

**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 6, 2023**

Chairman Franchuk called the regular 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, Sheriff Corey Lee, Road Superintendent Al Heiser, Human Resources Joetta Percy, Emergency Manager Shawn Davenport, Tax Director Natalie Wandler, and County Park Lisa Heiser.

**RATIFY AGENDA**

Franchuk adds two Conditional Use Permits for Fischer Industries.

**MOTION BY:** Commissioner Marsh      **SECONDED BY:** Commissioner Clarys  
 To ratify the agenda as amended.

**DISPOSITION:** All voted aye. Motion Carried.

**MINUTES**

Chairman Franchuk called for approval of the minutes from May 2, 2023.

**MOTION BY:** Commissioner Clarys      **SECONDED BY:** Commissioner White  
 To approve the minutes as presented.

**DISPOSITION:** All voted aye. Motion Carried.

**ACCOUNTS PAYABLE**

**MOTION BY:** Commissioner Messer      **SECONDED BY:** Commissioner White  
 To approve the Accounts Payable bills as submitted.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White – aye, Marsh - aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

ABC FENCING	35TH ST SW FENCE RMV	\$ 748.80	96383	6/6/2023
ADVANCED ENGINEERING	RESTROOM FINAL DESIGN	\$ 4,800.00	96384	6/6/2023
AED EVERYWHERE INC	PADS & BATTERIES	\$ 281.70	96385	6/6/2023
AP - ABM	MAY PRINTER/EMAIL FIX	\$ 2,484.37	1239	6/7/2023
AP - BALCO	UNIFORMS	\$ 2,130.80	1239	6/7/2023
AP - BOSS	OFFICE SUPPLIES	\$ 1,213.55	1239	6/6/2023
AP - BRAUNS	WATER.CLEAN SUPPLIES	\$ 1,598.24	1239	6/7/2023
AP - CENTRAL MECHANICAL	PAY EST 3 HVAC 2023	\$ 98,100.00	1239	6/7/2023
AP - CENTRAL SQUARE	CAD MAINTENANCE	\$ 2,475.42	1239	6/7/2023
AP - CHS SW GRAIN	FUEL	\$ 12,928.12	1239	6/7/2023
AP - CONSOLIDATED	PHONE	\$ 108,704.06	1220	5/25/2023
AP - HEART RIVER CLEAN	APRIL CLEANING	\$ 500.00	1239	6/7/2023
AP - HIGHLANDS ENG	BRIDGE REPLACEMENTS	\$ 8,680.00	1239	6/7/2023
AP - INFORMATION TECH	USER FEES	\$ 7,582.83	1239	6/7/2023
AP - J LORAE	MAY CLEANING	\$ 750.00	1239	6/7/2023
AP - JAM PEST CONTROL	APRIL MARCH FEES	\$ 430.00	1239	6/7/2023
AP - JUST IN GLASS	UNIT 11	\$ 50.00	1239	6/7/2023
AP - KLI	HWY 10 CHIP/FOG SEAL	\$ 3,651.77	1239	6/7/2023
AP - KOHLER COMM	MICROPHONES	\$ 685.00	1239	6/7/2023
AP - LOGO MAGIC	UNIFORMS	\$ 616.00	1239	6/7/2023
AP - NELSON INTL	EQUIPMENT REPAIR	\$ 2,056.78	1239	6/7/2023
AP - NORTHERN PLAINS	PROJECT REPAIRS	\$ 19,032.50	1239	6/7/2023

