

Minutes of the Board of Ward County Commissioners Special Meeting

April 11, 2018

A special meeting of the Ward County Commission was called to order by Past Chairman Louser at 1:00 p.m. with Comms. Fjeldahl and Weppler present. Comm. Rostad arrived late. Also present were department heads: Betty Braun, Bob Barnard, Dana Larsen, Devra Smestad, Kerriane Boetcher, Leona Lochthowe, Mark Schrader, Roza Larson, Ryan Kamrowski.

Devra Smestad appeared:

Grainhopper, Inc. has requested a new liquor license as there has been an owner/operator change.

Moved by Comm. Fjeldahl, seconded by Comm. Weppler to approve the liquor license for Grainhopper, Inc. Roll call; all voted yes; motion carried.

Two Quit Claim Deeds were presented for approval and signature. Both properties were foreclosed on and the owners were evicted in 2017. Both paid their outstanding taxes to redeem their properties and requested that they be given the opportunity to get back into their properties as soon as possible.

Moved by Comm. Weppler, seconded by Comm. Fjeldahl to approve the Quit Claim Deeds for 910 1st Street and 803 Valley Street. Roll call; all voted yes; motion carried.

There was extensive discussion regarding Parcel #NP30005U040000, an inactive parcel as of 2016. It is a "parent" parcel for Parcel #NP300990000370, also known as outlot 37. Outlot 37 was deeded from Sidney and Twila Hughes to Robert and Sheryll Paulson on May 8, 2017. When this deed was recorded, the outlot had only been taxed for 2016. The normal process is to check taxes back three full years. Research should have been conducted back to the "parent" parcel for 2015 and 2014 tax payments before being stamped with acceptance of transfer and prior to being recorded. This last step seems to have been missed and the Warranty Deed was incorrectly stamped with approval for transfer even though 2015 taxes on Parcel #NP30005U040000 were unpaid. The outstanding taxes on the "parent" parcel were discovered when a report of 2015 outstanding taxes was run for this year's foreclosure process. The Auditor/Treasurer's Office has requested action on the parcel in question. The taxes due for 2015 are \$569.69. The recommendation is that either the taxes be forgiven or paid out of the Tax Deed Overage Fund.

Moved by Comm. Weppler, seconded by Comm. Fjeldahl to pay the outstanding amount from the Tax Deed Overage Fund. After additional discussion, the motion was withdrawn.

Moved by Comm. Fjeldahl, seconded by Comm. Rostad to withhold the foreclosure until the title insurance company completes their due diligence regarding the cloud on the title. Roll call; all voted yes; motion carried.

At 1:30 p.m. with no further business, the meeting was adjourned.