

November 6, 2018

Chairman Montgomery opened the meeting at 8:00 AM and asked for a roll call of members. Ryen (Deputy Auditor) taking minutes. Roll call: Aberle – here; Ramberg – here; Montgomery – here; Hanson – here; Kemp – here (via telephone). All members present, a quorum was declared.

Consent agenda was given to the board earlier. Consent items were:

Abatements:

Hess North Dakota Export Logistics LLC	2016 Valuation Adjustment True & Full Was \$777,200 True & Full Should Be \$676,000	13-156-95-00-32-026 Structure no longer on parcel	Pleasant Valley TWP
Hess North Dakota Export Logistics LLC	2017 Valuation Adjustment True & Full Was \$762,100 True & Full Should Be \$676,000	13-156-95-00-32-026 Structure no longer on parcel	Pleasant Valley TWP
Kermit G & Ardella J Holte	2018 Farm Residence Exemption True & Full Was \$122,000 True & Full Should Be \$490	16-159-95-00-15-060	Sauk Valley TWP
Dale J Livdahl	2018 Valuation Adjustment True & Full Was \$231,100 True & Full Should Be \$218,800	01-104-00-09-66-200 Adjusted assessment after inspection of home	City of Williston
Western Cooperative Credit Union	2016 Valuation Adjustment True & Full Was \$1,681,200	45-154-01-00-28-143 Information on structure was incorrect	Williston TWP
Western Cooperative Credit Union	2017 Valuation Adjustment True & Full Was \$1,574,900	45-154-01-00-28-143 Information on structure was incorrect	Williston TWP
Western Cooperative Credit Union	2018 Valuation Adjustment True & Full Was \$1,464,700 True & Full Should Be \$986,100	45-154-01-00-28-143 Information on structure was incorrect	Williston TWP
WSC Housing, LLC PI	2017 Valuation Adjustment True & Full Was \$5,251,200 True & Full Should Be \$2,915,300	01-000-00-08-61-700 Correction to existing improvements	City of Williston
WSC Housing, LLC PI	2018 Valuation Adjustment True & Full Was \$4,642,200 True & Full Should Be \$3,154,900	01-000-00-08-61-700 Correction to existing improvements	City of Williston
Shelly Evans	2017 Valuation Adjustment True & Full Was \$120,200 True & Full Should Be \$40,000	01-137-00-00-00-120 Property was previously owned	City of Williston

Shelly Evans

2018 Valuation Adjustment
True & Full Was \$117,000
True & Full Should Be \$48,800

by HUD

City of Williston

01-137-00-00-00-120
Property was previously owned
by HUD

City of Williston

Expenditures were presented as part of the consent agenda.

A transfer order 312 of \$253,080.00 from Overweight Trucks to General Fund then from General Fund to Road and Bridge.

Approval of Williams County Commissioner Minutes for October 2, 2018 and October 16, 2018.

Payment of BSI Specials Software.

Payment of State's Attorney add-on software.

Requisition Number 10 for payment to the Bank of North Dakota to pay JE DUNN Construction \$661,094.00 and to Triangle Electric \$75,611.74.

Public Safety awards:

Grenora Rural Fire Protection District: \$21,473.13; Ray Community Ambulance \$7,035.00; Ray Community Ambulance \$28,179.80.

Ramberg moved seconded by Hanson to approve all the items within the consent agenda. Roll call vote: Ramberg -yes; Hanson-yes; Aberle-yes; Kemp-yes; Montgomery-yes; motion carried.

Henderson (Developmental Services) presented the actions of Williams County Planning and Zoning Commission to the Board of Commissioners for their decision:

1. LU-0142-18 A Zone Change to Rural Residential at the request of Ed Rintamaki. The property is 20 acres located in MS 14-0220 in E/2 NE of Section 32, T156N R10IW. The property is currently zoned Agricultural. Tyrone Township. The intent is to reclassify two proposed 10 acre lots from Agricultural to Rural Residential. Concerns were raised about the frontage on 61st street and the dam at the location. Rintamaki stated the dam should not be part of the consideration since the State of North Dakota doubted that it even close to 50-acre foot of water within it. Hanson moved seconded by Ramberg to follow Planning and Zoning's recommendation and deny the request. Roll call vote: Montgomery – yes; Ramberg – yes; Kemp – yes; Hanson – yes; Aberle – yes; motion carried.

2. LU-0150-18 A variance request for a lot to remain classified as an Agricultural District property and not improve the existing roadway to county standards at the request of Ed Rintamaki. The property is approximately 35 acres located in MS16-0052 in E2NE of Section 33, T154N R10OW. The property is currently zoned Agricultural. Stony Creek Township.