AP - WEST DAKOTA OIL	FUEL	\$ 2,941.70	1239	6/7/2023
AP - WEX FLEET	FLEET	\$ 11,627.35	1220	5/25/2023
AP - WEX HEALTHCARE	FSA APRIL	\$ 93.50	1220	5/25/2023
AP - ZONAR	VT/FUEL/IGNITION TRACK	\$ 148.96	1239	6/7/2023
AP- HEART RIVER CLEAN	MAY CLEANING	\$ 500.00	1239	6/7/2023
APCO	DISPATCH ONLINE	\$ 384.00	96386	6/6/2023
ARAMARK	MATS	\$ 241.54	96387	6/6/2023
ARCA SEARCH	PRESERVE MINUTES	\$ 2,191.26	96388	6/6/2023
ARK METAL WORKS	STEEL SHERIFF SIGN	\$ 2,250.00	96389	6/6/2023
ARMOR INTERACTIVE	STORAGE/DISABLE USERS	\$ 128.50	96390	6/6/2023
AT&T MOBILITY	PHONE	\$ 36.65	96363	5/23/2023
B & G EXCAVATION INC	WATER LEAK REPAIR FG	\$ 1,500.00	96391	6/6/2023
BADLANDS TRAILERS	TANDEM TRAILER 16'X83"	\$ 5,000.00	96392	6/6/2023
BCBSND	JUNE PREM	\$ 156.80	96380	5/30/2023
BERGER ELECTRIC INC	SECURITY PANELS	\$ 474.90	96394	6/6/2023
BIG HORN TIRE INC	TIRES	\$ 3,120.00	96395	6/6/2023
BCBSND	JUNE PREM CR	\$ 175.80	96364	5/23/2023
BRAVERA BANK,	EXPOSURE -TRACTOR PULL	\$ 117.00	96396	6/6/2023
BURLEIGH COUNTY	NOTICE OF FORECLOSURE	\$ 90.00	96397	6/6/2023
BURLEIGH-MORTON COUNTY	MH SCRIPT REIMBURSE	\$ 33.23	96398	6/6/2023
BUTLER	EQUIPMENT REPAIR	\$ 59,149.71	96399	6/6/2023
CASS COUNTY SHERIFF	TAX LEIN PAPERS SO	\$ 102.00	96400	6/6/2023
CENTURY LINK	PHONE	\$ 151.72	96365	5/23/2023
CERTIFIED POWER	EQUIP REPAIR	\$ 35.27	96401	6/6/2023
CITY OF BELFIELD	UTILITIES	\$ 28.11	96352	5/10/2023
CITY OF DICKINSON	DISPATCHERS , UTILITIES	\$ 26,327.66	96366	5/23/2023
CITY OF RICHARDTON	UTILITIES	\$ 116.80	96353	5/10/2023
CLINT DIEDE	2022 COUNTY FENCE LABOR	\$ 851.00	96404	6/6/2023
CREATIVE ENERGY	FUEL	\$ 961.48	96405	6/6/2023
CLIFTON, JESSICA	MAY & APRIL OUTREACH	\$ 327.50	1239	6/7/2023
FRANCHUK, DEAN	MOTT ROOS CUSTER MTG	\$ 77.95	1239	6/7/2023
PEARCY JOETTA	SHRM DUES CC REIMBURSE	\$ 244.00	1239	6/7/2023
DENNY'S ELECTRIC	REPLACE THERMOSTAT	\$ 62.35	96406	6/6/2023
DEPT OF CORRECTIONS	NOV 2022	\$ 150.00	96407	6/6/2023
DICKINSON CHAMBER	STATE OF CITY 2023	\$ 80.00	96354	5/10/2023
DICKINSON STEEL BUILDERS	BELFIELD/DIX SHOP REPAIR	\$ 17,220.00	96408	6/6/2023
DICKINSON TIRE	UNIT 32	\$ 865.12	96409	6/6/2023
DIX ANIMAL SHELTER	ANIMAL BOARDING	\$ 460.00	96403	6/6/2023
DUNN COUNTY TREAS	MAY CORONER TRAVEL	\$ 288.20	96410	6/6/2023
EAR PHONE CONNECTION	LAPEL MICROPHONES	\$ 2,388.20	96455	6/6/2023
EAST END AUTO	UNITS 10 & 14	\$ 760.00	96411	6/6/2023
ELECTRIC SALES	HOOK UP DIESEL TANK	\$ 996.15	96412	6/6/2023
FEDEX	STATE LAB SHIPPING	\$ 39.42	96367	5/23/2023
FORUM	PUBLISHING	\$ 1,034.11	96413	6/6/2023
GOLDMARK DESIGN	RESTROOM FACILITY	\$ 1,815.00	96414	6/6/2023
GOOSENECK	EQUIP REPAIRS, OIL	\$ 2,112.86	96415	6/6/2023
GREGORY SVIHL	EASEMENT CP-45(22)01 #13	\$ 600.00	96368	5/23/2023
GS PUBLISHING	TAXPAYER NOTICES	\$ 14.82	96416	6/6/2023
HLEBECHUK CONST	CP-45(22)01 PAY EST #5	\$ 47,281.81	96417	6/6/2023

