

Hebron Board of Equalization Meeting &
Regular City Council Meeting
Hebron Community Center
April 26, 2022, 7:00 pm

Members of Council present were; Council Members Pat Mischel and Chester Brandt. Also present were Auditor Erin McCutchan, City Attorney Scott Solem, City Supervisor Chad Stern, Assistant Supervisor and Building Inspector Michael Jensen, Jane Brandt of the Hebron Herald, Jason Gerving of AE2S and Morton County Tax Director Donald LaFleur. Visitors present; Darren Lembke, Michael Hagley, Roxane Edwards, Chance and Alyssa Glass, Roger Leutz, Derrick Voight, Francis Tibor, Larry Tibor, Lavone and Jim Renke, Jarrid Soupir, Bruce and Pat Jaeger. Not present: Mayor Grant Walth, Council Member Harvey Tibor, Michael Coots, Ray Torres and Steven Dittus.

The Board of Equalization meeting was opened at 7:12 pm for discussion, as there were not enough Council Members present to constitute a quorum. Tax Director LaFleur presented the 2022 Hebron Annual Assessment. LaFleur stated that he would like to get on record the attendees as they would then have the opportunity to argue their valuation at the County Board of Equalization. LaFleur stated that the assessment is based on market activity and recommended the overall increase of 1.74%. LaFleur had listed the increases as follows; Commercial property increased by 6.06% from 2021, Residential property increased by 0.18% from 2021, and Agricultural property decreased by 0.85% from 2021. LaFleur stated that the increase in land rates was figured on home sales as there were no land sales to go by. LaFleur stated that at the time Morton County was sitting at 86.2% True and Full Value and by North Dakota Century Code the valuation must be 90% or above. Tax Director LaFleur took comments from community members that were present. Residents that were questioning their valuation included Francis Tibor, Darren Lembke, Roger Leutz, Jarrid Soupir representing the Hebron Brick Plant, Chad Stern and Pierson Chase who had arrived at 7:25 pm. LaFleur took contact information for each and will make appointments to come visit each property and reassess the properties. The Board of Equalization hearing was closed at 7:43pm

The regular meeting was opened at 7:45 pm.

Meeting minutes and vouchers were reviewed but due to lack of a quorum no action could be taken.

There was 2 building permit for the month of April.

Delinquent water bills were discussed and door tags will be sent out.

The police report was reviewed.

Bruce and Pat Jaeger were present to discuss the Legion sign that was on the door of the Legion room in the Community Center. They stated that the Plexiglas was broken and no one had stepped forward to take responsibility for the damage, resulting in the surveillance footage being reviewed and the party responsible for the damage being identified. Jaeger's submitted a bill for replacement of the Plexiglas to the city and the city will give the bill to the party responsible.

Jim Renke was present to discuss his concerns over the Hebron Brick Plant stock piling crushed brick on the property adjacent to his. The property in question is owned by the Brick Plant but from zoning maps the city has the property is zoned residential. Attorney Solem stated that the rezoning process would have to be gone through in order to change the zoning. Renke stated that there was concern by many neighbors to the property, who were also present at the meeting. The question of dust and noise was discussed as well as the concern of an unsightly pile of brick decreasing property values to the surrounding properties. Renke stated that he and his neighbors would like to see the property remain residentially zoned which would not allow for industrial use. Jarrid Soupir stated that the Medora Foundation is requesting the crushed bricks to replace existing parking lots and walking trails. The project would last approximately two years.

Jason Gerving was present to give his monthly engineering report. Gerving stated that the State Water Commissions application deadline was the end of April and Hebron had been put on the list of applicants for funding. Gerving stated that the Auditor can coordinate with Abbey at AE2S to go through financials and identify issues in the budget. Gerving stated that both the Community Center and Clinic Building run in a deficit and that could be looked at to help decrease expenses and raise revenue. Gerving stated that a 5 year plan should be made for infrastructure to identify the immediate needs.

Supervisor Stern stated that he had currently installed 230 new water meters in commercial and residential properties. He will be continuing his installation until it is complete. Stern stated that a company had hauled out the pile of tires from the landfill which cost approximately \$5000. Stern stated that he would also be looking at the scrap iron pile to be removed and hoped that what the City makes from scrap iron will offset the cost of the tires that were

removed. Spring Clean Up week was discussed and will be held May 23rd through May 28th. Chad stated he would like to run an ad in the Hebron Herald for part-time help.

The sign for the newly named Brick City Commerce Plaza was discussed and will be looked into further. Jane Brandt asked as to what is designated as tornado shelters and stated that this should be advertised so that residents are made aware of where to go in the event of a tornado. Auditor McCutchan stated that she would contact the Morton County Emergency Manager to see if he had any information. Auditor McCutchan stated that the reconvening of the Board of Equalization should be held the same day as the regular city council meeting on May 9th rather than holding a special meeting. It was agreed that the Board of Equalization meeting will be held May 9th prior to the regular May meeting.

Meeting closed at 9:12 pm

These minutes are being published subject to review and revision of the governing board.

Chester Brandt Vice President

Erin McCutchan City Auditor