Planning and Zoning commission recommends approving the variance with the following conditions:

1. adhere to the Williams County Subdivision Ordinance and the North Dakota Century Code in all cases.

2. No further subdivision of any of the subject property involved without improving roadways to the current County Standards.
3. Additional easement shall be granted to bring total roadway easement width for 49th St NW to 150 feet.

Kemp moved seconded by Ramberg to follow Planning and Zoning's recommendation but strike the condition number 2 of the roadway requirement. Roll call vote: Kemp – yes; Aberle – yes; Ramberg – yes; Montgomery – yes; Hanson – yes; motion carried.

3. LU-0155-18 A Conditional Use Permit to run an indoor material storage company in an existing structure at the request of Troy Butler. The property is 10 acres located in E2W2NENE of Section 32, T155N R100W. The property is currently zoned Agricultural. Pherrin Township.

The Planning and Zoning's recommendation is to deny the CUP. Hanson moved seconded by Kemp to follow Planning and Zoning's recommendation to deny the CUP. Roll Call vote: Aberle – yes; Hanson – yes; Montgomery – yes; Kemp – yes; Ramberg – yes; motion carried.

4. LU-0157-18 A Zone Change to Public, Urban Residential, and Rural Residential at the request of Steve Mortenson. The property is approximately 20 acres located in S2SW4 of Section 17, T153N, R102W. The property is currently zoned Residential and Light

Industrial. Trenton Township. The owners of the property, Steve and Lois Mortenson, were there to represent themselves. The Planning and Zoning Commission recommends approval of the Zone change with the following conditions: 1) Minor Subdivision should be heard and submitted concurrently with this re-zoning request. 2) Completion of the Minor Subdivision process. Aberle moved seconded by Hanson to follow the Planning & Zoning Commission's recommendations and conditions and approve the zone change. Roll call vote: Hanson -yes; Montgomery – yes; Aberle – yes; Ramberg – yes; Kemp – yes; motion carried.

5. LU-0161-18 A Variance for a lot to remain classified as an Agricultural District property and not improve the existing roadway to county standards at the request of Ed Rintamaki. The property is 80 acres located in S2NE of Section 26, T154N R102W. The property is currently zoned

Agricultural. Judson Township. Ramberg moved seconded by Hanson to follow the Planning and Zoning recommendations and approve the variance but striking the item number 2 to have the requirement of having the road brought to County Standards. Roll call vote: Montgomery – yes; Kemp – yes; Ramberg – yes; Aberle – yes; Hanson – yes; motion carried.

6. LU-0171-18 A Conditional Use Permit for a second dwelling on a parcel at the request of Keith Johnson. The property is 80 acres located in E2NE of Section 9, T155N, R98W. The property is currently zoned Agricultural. Brooklyn Township. Hanson moved seconded by Aberle to follow the Planning & Zoning's recommendation and approve the CUP. Roll call vote: Hanson – yes; Kemp – yes; Aberle – yes; Montgomery – yes; Ramberg – yes; motion carried.

7. SP-00039-18 Re-subdivision of Lots 3-5 Block 5 Southview Subdivision. The purpose of the re-subdivision is to combine three lots into two lots. Aberle moved seconded by Hanson to approve the re-subdivision. Roll call: Kemp – yes; Ramberg – yes; Aberle – yes; Hanson – yes; Montgomery – yes; motion carried.

Mike and Donna Dragseth appealed to the Board for a Variance to execute a Family Farm Exemption of a new parcel of land to be conveyed to a family member that is not a child and to not have to dedicate additional easements. Aberle moved seconded by Hanson to grant variance and issue the Family Farm

Exemption and grant the appeal to not require addition Right-of-way easements. Roll call vote: Hanson -yes; Ramberg – yes; Montgomery – yes; Kemp – yes; Aberle – yes; motion carried.

Prout (Assistant State’s Attorney) brought a joint powers agreement first amendment between the City of Williston and Williams County for the Upper Missouri River Regional Dispatch Center. She is seeking the authority for the chairman of the Williams County Commission to sign the agreement. Hanson moved seconded by Ramberg authorize the Chairman to sign the joint powers agreement. Roll call: Kemp -yes; Hanson – yes; Ramberg – yes; Aberle – yes; Montgomery – yes; motion carried.

Chairman Montgomery opened the public hearing for objections to the minimum price set for each of the properties for the tax sale on November 20, 2018. With no objections or comments on the set prices, they will go forward to the sale as is and the Chairman closed the hearing.

