

MINUTES OF SPECIAL MEETING  
SOUTHEAST CASS WATER RESOURCE DISTRICT  
DISCOVERY MIDDLE SCHOOL  
1717 40TH AVENUE SOUTH  
FARGO, NORTH DAKOTA  
JULY 20, 2016

The Southeast Cass Water Resource District held a Special Meeting at Discovery Middle School, 1717 40th Avenue South, Fargo, North Dakota, on Wednesday, July 20, 2016, at 5:30 p.m.

Present were Mark Brodshaug, Chairman; Dan Jacobson, Manager; Lance Yohe, Manager; Carol Harbeke Lewis, Secretary-Treasurer; Kathy Grueneich, Administrative Assistant; Sean M. Fredricks, Attorney for the Board; Chad Engels and Nathan Trosen, Engineers for the Board; and those whose names appear on the attached roster.

**Reassessment of Benefits Hearing on Drain SC-2 District**

Manager Brodshaug opened the Drain SC-2 District Reassessment Hearing and made introductions.

A presentation was given by Chad Engels for the Drain SC-2 District Reassessment Hearing. He explained the drainage area of Drain SC-2, which is made up of the recently combined Drains #27 and #53, consists of 34.6 square miles.

The drains are on a 3-year reassessment schedule. Drains #27 and #53 were last reassessed in 2013. A change is being proposed to the northwest corner of the assessment district boundary, due to storm sewer connections. The main purpose of the reassessment process is to update the assessment list to reflect current property values, including newly developed properties.

The assessment methodology has not changed. Non-developed property is assessed on area and developed property is assessed on area and value.

A question was raised to how this value was calculated. Mr. Engels replied that the values are taken from the tax rolls. Southeast Cass Water Resource District does not appraise or place valuation on private property.

The financial summary for Drain SC-2 shows there is no outstanding debt and the fund carries a balance of \$2,538,880. A \$2.00 maintenance levy collected \$561,040 in 2013 and is proposed to collect \$742,834 in 2016. State statute dictates how much can be levied, as well as legal maximum balance and debt the assessment district can carry.

The Board works hard to keep the maintenance levy as low as possible, while keeping up-to-date on the maintenance needed. Mr. Engels reviewed past and future maintenance on Drain SC-2.

Questions were asked relating to dike construction through the Rose Creek development and how they affect the floodplain. Property owners were encouraged to contact the City of Fargo on the matter.

One property owner in attendance brought concerns to the attention of Mr. Engels and the Board about contractors not taking proper precautions to prevent dirt from rolling into the channel when constructing projects along drains. Mr. Engels said it was a valid concern and he will follow up with the City of Fargo.

An inquiry was made about the responsibility for maintenance costs. Mr. Engels said maintenance costs within city limits are funded by the City of Fargo, as well as the Water Resource District.

It was questioned how water gets into the drain. Mr. Engels said the water flows through curb and gutter and is carried to the drain below the streets by gravity or through the use of lift stations.

Perry Ronning asked when new developments are assessed. Mr. Engels explained that it gets picked up during the reassessment process, provided it is on the tax rolls.

The difference between rural and urban taxation was questioned. The urban areas are a source of more runoff and utilize the drainage system to a higher degree. Urban property also has higher value.

A property owner in attendance expressed that he believed there should be very little maintenance on the drains after they are constructed. Mr. Engels outlined the various maintenance needed on drains, such as erosion / slide repair, flattening side slopes, etc.

There was a question relating to the responsibility for inspecting the drains / newly constructed dikes. The owner of the facility would be responsible to do the inspections.

A question was asked about receiving a letter asking for a walk through inspection of their property. It was explained that Southeast Cass Water Resource District is not involved with that process. The City of Fargo periodically updates the valuations to stay current.

There was a question as to the total amount spent on drain maintenance last year. Mr. Engels pointed out that most of the taxes collected were applied to bonds sold to pay for major work done on the drains recently, as well as for routine maintenance. Mr. Engels reminded the attendees that it is more efficient to stay current with routine maintenance rather than delaying it until a much larger project is required.

An attendee voiced concerns about standing water in Drain #53 south of 52nd Avenue South, pointing out that it provides a breeding spot for mosquitos. Mr. Engels replied they could remove some silt in this area, but it would not solve the whole problem.

Another question was directed to the use of quick-take eminent domain. Sean Fredricks spoke of a case on Drain #27 where the board was going to use eminent domain, but it was settled out of court. The Board prefers not to use it.

It was asked if the Metro Flood Diversion Project would help Drain SC-2. Mr. Engels said it would significantly help the area. During a flood, water comes into this area two ways; from the Red River backing up and the Wild Rice River breaking out. The Metro Flood Diversion Project would help eliminate both.

It was asked if the drains could be eliminated after the Metro Flood Diversion Project is in place. The drains would remain in place to handle internal drainage.

Chairman Brodshaug asked if there were any other questions. Hearing none, the hearing was closed. He encouraged those in attendance to stay and ask any other questions they may have.

**Adjournment**

There being no further business to be considered by the Board, the meeting adjourned without objection.

APPROVED:

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Mark Brodshaug  
Chairman

ATTEST:

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Carol Harbeke Lewis  
Secretary-Treasurer