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BOARD OF PEMBINA COUNTY COMMISSIONER'S PROCEEDINGS

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June 17, 2025

9:00 AM

Board of Pembina County Commissioners met in the Commissioners Meeting Room of the Courthouse.

Chairperson Otto called the meeting to order at 9:00 AM. Roll call: Patrick Hardy, Scot Becker, Blaine Papenfuss, Darin Otto, Andrew Cull. A quorum was declared.

Also, in attendance were: Terry Meidinger, Sheriff; Missy Morden, Clerk/Recorder; Marcus Ramsay, Chief Deputy; Kelly Cluchie, Maintenance Supervisor; Angelle French, Dawn Mandt, Devin Johnson, Highway Superintendent.

Motion made by Patrick Hardy and seconded by Blaine Papenfuss to approve the agenda. All voting in favor; motion carried.

Motion made by Andrew Cull and seconded by Blaine Papenfuss to approve the June 3rd, 2025 meeting minutes. All voting in favor; motion carried.

Motion made by Blaine Papenfuss and seconded by Scot Becker to approve the June 3rd, 2025 tax equalization meeting minutes. All voting in favor; motion carried.

Motion by Blaine Papenfuss and seconded by Andrew Cull to have Chairman Otto sign the Notice to Proceed for the paving projects. All voting in favor, motion carried.

Angelle French, JDA Director, presented a recap of 2024. She discussed the Store Front Improvement Program and the businesses that have taken advantage of that program. Cavalier had 3 businesses and Pembina and Walhalla each had one. She also discussed the BND Pace Loan and Flex PACE Loan Programs and how that works for local businesses to save money and allows for more cash flow. There are currently 25 of these loans on the books with the JDA. She also discussed the "Real Good Northeast North Dakota" campaign which is the first-ever rural initiative for workforce attraction. Pembina, Nelson and Walsh Counties are all part of this initiative. The website is RealGoodND.com. She stated there was a Region 4 housing study and action plan done. The estimated need in Pembina County for 2030 is 627 homes. She also discussed the Cavalier Rental Housing Project for an 8-plex which probably won't be moving ahead because of lack of local commitments of local funds. She also discussed

the 2025 goals of the PCJDA. She also informed the commission about the Talking Trails. There are over 80 locations throughout Cavalier, Walsh and Pembina Counties. There is a Talking Trail app that can be accessed through talkingtrail.com/rendezvousregion, or dial the number located on the signs.

Dawn Mandt of the Red River Regional Council presented to the commission on the Region 4 Economic Development Strategy for 2024 – 2028. They receive \$70,000.00 a year from the federal government to conduct an economic development plan and a regional comprehensive economic development strategy every 5 years for region 4. The goals are economy, community vitality, housing and workforce attraction. She stated North Dakota has the highest workforce participation rate in the country at 68.9 percent. The main issues in our region are housing, workforce and child care. She stated weekly pay is up 23% since 2019 yet is 14% below state average. This is in the private sector only. She also stated since 2015 Nelson, Pembina and Walsh have lost 20% of their prime workforce (age 35 to 54) to North Dakota's seven largest counties. She also said it is costing families 20-30% of their income for childcare and 7% is considered affordable. She stated 45% of people know someone who would move to the rural region if they could find housing. She then explained the Red River Development Group formed in 2020 to strengthen and grow Region 4 and consists of the Red River Community Housing Development Organization, Nelson County JDA, Pembina County JDA, Walsh County JDA and the Red River Regional Council. She thanked the commission for their continued support.

Kelly Cluchie gave an update on the courthouse rooftop project. The roof was inspected and passed the inspection. There was a change order of \$19,740.00 that he received after the project was completed. He stated no one contacted him telling him there would be additional charges. He stated that was listed on the original bid to be done so he thought it should be included with the original bid. He also stated the air conditioner in the tax office died and it cannot be repaired so it will have to be replaced and it is tied into two other offices and they will have to be replaced as well because they all work together. He stated they are all discontinued models and there are no parts available for them. Kelly stated he would keep the old ones for parts. Motion by Andrew Cull and seconded by Blaine Papenfuss to have the states attorney review the contract with Tecta America to see if the change order followed the contract. Further discussion was held on the contract. All voting in favor, motion carried.

Devin Johnson presented a utility permit request from Nodak Electric Cooperative at Twp 159N, Section 23, Range 51W on County 44. Motion by Andrew Cull and seconded by Blaine Papenfuss to approve the permit. All voting in favor, motion carried.

The commission discussed the request from American Crystal Sugar for the Revenue Bond. Motion by Scot Becker and seconded by Patrick Hardy to approve the resolution. Discussion had and it was reiterated that this is a nonbinding resolution and they would need to come back later this summer for the final resolution and get approval from the

commission at that time. Kevin Heazlett from American Crystal Sugar thanked the commission for giving them the time and consideration for the revenue bond. Roll call: Patrick Hardy, yes; Scot Becker, yes; Blaine Papenfuss, yes; Darin Otto, yes; Andrew Cull, yes. Motion carried.

Chairman Otto wanted to take a moment to send condolences to the Fontaine family and recognize Laurie's service to the county for so many years.

Commission reviewed the May financial report and claims. Motion made by Blaine Papenfuss and seconded by Scot Becker to approve the consent agenda as presented. All voting in favor; motion carried.

Motion made by Blaine Papenfuss to adjourn the meeting and seconded by Scot Becker. All voting in favor; motion carried. Meeting adjourned at 10:29 AM.