LEGEND AUTO BODY INC	2022 DURANGO/2017 TAHOE	\$ 18,904.71	96425	6/6/2023
LOCATORS & SUPPLIES	UNIFORMS	\$ 148.30	96426	6/6/2023
MACKOFF KELLOGG LAW	APRIL/MAY FEE	\$ 4,000.00	96428	6/6/2023
MAC'S	BOLTS, NUTS, WASHERS	\$ 98.33	96427	6/6/2023
MDU	UTILITIES	\$ 7,146.28	96355	5/10/2023
MENARDS	CLEANING SUPPLIES	\$ 1,232.26	96430	6/6/2023
MGM RURAL SANITATION	2 YARD CONTAINERS	\$ 278.01	96356	5/10/2023
MIDAS	UNIT 17 BRAKES	\$ 773.97	96431	6/6/2023
MIDWEST DOORS	SHOP SUPPLIES	\$ 51.00	96432	6/6/2023
MILLER MACHINE & WELDING	SPEEDWAY BLEACHER REPAIR	\$ 165.00	96433	6/6/2023
NAPA BELFIELD	SHOP SUPPLIES	\$ 144.95	96434	6/6/2023
NAPA DICKINSON	CITROL	\$ 72.67	96435	6/6/2023
NDACO	PRE EMPLOY D&A SH	\$ 146.00	96436	6/6/2023
NDLTAP - UGPTI/ND SU	WORK ZONE SAFETY CLASS	\$ 250.00	96437	6/6/2023
ND SU - NANCY SMITH	MAR-MAY MOTOR POOL	\$ 998.20	96438	6/6/2023
NDVAA	2023 DUES	\$ 50.00	96439	6/6/2023
NEWBY'S	MOWER, HUMIDIFIER	\$ 904.54	96440	6/6/2023
NUTRIEN AG	CHEMICALS	\$ 19,876.00	96441	6/6/2023
PHARM CHEM INC	APRIL SCREENS	\$ 1,989.70	96442	6/6/2023
PUMP SYSTEMS LLC	VAC PUMP OIL	\$ 108.03	1/18/64	6/6/2023
ROUGH RIDER COMM	PERFECT WAVE PROD	\$ 21,850.00	96445	6/6/2023
ROUGH RIDER ELECTRIC	UTILITIES	\$ 2,046.30	96357	5/10/2023
ROUGH RIDER MOTORSPORT	LATE MODEL EVENT PURSE	\$ 5,000.00	96374	5/25/2023
RUDY'S LOCK & KEY	CHANGE MASTER LOCKS FG	\$ 1,541.00	96446	6/6/2023
SERVICE PRINTERS	PAPER, ENVELOPES	\$ 765.15	96447	6/6/2023
SHRED ND LLC	SHREDDING	\$ 53.75	96448	6/6/2023
SIGN SOLUTIONS	ROAD SIGNS	\$ 3,451.66	96449	6/6/2023
SOUTHWEST WATER	UTILITIES	\$ 167.89	96358	5/10/2023
SUPERIOR WATER	WATER	\$ 81.00	96450	6/6/2023
TAYLOR NURSERY	TREES	\$ 880.00	96452	6/6/2023
TENNANT SALES	M20-6111	\$ 735.06	96453	6/6/2023
THE DICKINSON PRESS	2023 RENEW	\$ 183.49	96454	6/6/2023
THE UPS STORE	MAIL PATCHES	\$ 14.88	96456	6/6/2023
T-REX CONOCO INC	FUEL, CARWASH	\$ 128.42	96451	6/6/2023
VERIZON WIRELESS	PHONE	\$ 2,983.57	96370	5/23/2023
VISA	COUNTY EXPENSES	\$ 4,695.67	96457	6/6/2023
WALMART	COUNTY EXPENSES	\$ 270.35	96458	6/6/2023
WELLCARE	MAY PREMIUM	\$ 7.50	96359	5/10/2023
WEST RIVER CONFERENCE	WEST RIVER CONF	\$ 420.00	96360	5/10/2023
WESTLIES	EQUIP REPAIR	\$ 5,441.35	96459	6/6/2023
XEROX CORPORATION	PRINTERS	\$ 379.10	96460	6/6/2023
GENERAL FUND	PAYROLL MAY	\$ 472,377.29		MAY
COUNTY ROAD	PAYROLL MAY	\$ 194,098.90		MAY
VETERAN SERVICE	PAYROLL MAY	\$ 14,085.32		MAY
COUNTY AGENT	PAYROLL MAY	\$ 4,722.46		MAY
WEED CONTROL	PAYROLL MAY	\$ 10,622.50		MAY
E-911	PAYROLL MAY	\$ 3,889.54		MAY
VICTM WITNESS	PAYROLL MAY	\$ 6,719.62		MAY

