

Pembina County Soils Committee

October 31, 2022- 9:00 AM

Farmer's Room~ Pembina County Courthouse

SOILS COMMITTEE MINUTES:

A regular meeting of the Pembina County Soils Committee was held on Monday, October 31, 2022 at 9:00 a.m. in the Farmer's Room of the Pembina County Courthouse. **Members Present:** Camburn Shephard, Bill Gunderson, Robert Vivatson, Brad Schuster, Joel Smith, Nick Heuchert and Curtis Christenson (alternates) **Others Present:** Tax Equalization Director, Mikka Willits, Deputy Tax Director/GIS Specialist, Lisa Wieler, County Assessor, Lisa Keney, Commissioner, Manny Doyle

Meeting was called to order by Chairman, Camburn Shephard at 9:08 a.m. Minutes from the December 14, 2021 meeting were read and approved as a committee.

Mr. Shephard addressed soils committee members Nick Heuchert, Robert Vivatson, and Joel Smith whose terms expire December 31, 2022. Ms. Willits informed them that Camburn Shephard (Chairman) and Robert Vivatson (Vice Chairman) positions will also be expiring on December 31, 2022 and a new member will need to be appointed to those positions. Ms. Willits informed them they would need to contact Auditor, Linda Schlittenhard for an application to be reappointed.

Discussion was held on additional soils modifiers. Mr. Shephard mentioned he had spoken to Ed Sevigny (Walsh County Tax Director) and presented a handout regarding additional modifiers that are currently being applied in Walsh County. The modifiers mentioned were: frequent flooding at a 20% value reduction that have prevent plant claims 3 out of the last 10 years. Mr. Schuster and Mr. Christenson expressed their concerns on PP. Salinity was mentioned at a 30% value reduction on acres shown to have 50% or more reduction in production. Reduction will be per acre for each soil type included. Must be a minimum of 2 acres for a soil type to be considered. Ms. Willits mentioned that in our policy handbook it was a minimum of 3 acres that was approved by the Commission for consideration of change. Other modifiers mentioned were rock at a 10% value reduction to productive ag acres in that parcel, and significant tree growth on land enrolled in WRP. Ms. Willits mentioned that we already applied pastureland and WRP to the soil's cards and that WRP/WSE/EWP acres currently receive a property tax benefit. Members agreed not to go any further with these 2 modifiers. Ridge soils were also mentioned at a 15% discount and F- series soils were mentioned at a 20% discount. Ms. Willits said she will contact Dustin from Komplex re: F-series soils as she believes the majority of the F-series soils were updated to current soil types. Ms. Wieler mentioned there were numerous parcels that contained an old F-series soil (as well as other old soils) that were missed in the soil's books that needed to be re-ran to update to the newest soils. Roads were also discussed and Mr. Heuchert feels we should keep things simple.

Ms. Willits presented the GIS map from Houston Engineering which shows those areas with occasional flooding. She mentioned that frequent flooding was already included in the soil survey from NRCS. Some soils committee members felt the map was not beneficial to them. A discussion was held on updating the public GIS with a more current map. Ms. Willits will check with IT/911 coordinator to see if a more current map can be applied to the public GIS. Ms. Willits reminded the Soils Committee that the additional modifiers need to first be approved by the County Commissioners and then approved by the State. Ms. Wieler and Ms. Keney handed out a list of reminders for the Soils Committee to watch for as they review their books. Discussion was held.

No motions were made to adjourn the meeting; however, the meeting was adjourned at 9:58 a.m. by Mr. Shephard.

Secretary for Tax Equalization Office

Soils Committee Chairman