

Forman, North Dakota
August 2, 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.

Sandy Hanson, Tax Director and Olivia Stenvold, Lidgerwood arrived at the meeting for a hearing on an Application for Property Tax Incentives for New or Expanding Businesses for "Coteau Des Prairie Lodge LLC", located in Tewaukon Township at 9953 141st Ave SE, Havana; a commercial lodging facility. The application was submitted on behalf of the L. L. C. by Joseph Breker, Chief Executive Manager. The Board conducted the public hearing. No other taxpayers were present. Olivia, a member of the L. L. C., who will be the lodge manager, reported that the lodge will be built from logs and consist of 13 rooms and one suite. No meals will be served but a kitchen will be available at the lodge with plans to attract hunters, fishermen, family gatherings, business meetings and agri-tourists. Breker Farms, for one, plans to bring in people from the cities and from other countries to conduct farm tours. The lodge is requesting a five year property tax exemption of 100% (2012-2016) and a two year (2017-2018) Payment in Lieu of Taxes at 50% of 100% of the True and Full Value and an additional three years (2019, 2020 and 2021) Payment in Lieu of Taxes at 75% of 100% True and Full Value. Approve application and grant a tax exemption on new construction for "Coteau Des Prairie Lodge LLC" as per the Project Operator's Application for Tax Incentives. (Anderson/Wyum/unanimous)

Approve minutes of July 19, 2011 meeting as corrected. (Wyum/Jacobson, unanimous)

Board members proceeded to work on the 2012 Budget.

Lyle Bopp, States Attorney presented a proposed Airport Contract renewal for the Milnor Airport Authority containing a provision automatically renewing the contract at its expiration unless either party notifies the other of its intention not to renew by August 15 of each year. Motion to send a copy of the proposed renewal contract to the Milnor Airport Authority for their review and comments. (Wyum/Anderson, unanimous)

An Application for Abatement or Refund of Taxes was filed by Kyle Mahrer requesting an abatement of taxes on a mobile home located on the E1/2 of Lots 4-5-6-7, less north 6 feet of E1/2 of Lot 4, Block 2, Greene's Second Addition, Rutland City for 2010 taxes. The mobile home is not connected to utilities and is unlivable. Rutland City approved the abatement under the condition that the mobile home be removed from the site within 90 days of final approval and, if not removed, the City will proceed with removal at owner's expense. Mobile home shall not be put in the city landfill. Concur with the City of Rutland. (Walstead/Jacobson, unanimous)

Brian Tayer, Milnor Ambulance Coordinator met with the Board to provide an update on 2011 ambulance activities. Ambulance calls are up from 2010, various grants have been awarded to the ambulance squad and approximately 103 students completed CPR classes at the Milnor School during the preceding year. Also discussed ambulance replacement schedule and ambulance service mill levy monies from Ransom County from the Milnor Ambulance response area.

Approve a corrective Quit Claim Deed from Sargent County to Rutland City for the following property: Beginning at the Northeast corner of the Southeast Quarter (SE1/4) of Section Twenty-Four (24) in Township One Hundred Thirty (130) North, Range Fifty-five (55) West of the 5th P.M., Sargent County, ND of Unplatted Lands in the Village of Rutland thence south to the Northeast corner of Lot One (1) in Block Fourteen (14), Auditor's Plat; thence West to the Northwest corner of Block Ten (10) Auditor's Plat of Rutland; thence North to the Northern Quarter line of the Southeast of Section Twenty-four; thence East to the point of beginning, containing approximately 12.5 acres more or less, the purpose of this deed is to remove the restriction that the property is to be for recreation or park purposes only that was included in the original Quitclaim Deed back in 1940 (Jacobson/Walstead, unanimous)

The Board of Commissioners and Sandy Hanson, Tax Director, participated in a conference call with Robert P. Ehler, President, Vangaard Appraisals, Inc. A discussion was held and updates given on the residential appraisal project which is being conducted by Vangaard Appraisals in Sargent County as required by the North Dakota State Board of Tax Equalization. Mr. Ehlers explained the process and analysis used to make the appraisals. Once the data is released to Sandy Hanson, valuation notices will be mailed to homeowners and informal hearings scheduled. At this point, the time line for the project appears to be about 3 months ahead of the schedule as originally projected. The parties discussed the option of creating a website that would allow all taxpayers to view the values of all residential properties in the county. Creating the web site and linking it to the County's internet web site would

result in an additional charge for Vanguard's services. Cost and implementation was discussed but no decision concerning the web site was made at this time. Commissioner Waswick brought up an alleged instance of unprofessional behavior on the part of one of Vanguard's appraisers that occurred in the Gwinner community, and Mr. Ehler assured the Board that the matter would be discussed with the employee and that steps would be taken to make sure that such conduct does not occur in the future. The payment schedule for Vanguard's services was also discussed and payments based on the County's annual budget cycle will continue to be made by the County to Vanguard, as was agreed at the time the contract was executed. The additional charges for the additional residential properties identified during the appraisal process are to be paid by the County at the end of the contract.

Authorize the Chairman to acknowledge receipt and sign the Semi-Annual Progress Report for Dakota Micro, Inc. from Lake Agassiz Regional Council. (Anderson/Jacobson, unanimous)

Approve participation in the Traffic Safety Program through the ND Association of Cos. with the new initiative called Buckle Up North Dakota. NDDOT will provide a "BUCKLE UP" metal sign for the courthouse parking lot. (Walstead/Anderson, unanimous)

Approve reappointment of Wayne Sebens, Milnor, ND and Chris Mathias, Stirum, ND to the Sargent County Weed Board for a four year term. (Walstead/Anderson, unanimous)

Calvin Jacobson, Jacobson Plumbing and Heating, Rutland; and Sandy Hanson, Forman; one of the Committee Members for the Silver Lake Park Pavilion arrived at the meeting. Commissioner Steve Wyum, also a member of the Park Pavilion committee, had visited with Mr. Jacobson regarding the possibility of installing air conditioning at the new Pavilion at Silver Lake. Mr. Jacobson explained what equipment would be necessary to cool the building and cost involved. Discussion followed on the amount and potential sources of monies needed to pay for a potential air conditioning system. For the purpose of considering the matter, a Special meeting of the Sargent County Park Board was called for Thursday, August 4 at 8:30 a.m. in the commissioner's room. Based on the information provided, and on the opinions expressed, Mr. Jacobson was advised by Commissioner Anderson to order the needed materials and equipment, immediately, so construction of the pavilion would not be delayed in the event that the addition of an air-conditioning system is approved by the Park Board.

Board members worked on the 2012 Budget until adjournment at 3:15 p.m.

JERRY WASWICK – CHAIRMAN

ATTEST:

SHERRY HOSFORD - AUDITOR