Reg Stops 27 Other Calls for Service • Transports: 10 Prisoner, 24 Court, 0 Juvenile, 5 Medical, 2 MH • Responded to 16 accidents: 2 pedestrians, 0 fatalities, 2 hit & run, 3 injury, and 9 property • 90 Total Arrests and 51 Warrants served • Civil Division – 209 attempts / 35 Subpoenas / 161 Civil Papers / 19 Criminal Papers.

Lee reports their booth at the Kid's Safety Fair received the best interaction. Canine Jerry Lee sustained an ACL tear and is out for a while. Lee has approved additional Overtime for the Roughrider Days, Opryland in Richardton, and Belfield Harvest Hoedown, which will be reflected in the budget.

Last year the monthly contract fee was waived for the city of Richardton for Little Opryland Days, Lee recommends waiving that \$1000.00 / month fee again for August.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner Clarys

To waive a 1-month fee for the city of Richardton in the amount of \$1000, for the month of August.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys – aye, Marsh - aye, White - aye, Chairman Franchuk – aye. Motion Carried.

#### **AL HEISER – COUNTY ROAD**

Heiser reports he received an email regarding the roundabout on 116<sup>th</sup> and Hwy 10 that construction has been approved, but construction is out to 2027. He believes if funding becomes available, we might be able to push that date up a bit. This intersection has been identified as a high crash intersection and is ranked number 11 in the state of ND.

The road crew is graveling on 107<sup>th</sup> and 32<sup>nd</sup>. This spring the roads are really dry, and they are struggling with blading and have been hauling lots of water.

#### **AL HEISER – SIGNAGE FOR STARK COUNTY VACANT LOTS**

Heiser reports on the county-owned vacant lots in the city of Dickinson, kids have been tearing up the lots with motorized vehicles. Messer states he has looked at the lots and there is obvious traffic on them, we can post them, but it won't stop people from going on the lots and he doesn't want to incur a bunch of expenses. Marsh thinks we should put up a no-trespass sign saying no motorized vehicles and Clarys agrees that we should limit our liability. Engelstad will look at this and let Heiser know what he can do.

#### **AL HEISER – AWARD RFP BRJ-0045(078) TO INTERSTATE ENGINEERING**

Heiser recommends selecting Interstate Engineering for RFP BRJ-0045(078).

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner White

To approve the Chair to sign BJR-0045(078) to Interstate Engineering.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White – aye, Marsh - aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Heiser asked the commission to approve posting the following bills under Capital Improvements: Dickinson Steel (repair on shops) - \$17,220.00, grinder pump for lift station at county shop - \$3743.01 and \$825.00, electrical work on buildings - \$1147.25.

**MOTION BY:** Commissioner Marsh     **SECONDED BY:** Commissioner Messer

To take \$37,683.01 from Capital Improvements to repair the shop.

**DISPOSITION:** Roll call: Commissioners: Marsh - aye, Messer – aye, Clarys - aye, White - aye, Chairman Franchuk – aye. Motion Carried.

#### **AL HEISER – COOPERATIVE PURCHASING**

Heiser addresses SB2370 which amends the Century Code to allow cooperative purchasing, with the approval of the Commission.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner Clarys

To authorize the Cooperative Purchasing Agreement under SB2370 and authorize the Chair to sign.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys – aye, Marsh - aye, White - aye, Chairman Franchuk – aye. Motion Carried.

