located in the Courthouse that occurred earlier this year. The facility is considered a non-operating jail, but the entrance door to the jail has a steel door with a hasp as do the 2 jail cells. That equipment qualifies the jail as a functional jail. The Sheriff's Department no longer uses the jail to house prisoners, and the solution to this problem would be to remove the doors and possibly the jail cells. Motion to authorize Jerry Waswick, Courthouse Commissioner and Sheriff Paeper to offer the jail to the Sargent County Historical Society, and, if that group does not wish to acquire it, that the jail cells be removed and disposed of as the Courthouse Commissioner and Sheriff see fit. (Wyum/Anderson, unanimous)

Motion to change the date of the second meeting in October 2011 to October 25 to accommodate the NDACo conference, which Board members plan to attend. (Anderson/Wyum, unanimous)

The Board recessed for lunch.

The Board reconvened after lunch for a presentation by officials from TransCanada/Keystone Pipeline. In addition to the 5 Commissioners, Rob Latimer, Community Relations Specialist/U.S. Regulatory Compliance and Mac McGillivray, Glacial Lakes Area Manager, Keystone Oil Pipeline/TransCanada; Bill Beaver, Forman Fire Dept.; Larry Albertson, Cogswell City Mayor; Travis Paeper, Sheriff; Sandy Hanson, EMS; Paige Cary, The Sargent County Teller were all present for the TransCanada presentation. The presentation included: an update on the response to the May 7, 2011 oil spill at the Ludden pump station; initial lessons learn from the response; ongoing community outreach in the area; and, responding to any questions from the officials present. The TransCanada officials stated that the company is open to discuss additional concerns and is interested to learn of any road conditions made worse by the company's repair and clean-up equipment access during the days following the spill. They are prepared to review and reimburse claims for damage that they may have caused to County or Township roads as a result of their response. TransCanada also awarded community investments program grants to the following entities: Cogswell Fire District - \$3,500; City of Cogswell - \$7,000; Sargent County Sheriff's Dept. - \$6,000; Forman Fire District - \$3,000; Gwinner Fire District - \$6,700 and Sargent County EMS - \$8,000.

Meeting adjourned at 2:30 p.m.

---

JERRY WASWICK – CHAIRMAN

ATTEST:

---

SHERRY HOSFORD – COUNTY AUDITOR