

**BOARD OF COMMISSIONERS**  
DEAN FRANCHUK, Chairman  
NEAL MESSER, Vice-Chair  
BERNIE MARSH  
PAUL CLARYS  
CORY WHITE



**AUDITOR**  
KAREN RICHARD

**DEPUTY AUDITOR**  
Lana Jahner

**OFFICIAL PROCEEDINGS OF THE STARK COUNTY COMMISSION**  
**June 4, 2024**

Chairman Franchuk called the special meeting of the Stark County Board of Commissioners to order at 9:00 a.m. Commissioners Present: Dean Franchuk, Paul Clarys, Bernie Marsh, Neal Messer, and Cory White. Department Heads Present: Auditor Karen Richard, State's Attorney Amanda Engelstad, Sheriff Corey Lee, and Tax Director Natalie Wandler.

Others present: Dustin Bakken, Deb Kirschenheiter, Joe Hirschfeld, Lester Frenzel, Marlene Frenzel, and Randy Ulmer. The sign-in sheet is on file with the Stark County Tax Director's office.

Franchuk asks for approval of the agenda.

**MOTION BY:** Marsh   **SECONDED BY:** White  
To ratify the agenda as presented.  
All voted aye, motion carried.

Wandler reports Vanguard is used by the City of Dickinson and Stark County and every 15-20 years the cost manual is updated which was done this year, which updates changes in construction costs, etc.

Wandler reported the City of Belfield's market value for 2024 at \$62,819,200 and the taxable value at \$2,925,409. New residential construction of \$434,800 and new commercial construction of \$66,000. There were no comments from the public regarding the City of Belfield's assessment.

**MOTION BY:** Commissioner Messer   **SECONDED BY:** Commissioner Clarys  
To establish the 2024 market value for the City of Belfield at \$62,819,200 with the taxable value at \$2,925,409.

Roll call, all vote aye, motion carried.

Wandler reported the City of South Heart's market value for 2024 at \$43,473,200 and the taxable value at \$2,002,927. New residential construction of \$1,654,600 and new commercial construction of \$21,700. There were no comments from the public regarding the City of South Heart's assessment.

**MOTION BY:** Commissioner Messer   **SECONDED BY:** Commissioner White  
To establish the 2024 market value for the City of South Heart at \$43,473,200 with the taxable value at \$2,002,927.

Roll call, all vote aye, motion carried.

Wandler reported the City of Gladstone's market value for 2024 at \$16,305,600 and the taxable value at \$740,285. New residential construction of \$145,500 and no new commercial construction. There were no comments from the public regarding the City of Gladstone's assessment.

**MOTION BY:** Commissioner Messer   **SECONDED BY:** Commissioner Clarys  
To establish the 2024 market value for the City of Gladstone at \$16,305,600 with the taxable value at \$740,285.

Roll call, all vote aye, motion carried.

Wandler reported the City of Taylor's market value for 2024 at \$15,206,800 and the taxable value at \$693,156. New residential construction of \$126,100 and no new commercial construction. There were no comments from the public regarding the City of Taylor's assessment.

**MOTION BY:** Commissioner Messer   **SECONDED BY:** Commissioner White  
To establish the 2024 market value for the City of Taylor at \$15,206,800 with the taxable value at \$693,156.

Roll call, all vote aye, motion carried.

Wandler reported the City of Richardton's market value for 2024 at \$81,699,545 and the taxable value at \$3,913,896. New residential construction of \$59,100 and new commercial construction of \$220,400. There were no comments from the public regarding the City of Richardton's assessment.

**MOTION BY:** Commissioner Messer   **SECONDED BY:** Commissioner Clarys  
To establish the 2024 market value for the City of Richardton at \$81,699,545 with the taxable value at \$3,913,896.

Roll call, all vote aye, motion carried.

Roll call, all vote aye, motion carried.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner White  
To set the taxable value for Mr. Ulmer's property at \$262,200 for the property tax year of 2024.  
Roll call, all vote aye, motion carried.

**MOTION BY:** Commissioner Clarys  
To revise the residential 2024 valuation from \$1,857,863,000 and add \$5,924,600.

**AMENDED MOTION BY:** Commissioner Clarys     **SECONDED BY:** Commissioner Messer  
To set the True and Full Valuation for 2024 for the commercial and residential property at \$2,995,607,668.  
Roll call, all vote aye, motion carried.

Wandler reported the Stark County market value for 2024 at \$1,641,124,823 and the taxable value at \$78,807,632. New residential construction of \$16,124,500 and new commercial construction of \$7,871,900. There were no comments from the public regarding Stark County's assessment.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner Clarys  
To establish the 2024 market value for Stark County at \$1,421,620,478 with the taxable value at \$68,531,959.  
Roll call, all vote aye, motion carried.

Commissioner Messer made a **MOTION** to adjourn at 11:20 a.m., Commissioner White **SECONDED**, Adjourned.

Karen Richard

Karen Richard, Auditor

Dean Franchuk

Dean Franchuk, Chairman