#### **JAMES KADRMAS – INTERSTATE ENGINEERING**

- RIR-0045(075): 38<sup>TH</sup> St SW Bridge Replacement

Working to schedule the preconstruction meeting for mid-June. The contractor is currently anticipating July construction. The completion date is October 1, 2023.

- **BRJ-0045(076) PCN 23725 Bridge Replacement 83<sup>rd</sup> Ave SW – 3 miles east & 7 miles north of Richardton (HES Project #210271)**

The final environmental document (DCE) and the USACE permit have been submitted and approved. We are currently working on the final plans which are due 8/4/23. The bid letting is scheduled for October 2023 with construction completion in October 2024.

- **BRJ-0045(077) PCN 23737 3 Each Bridge Removals & Replace with Low-Water Crossings (HES Project #220900)**

The draft environmental document was submitted to the NDDOT on 2/9/23. We are currently working to finalize the hydraulic report requested by the NDDOT. PS&E review plans are due 7/7/23 and final plans are due 8/4/23. The bid letting is scheduled for October 2023 with construction completion in October 2024

#### **JEREMY WOOD – NORTHERN PLAINS ENGINEERING PROJECT REPORT**

- **BRP-0045(072) 131st Ave Bridge Replacements near Belfield**

The DOT has approved HB 1505 funding for this project. One of the bridges is located three miles south and one mile west of Belfield. The other bridge is located one mile north and one mile west of Belfield. The project was bid January 13<sup>th</sup> with Edward H Schwartz Construction the low bidder at \$823,364.69. Construction is expected to begin in late fall.

- **CP-45(22)01 32<sup>nd</sup> St and 107<sup>th</sup> Ave Grading northeast of Dickinson**

The general scope of work will consist of widening the roadway and graveling in preparation for paving at a later date. The project recently resumed and is expected to be complete in the next two weeks.

#### **James Kiedrowski - KLJ**

- **CBP-0045(17)02 Site 1 Wetland Mitigation Monitoring 47<sup>th</sup> St SW**

USACE responded with an email requiring mitigation monitoring to continue in 2023. No other remedial actions are proposed at this time.

- **Hwy 10 & 116<sup>th</sup> Ave SW Intersection Improvements**

Application for Highway Safety Improvement Program (HSIP) funding to install a roundabout was submitted to NDDOT on 12/29/22 and was approved last Friday with a construction date of 2027.

- **SC-4500(020) PCN 23927 2024 Chip & Fog Seal Hwy 10 East of Dickinson**

The draft environmental document is complete and was submitted to the NDDOT for review. Will submit the final after comments are received from the NDDOT. KLJ is currently working on plan preparation. Bid opening is scheduled for November 17, 2023, thru the NDDOT with 2024 construction.

#### **NATALIE WANDLER – CITY OF TAYLOR ASSESSOR FEE**

Wandler advises the Tax Department currently does the assessing for all small cities, except for the City of Taylor. Taylor is now asking the county to contract with them to do their assessment. Belfield and Richardton currently pay \$2,500.00 a year and South Heart and Gladstone currently pay \$2000.00 a year. Wandler recommends approving at \$2,000.00 per year. The fee schedule has not changed in many years, Wandler will put together a fee schedule proposal and bring it to the board.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner Clarys

To approve the contract for the City of Taylor assessor fee in the amount of \$2,000.00.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys – aye, Marsh - aye, White - aye, Chairman Franchuk – aye. Motion Carried.

#### **9:30 AM – PALM BEACH ROAD FENCE**

Jack Moorhead of Palm Beach Road addressed the commission regarding putting up a fence on his property on the county easement, lining it up with how the neighbor's fence is built. Messer advises this had previously been brought to the attention of the commission regarding the neighbor to the south, Mr. Splichal, putting his fence on the county right of way. A letter had been issued to Mr. Splichal regarding the location of the fence. Engelstad advises the commission does not have the authority to give permission to build a fence on the county right of way. Messer states in November we did nothing, to avoid controversy, do we turn the other cheek and allow the fence to be built on our right of way?

Froehlich provided the proposed contract revisions. Froehlich sent the revisions to Engelstad to review, and she said it looks fine. Richard questioned #11 regarding separate checks for the deposit and fee and that they are made payable to Stark County as it was in the previous contract.