Stonecrest at North Gate LLC made application to repurchase their properties taken by tax foreclosure on October 2, 2018. The properties are:

Lot: L 2 REARR L1 B1 Block: B 1 Addition: NORTH GATE SUB	01-457-00-00-01-020
Lot: L 3 REARR L1 B1 Block: B 1 Addition: NORTH GATE SUB	01-457-00-00-01-030
Lot: L 4 REARR L1 B1 Block: B 1 Addition: NORTH GATE SUB	01-457-00-00-01-040
Lot: L 1 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-010
Lot: L 2 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-020
Lot: L 3 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-030
Lot: L 4 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-040
Lot: L 5 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-050
Lot: L 6 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-060
Lot: L 7 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-070
Lot: L 8 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-080
Lot: L 9 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-090
Lot: L 10 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-100
Lot: L 11 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-110
Lot: L 12 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-120
Lot: L 13 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-130
Lot: L 14 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-140
Lot: L 15 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-150
Lot: L 16 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-160
Lot: L 17 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-170
Lot: L 18 REARR L1 B1 Block: B 3 Addition: NORTH GATE SUB	01-457-00-00-03-180
Lot: L 1 REARR L1 B1 Block: B 4 Addition: NORTH GATE SUB	01-457-00-00-04-010
Lot: L 1 REARR L1 B1 Block: B 6 Addition: NORTH GATE SUB	01-457-00-00-06-010
Lot: L 1 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-010
Lot: L 2 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-020
Lot: L 3 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-030
Lot: L 4 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-040
Lot: L 5 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-050
Lot: L 6 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-060

Lot: L 7 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-070
Lot: L 9 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-090
Lot: L 10 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-100
Lot: L 11 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-110
Lot: L 12 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-120
Lot: L 13 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-130
Lot: L 14 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-140
Lot: L 15 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-150
Lot: L 16 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-160
Lot: L 17 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-170
Lot: L 18 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-180
Lot: L 19 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-190
Lot: L 20 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-200
Lot: L 21 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-210
Lot: L 22 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-220
Lot: L 23 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-230
Lot: L 24 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-240
Lot: L 25 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-250
Lot: L 26 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-260
Lot: L 27 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-270
Lot: L 28 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-280
Lot: L 29 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-290
Lot: L 30 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-300
Lot: L 31 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-310
Lot: L 32 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-320
Lot: L 33 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-330
Lot: L 34 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-340
Lot: L 35 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-350
Lot: L 36 REARR L1 B1 Block: B 2 Addition: NORTH GATE SUB	01-457-00-00-22-360

Aberle moved seconded by Hanson to accept the repurchase of the above properties by StoneCrest at North Gate LLC. Roll call vote: Ramberg – yes; Aberle – yes; Hanson – yes; Montgomery – yes; Kemp – yes; motion carried.

HJG Holdings Limited, successor by merger to ProWater presented an application to repurchase the following:

59-154-03-00-26-020 Round Prairie Township MS14-0016 Sec 26 T154 R103 Salt Water Disposal Site only. Hanson moved seconded by Ramberg to accept the repurchase of the Salt Water Disposal Site to HJG Holdings Limited. Roll call vote: Montgomery – yes; Aberle – yes; Ramberg – yes; Kemp – yes; Hanson – yes; motion carried.

Paryzek (Park Board Director) requested a speed limit sign at McGregor Dam of 25 mph. Ramberg moved seconded by Aberle to approve the speed limit and sign at McGregor Dam. Roll call vote: Hanson – yes; Aberle – yes; Kemp – yes; Montgomery – yes; Ramberg – yes; motion carried.

Rintamaki came to the board to appeal the need for title opinion and drainage paperwork on Little Muddy Subdivision. He is trying to get the lot lines settled and platted but feels the requirement of a title search and drainage study is not the issue with the lot lines. It was discussed that getting the property lines is the main issue. Ramberg moved seconded by Aberle to grant the appeal with the understanding that a plat and major plat approval will be required and that on the plat a certification stating that Williams County will not accept the roads. Roll call vote: Kemp – yes; Aberle – yes; Ramberg – yes; Montgomery – yes; Hanson – yes; motion carried.

Askim (Human Resources) presented open position report. She is asking that she can fill the following positions: County Highway: Equipment operator/truck driver, GIS: GIS analyst, Sheriff's Office: Three Security Officers and a Corrections Officer, Social Services: a Parent Aide position. Hanson moved seconded by Aberle to approve the hiring of these positions. Roll call vote: Montgomery – yes; Kemp – yes; Aberle – yes; Ramberg – yes; Hanson – yes; motion carried.

Innis (County Auditor) gave an update on absent voters. To date there were 5,224 applications for absentee and 4,753 returned.

Commission adjourned at 9:01 A.M.