

Moorhead - Clay County Joint Powers Authority (MCCJPA)

Thursday, December 16, 2021, 1:00 p.m.

Clay County Courthouse, Third Floor Meeting Rooms

In Person Meeting with Microsoft Teams Option Available

MINUTES

1) CALL TO ORDER

The meeting was called to order by Chair Campbell at 1:00 p.m.

2) ROLL CALL

City of Moorhead:	Mayor Shelly Carlson (at 3836 21 Ave S, Moorhead)
	Council Member Chuck Hendrickson
	Council Member Larry Seljevoll
Clay County:	Commissioner Kevin Campbell, Chair
BRRWD:	<i>absent</i>

Others Present or on Microsoft Teams:

Attorneys John Shockley and Katherine DelZoppo of Ohnstad Twichell Law

Eric Dodds, Jessica Warren, and Dean Vetter, AE2S

Bob Zimmerman, Moorhead City Engineer

Ken Helve, HMG SRF

Scott Stenger and Dale Ahlsten, Prosource

John Albrecht, Project Review Appraiser

Stephen Larson, County Administrator, and Colleen Eck, Clay County staff

3) APPROVAL OF AGENDA

Council Member Hendrickson moved, and Mayor Carlson seconded to approve the agenda. Motion carried.

4) APPROVAL OF MINUTES

Council Member Seljevoll moved, and Council Member Hendrickson seconded to approve the minutes from November 18, 2021. Motion carried.

5) CITIZENS TO BE HEARD

There were no citizens to be heard.

6) PROJECT UPDATES

A. Property Acquisition Status Report

Mr. Dodds stated that this report details the status of land acquisitions and includes easements and rights-of-entry. The overall status map includes the additional properties that were acquired in the last month. Ninety-seven parcels are in eminent domain action, mostly on the ND side. There is one left on the MN side that has not been settled.

B. Draft Flowage Easement Offer Letter Packet

A draft of the offer letter and accompanying packet for flowage easements were provided. Mr. Dodds noted that they have been working on easements for most of this year. By February 2022, the MCCJPA will be presented with Flowage Easement Appraisal Reports. After the reports are approved by the MCCJPA the flowage easement offer letter packets will be sent to property owners. The packets include an offer letter, a unique property table and map, appraisal report, purchase agreement, and flowage easement with a certificate of survey. The offer letters will include data on the public informational meetings that will be held in March at various locations. The USACE has reviewed the packet information. Crop insurance programs will be recorded against those properties. Mr. Dodds briefed through the packet information. Suggestions on the packets included bullet points for the commonly addressed issues and assuring that information is easy to locate on the website. The packets will go out as certified mail and a timeframe will be provided. The land agents will receive the majority of the calls. Receipt of the letter packets will be required. Last written offers and timing/strategy will follow.

7) APPRAISAL REVIEWS

A. OIN 1794 and 1795 (Willem) Appraisal

Mr. Albrecht stated the Willem appraisal report includes Home Site 1 Land: \$100,000; Home Site 2 Land: \$90,000, Primary Home \$450,000; and Additional Improvements \$75,000, totaling \$715,000. The required MN Minimum Compensation is \$550,00. The offer will be to buy the buildings and improvement area, but no offer to buy the ag land in fee. This property is impacted by Zone 1.

Council Member Seljevold moved, and Council Member Hendrickson seconded to approve the appraisal report with an offer of Minimum Compensation for OIN 1794 and 1795 (Willem) for the improvement area and structures totaling \$715,000. Motion carried.

B. OIN 7102 (Ihland) Appraisal

Mr. Albrecht noted that the entire Ihland parcel is 143.49 acres of tillable land, flood lands, and a Single-Family Rural Residence in Kent (Wilkin County), MN. The appraisal, by Integra Realty, was for two ag buildings at \$56,000; 25.23 acres of ag land at \$25,000; building site at \$3,000; and recreational land at \$26,000. The total estimate for flowage easement is \$110,000. Mr. Dodds provided additional information on the property which has a portion that is impacted by Zone 4.

Council Member Seljevold moved, and Mayor Carlson seconded to approve the appraisal report for Just Compensation of \$110,000 for OIN 7102 (Ihland). Motion carried.

8) RELOCATION REIMBURSEMENTS

A. OIN 1847 Moving Cost Reimbursement

Ms. Ahlsten stated this buyout of OIN 1847 (Handlos) took place in 2020. The sellers opted for a Uniform Relocation Assistance (URA) re-imbursement for a self-move. Based on the information from the appraisal report and the URA fixed moving expense table, the owners are entitled to a total of \$3,325 for their self-move. Previously, the MCCJPA approved a Contingency Claim up to \$30,000 for construction of a horse shelter and fencing, as needed, on the replacement property. This moving expense claim is for the contents of the residential housing that the owners self-moved.

Council Member Seljevold moved, and Council Member Hendrickson seconded to approve OIN 1847 (Handlos) moving cost reimbursement of \$3,325. Motion carried.

B. OIN 1834 Moving Cost Reimbursement

Mr. Stenger asked for approval of a moving cost reimbursement of \$14,449.95 for OIN 1834 (Spanier). They hired a moving company and submitted an invoice for those expenses at the end of November. They also hired a contractor to move other possessions including large outdoor items. They expect to have another claim from this seller at the next meeting.

Council Member Seljevold moved, and Council Member Hendrickson seconded, to approve OIN 1834 (Spanier) moving cost reimbursement of \$14,449.95. Motion carried.

9) LAND AGENT REPORTS

Mr. Helve from SRF commented that he is working with the property owners and making strides to obtain Environmental Monitoring Easements (EME). He added that the Incentive Payment that was recently established has had some positive impact. Mr. Stenger also continues to obtain EMEs and draft relocation paperwork and is dealing with parcels in condemnation.

10) ADJOURN

The meeting adjourned at 2:00 p.m.

Stephen Larson, MCCJPA Secretary