**MOTION BY:** Commissioner Marsh      **SECONDED BY:** Commissioner Clarys

To accept the new contract with the change of adding Stark County to #11

**DISPOSITION:** Roll call: Commissioners: Marsh - aye, Clarys – aye, Messer - aye, White - aye, Chairman Franchuk – aye. Motion Carried.

Froehlich also addressed the previous contract and #19 regarding the Auditor depositing the room's funds into a Dakota Room fund that will be used to pay for consumables for the room. He states the intent with the previous commission was to keep those funds separate, but they are currently being deposited in an account that zeros out at the end of the year. He would like the money to go into a fund that accumulates each year so there is a balance available for things like tables, etc. Richard advises the room does have a fund line but is a general fund line item. This room is a Stark County room and the utilities, etc. are coming out of the general, so that is why it is in the general. We can pull the revenue each year if needed. Messer states if we can report how much we have made each year – then he is fine with how it is currently done. Franchuk states that having special funds could become an issue for the state auditor and no additional action is needed because we can track the total balance if needed.

#### **10:00 AM – BOARD OF EQUALIZATION**

Franchuk recessed the County Commission Meeting and opened the Board of Equalization at 10:05 a.m.

Those present: Commissioner Paul Clarys, Commissioner Neal Messer, Commissioner Corey White, Commissioner Bernie Marsh, Commission Chair Dean Franchuk, Tax Director Natalie Wandler, Assistant Tax Director Sarah Ruffin, Auditor Karen Richard, Deb Kirschenheiter and Heather Avers-Davis – City of Dickinson, Industrial Appraiser Dustin Bakken, Robert Stockert, Michael & Andrene Hermanson, Sally Paul (phone), Darrell Dickson (phone), and Eron Bringhurst (phone). The sign-in sheet is on file with the Stark County Tax Director's office.

Tax Director Natalie Wandler reported the City of Belfield's market value for 2023 at \$59,393,100 and the taxable value at \$2,766,678. New residential construction of \$116,100 and no new commercial construction. There were no comments from the public regarding the City of Belfield's assessment.

**MOTION BY:** Commissioner Messer      **SECONDED BY:** Commissioner Clarys

To set the City of Belfield market value at \$59,393,100 with a taxable value of \$2,766,678.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys - aye, Marsh – aye, White - aye, Chairman Franchuk – aye. Motion Carried.

Tax Director Natalie Wandler reported the City of South Heart's market value for 2023 at \$39,526,300 and the taxable value at \$1,825,017. New residential construction of \$490,100 and no new commercial construction. There were no comments from the public regarding the City of South Heart's assessment.

**MOTION BY:** Commissioner Messer      **SECONDED BY:** Commissioner White

To set the City of South Heart market value for 2023 at \$39,526,300 with a taxable value of \$1,825,017.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Tax Director Natalie Wandler reported the City of Gladstone's market value for 2023 at \$15,329,300 and the taxable value at \$695,706. No new residential construction and no new commercial construction.

Michael Hermanson addressed the commission regarding his real estate assessment for clarification, Wandler advised that the Mobile Home and property statements were combined instead of separately.

**MOTION BY:** Commissioner Messer      **SECONDED BY:** Commissioner White

To set the 2023 market value for Gladstone at \$15,329,300 with a taxable value of \$695,706.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – ave. Motion Carried.

Tax Director Natalie Wandler reported the City of Richardton's market value for 2023 at \$81,240,680 and the taxable value at \$3,901,339. New residential construction of \$6,500 and Wandler needs to check on the new commercial construction value. There were no comments from the public regarding the City of Richardton's assessment.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner White

To set the 2023 market value of Richardton at \$81,240,680 with a taxable value of \$3,901,339.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Tax Director Natalie Wandler reported on the City of Dickinson and presented a list of parcels that had previous contact and the City of Dickinson acted on:

Walmart: no comments from anyone representing Walmart and the City of Dickinson had no change on Walmart.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner Clarys

To set parcel 41-0986-01000-100, the Walmart parcel, for 2023 at \$24,641,800.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys - aye, Marsh – aye, White - aye, Chairman Franchuk – aye. Motion Carried.

