

**Mercer County Commission Minutes
June 4, 2025**

The meeting was called to order at 9:00 a.m. by Chairman Gene Wolf. Present were Commissioners Jamee Folk, Mark Pierce, Rick Bauman, Casey Voigt, Auditor Carmen Reed, and Dan Arens of the Hazen Star. Others present during the meeting were Sheriff Terry Ternes, Tax Director Jen Neumiller, States Attorney Todd Schwarz, Treasurer Dawn Grannis, Deputy Auditor Mark Erhardt, HR/EM Director Alice Grinsteinner, John Lee, Michelle Renner, Michelle Sailer, and Shiloh Morast.

Pledge of allegiance was said.

Pierce moved to approve the agenda. Folk seconded. All voted aye. Motion carried.

Bauman moved to approve the May 25, 2025 meeting minutes as presented.

Voigt seconded. All voted aye. Motion carried.

Tax Director Jen Neumiller presented an application of abatement from Real Estate BEL for Parcel BB14488800213 at 218 Renee DR, Beulah ND for \$11,280 and Parcel BB14488010813 at 308 Main ST W, Beulah, ND for \$16,570, due to the true and full value exceeding the market value and will lower the 2024 values of each parcel. Folk moved to approve both abatements as presented. Pierce seconded. All voted aye. Motion carried.

Treasurer Dawn Grannis discussed information regarding the State Aid Distribution with the board. Voigt moved to adjust the distribution of the 3.71% of State Aid monies. Pierce seconded. Voigt moved to amend the motion by adding "to include Riverdale and Hebron Ambulances and exclude Southwest Water Authority." Pierce seconded amendment. All voted aye. Amendment carried. All voted aye. Motion carried. Board verbally agreed that distribution of State Aid funds based on taxable values is assumed.

HR/EM Director Alice Grinsteinner presented the Mercer-Oliver Joint Powers Emergency Management Agreement for a period from June 1, 2025 through January 31, 2026. Bauman moved to approve the Mercer-Oliver Joint Powers Agreement as presented. Voigt seconded. All voted aye. Motion carried.

Grinsteinner presented the updated vacation/sick leave policy that will change the accrual rates from hourly to monthly. Pierce moved to approve the proposed vacation and sick leave policy and adopt the new schedule as proposed. Voigt seconded. This policy is effective immediately and any employee negatively impacted by this change will be addressed by the board. Grinsteinner gave a Tyler "Time and Attendance" update.

The Second Eide Bailly Report and Tracy Wolf Resume and Software Proposal were discussed. Pierce moved to accept Tracy Wolf's Software Proposal and notify her that she is to start as soon as possible. No second was heard. Motion failed.

Portfolio updates were given.

Recessed at 10:06 a.m.

Reconvened at 10:13 a.m.

Board reviewed vouchers. Folk moved to approve the bills as presented. Pierce seconded. All voted aye. Motion carried. The following bills were approved for payment: ADVANCED BUSINESS METHODS \$1,606.90; ASKIM, CRAIG \$106.40; BEULAH JOB DEVELOPMENT AUTHORITY \$1,196.67; BLOOM'N HOUSE \$55.00; BYRNA TECHNOLOGIES, INC \$1,600.08; C & R RADIATOR \$906.02; COLE, SHANNON \$32.20; D & E SUPPLY CO INC \$1,057.31; DIRECT MED \$361.22; DONOVAN & KAFFAR PLLP \$4,272.60; ELECTRONIC COMMUNICATIONS INC \$1,396.04; ESLINGER, MIKE \$7.00; FIRESIDE OFFICE SOLUTIONS \$440.00; GOLBERG, SHANTEL \$41.80; HAZEN HARDWARE HANK \$161.35; HR COLLABORATIVE \$50.00; KRAUSE SUPER VALU \$65.03; LINDE GAS & EQUIPMENT, INC. \$277.44; LUCKYS TOWING AND REPAIR \$500.00; MENARDS \$564.95; MONTANA DAKOTA UTILITIES \$56.99; NAPA \$10.47; ND SURPLUS PROPERTY DIVISION \$60.00; NDACO RESOURCES GROUP \$1,800.14; NDLTAP \$25.00; NEUBERGER OIL COMPANY \$19,284.61; NEUMILLER, JOEY \$32.20 North Central International, LLC \$732.83; OLSON ELECTRIC \$217.50; RDO EQUIPMENT CO. \$92.32; RENNER, CHRIS \$1.40; SOUTHWEST WATER AUTHORITY \$58.58; TYLER TECHNOLOGIES \$7,812.50; UNIFORM CENTER \$344.94. (Total: \$45,651.99)

Recessed at 10:24 a.m.

Reconvened at 10:30 a.m.

Voigt moved to close the regular meeting and open the Mercer County Board of Equalization Meeting. Bauman seconded. All voted aye. Motion carried. Tax Director Jen Neumiller presented the updated Mercer County assessed values and stated the following: "North Dakota law requires the Assessor's Office to uniformly and fairly value all parcels of land and buildings for tax purposes. Our office is responsible for determining the values on all rural properties, Pick City, Golden Valley & Zap. Those 3 cities have data collectors who follow up on building permits, bring the property information to our office, we assess the property accordingly and attend their equalization meetings. I assess and certify the values in Stanton. Beulah's Certified Assessor is Heidi Hamelton, and Hazen's is Monte Erhardt. All sales within the county are uploaded to the State, the program analyzes those sales against the assessed value on the property. We in turn get a report showing what our Sales Ratio percentage is so we know where we need to be in tolerance with State requirements. State law require us to be between 90% & 100% of Full Market Value. ND Century Code 57-02-27.1. This year Mercer County sale prices were higher than our residential assessments resulting in the need for the values to be increased. Lake Area Parcels saw an average of 3-4% increase, rural parcels will see an average of 6-7%. Commercial properties saw increases of an average of 3% and Ag land saw a decrease of a little over 3%. This county covers 1,042 sq miles. We picked up roughly \$15,000,000 in new construction and other buildings that have not been assessed in roughly the last 10 years. Tax Department sent out 110 notices of increase to effected residents. Mercer County currently has a total of 304 homestead credits, 78 Vet Credits & 161 Farm Exempt Applications. The total taxable value for the county went up 5.13% resulting in a final taxable value of 54,732,999." No comments were received or heard from the public. Pierce moved to approve the Mercer

County assessed values as presented. Bauman seconded. All voted aye. Motion carried.

Wolf adjourned the equalization meeting and returned to regular meeting at 10:38 a.m.

There being no further business the meeting was adjourned at 10:39 a.m. The next regular meeting is scheduled for Wednesday, June 18, 2025, at 9:00 a.m. in the boardroom of the Mercer County Government Center in Stanton, North Dakota. The meetings can be viewed online at www.mercercountynd.com.

Approved: _____
Gene Wolf, Chairman

Attest: _____
Carmen Reed, Auditor