Daniel Duletski: no comments from anyone representing Daniel Duletski and Wandler states she believes he was satisfied with the amount the city changed his property to.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner White

To have parcel 41-1690-01000-100, Daniel Duletski be established at \$660,300.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Holiday Gas Station: Sally Paul representing Holiday Gas Station appeared via phone. She states she spoke with Joe Hirschfeld from the City of Dickinson, and he advised her that he would not be looking at these values until 2024 when they would be re-evaluated and advised her to withdraw the appeal. It is currently on the tax roll for \$1,237,400 and she has done a Marshall Swift cost analysis for this property and the value should be \$1,016,972 – she believes the market value is overstated. Wandler advises the City of Dickinson had no change and Joe's recommendation to Wandler was no change as the city is going thru a reappraisal of commercial properties in 2024. Wandler recommends taking no action due to the reappraisal happening next year. Wandler provided an overview of how the commercial percent is set based on sales and mass appraisals.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner White

To have parcel 41-0810-00000-100 be valued at \$1,237,400.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Tzadik Energy Portfolio: no comments from anyone representing Tzadik Energy Portfolio and the City of Dickinson had no change.

**MOTION BY:** Commissioner Messer     **SECONDED BY:** Commissioner Clarys

To establish the Tzadik Energy Portfolio in the amount of \$3,696,500.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys - aye, Marsh – aye, White - aye, Chairman Franchuk – aye. Motion Carried.

Exponetial Enterprise LLC/RubyAnn Stiegelmeier: no comments from anyone representing Exponetial Enterprise LLC/ RubyAnn Stiegelmeier. Wandler advises Stiegelmeier bought the property 2 years ago and paid \$140,000 and the property had a tax value of \$49,200 for 2 years and this year was increased to \$88,000. Stiegelmeier claims she didn't get her change notice, but she hadn't changed her mailing address with the city.

housing which restricts rent amount based on income. They had an appraisal done by a national appraisal company and it came back at \$1,860,000. He also states that based on the current tax value, rent restrictions, and 6 vacant units they cannot operate with those in place.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner White

To have the valuation on 41-1182-02000-201-245 for the calendar year of 2023 be established at \$5,220,700.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Riley Kuntz: no comments from anyone representing Riley Kuntz and the City of Dickinson had no change.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner Clarys

To have parcel 41-0020-09001-100 be established for the 2023 calendar year at \$245,100.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys - aye, White – aye, Marsh - aye, Chairman Franchuk – aye. Motion Carried.

Chancellor Hensley: they filed an abatement for the 2022 taxes but didn't own it until May of 2023 – Wandler called his representative and advised they can't file an abatement on something they didn't own. The City of Dickinson looked at this property after the 2022 value and changed the value down to \$224,000 and they can file an abatement at the end of 2023 if needed. No action needs to be taken.

Lufkin US Acquisition Company LLC: Wandler states they questioned an obsolescence and once Wandler corrected that they were then fine with the value that was set. No action needs to be taken.

Landtech Enterprises LLC: Wandler received an email before this meeting that they were pulling their appeal and no action needs to be taken.

Tax Director Natalie Wandler reported the City of Dickinson's market value for 2023 at \$2,838,285,520 and the taxable value at \$133,244,581. There were no comments from the public regarding the City of Dickinson's assessment.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner White

To have the total valuation of the City of Dickinson be established at \$2,838,285,520 with a taxable valuation of \$133,244,581.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, White - aye, Marsh – aye, Clarys - aye, Chairman Franchuk – aye. Motion Carried.

Tax Director Natalie Wandler reported the Stark County market value for 2023 at \$1,364,977,259, and the small cities at \$209,654,480 resulting in a total county value of \$1,574,631,739. Adding in the City of Dickinson at \$2,838,285,520 results in a total value for the county of \$4,412,917,259. The taxable value is \$208,954,630. There were no comments from the public regarding the Stark County assessment.

**MOTION BY:** Commissioner Messer **SECONDED BY:** Commissioner Clarys

To have the total market value for Stark County for 2023 set at \$4,412,917,259 with a taxable valuation of \$208,954,630.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys - aye, Marsh – aye, White - aye, Chairman Franchuk – aye. Motion Carried.

BREAK 10:54 a.m. to 11:06 a.m.

PARK BOARD 11:06 a.m. to 11:39 a.m.

Franchuk called the commission meeting back to order at 11:40 a.m.



Josephson presented a request from Fisher Sand and Gravel to extend the conditional use permits on the following: a gravel pit operation on a 30-acre parcel located in the SE ¼ of Section 27, Township 140, Range 95; and a gravel pit operation on a 10-acre site located in the NE ¼ of Section 27, Township 140, Range 95. Both permits were approved in May 2013 and require annual renewal.

**MOTION BY:** Commissioner Clarys      **SECONDED BY:** Commissioner Messer

To renew the Conditional Use Permit for the 30-acre parcel located in the SE ¼ of Section 27, Township 140, Range 95W.

**DISPOSITION:** All voted aye. Motion Carried.

**MOTION BY:** Commissioner Clarys      **SECONDED BY:** Commissioner White

To renew the Conditional Use Permit for the gravel pit located on the 10-acre site located on the SE ¼ of Section 27, Township 140, Range 95W.

**DISPOSITION:** All voted aye. Motion Carried.

### **JULY 3<sup>RD</sup> HOLIDAY DISCUSSION**

Richard advised some county employees have requested the commission grant them 8 hours of vacation on July 3<sup>rd</sup>, making this a holiday day. The last time the 4<sup>th</sup> of July fell on a Tuesday was in 2017 and the commission granted it then. About half of the other counties in the state already grant this day as a holiday. Franchuk states there were quite a few storm holidays this past winter. Messer states the calendar was brought before them earlier and there have been several paid storm days already, he believes if someone wants to take off July 3<sup>rd</sup>, then they could use vacation hours, and feels this should have been requested on the calendar at the beginning of the year. No further action was taken.

### **MEMORIAL TREE COURTHOUSE GROUNDS**

Franchuk advises he has been approached by the Wallace family regarding putting up a tree on the courthouse grounds in memory of Sargent Jason Wallace. There would be no expense to the county.

**MOTION BY:** Commissioner Messer      **SECONDED BY:** Commissioner Marsh

To approve the tree on the courthouse grounds and a potential plaque if they would choose.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Marsh - aye, White - aye, Clarys - aye, Chairman Franchuk - aye. Motion Carried.

### **BEER SPECIAL EVENT PERMITS (EAGLES)**

**MOTION BY:** Commissioner White      **SECONDED BY:** Commissioner Clarys

To issue the permit for the Fairgrounds for multiple dates in July.

**DISPOSITION:** Roll call: Commissioners: White - aye, Clarys - aye, Marsh - aye, Messer - aye, Chairman Franchuk - aye. Motion Carried.

### **BEER SPECIAL EVENT PERMITS (ESQUIRE)**

**MOTION BY:** Commissioner Messer      **SECONDED BY:** Commissioner Clarys

To approve the Special Events Permit.

**DISPOSITION:** Roll call: Commissioners: Messer - aye, Clarys - aye, White - aye, Marsh - abstain, Chairman Franchuk - aye. Motion Carried.

### **DDM UPDATE & APPROVED SIGNERS – AUDITOR**

Richard updates the commission that DDM accounts have been opened at both Dakota Community Bank and Bravera. She advises that with the higher rate earned April's interest was earned \$64, 870 and in May we earned \$133,495. Richard also provided an updated Bank Account Signing list with the DDM accounts added.

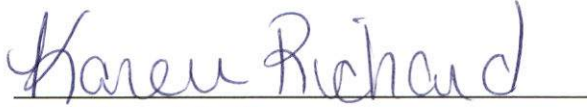
**MOTION BY:** Commissioner Clarys      **SECONDED BY:** Commissioner Messer

To approve Karen Richard, Lana Jahner, and Pam Winhold as signatory parties for the DDM accounts at Dakota Community Bank and Bravera Bank.

**DISPOSITION:** All voted aye. Motion Carried.

Davenport addressed the commission regarding the recent 911 outages, she advises that most of those have been carrier-specific wireless companies having issues. The procedure is to put in tickets with those companies as soon as an outage comes in and let the public know of the outage. The NDACO has been working with those companies to try to hold them more accountable regarding the number of outages.

Commissioner Messer made **MOTION** to adjourn at 12:19 p.m., Commissioner White **SECONDED**, Adjourned.



Karen Richard, Auditor



Dean Franchuk, Chairman