

2013 SENATE POLITICAL SUBDIVISIONS

SB 2352

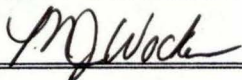
2013 SENATE STANDING COMMITTEE MINUTES

Senate Political Subdivisions Committee Red River Room, State Capitol

SB 2352
February 8, 2013
18579

☐ Conference Committee

Committee Clerk Signature



Explanation or reason for introduction of bill/resolution:

A Bill for an Act to authorize the conveyance of real property owned by the state of North Dakota.

Minutes:

You may make reference to "attached testimony."

Chairman Andrist opened the hearing for SB 2352. All senators were present.

Senator Karen Kresbsbach District 38; Prime sponsor of SB 2352. We are looking at having some authority to do something if the event should come up where they could relocate either all of the station or part of the station. Looking at it a little bit proactively is what we have to be doing. I know there is some eager people trying to take advantage of this property and I'm sure with the stipulations we have in the bill it will take and go through a process that is acceptable to the state and to all of the legislators as well. I think we have plenty of protection in there, whereby, it would have to be and it was determined appropriate by the State Board of Ag research and Education and the Vice President of Agricultural Affairs at the North Dakota State University and then along with if it should come to be, the local director would have a say in this subject of conveyance of property. We feel that is necessary because the local agent really knows what the situation is for that station.

Dr. Dean Bresciani: President of the North Dakota State University. This is a bill to explore options to actually do anything, if not now, certainly in the future. I think we all see the potential of this to become a fairly critical issue to the success of the research and extension centers in several locations around the state. This simply provides us the opportunity to explore options and be preparing for that.

Dr. Ken Grafton: Vice President for Agricultural Affairs. This is a situation where we face challenges but we also face opportunities. The possible sale of land is obviously an opportunity for us but it also creates some challenges with respect to purchasing land, identifying appropriate land for research purposes and then ultimately relocating if and when that opportunity does arise. (3:36-5:06) (Neutral stance)

Chairman Andrist : Dr. Grafton, President Bresciani said this is just for a study but it is actually as I read the bill actually an authorization to move forward on this. I would presume

you're going to study it first, but, I just wanted to correct that for the record unless I am mistaken.

Dr. Ken Grafton: You're correct. What we are requesting is an opportunity, again the authorization to exercise this opportunity if the situation occurs that an appropriate buyer or group of buyers would be interested in our land. As you well know we can't act on anything outside of the Legislative session unless it goes to an emergency committee. So, we just want the opportunity to be in a position to carry this out with the blessing of the legislature if and when an opportunity occurs to sell the land.

Chairman Andrist It looks to me like the bill would authorize you to see any land am I right? Wouldn't you have to still come back before you buy new land and get authorization? Dr. Ken Grafton replied that would probably be correct, yes Mr. Chairman.

Senator Judy Lee: I think both of them said something correct in that you can't even start to talk about it practically unless we've got some authorization for you to begin the discussion and deliberation and see what options there might be. A study, a legislative management study and has meetings and such. I don't know exactly all of the things that are done in the Minot station and I recall a chat in previous sessions about the NDSU farms and some of the other things around there. The challenge for even considering a move when somebody brought it up years ago was that so many of the seed plots are so regulated, starting over again, would be a challenge for some of the research that was being done. About whether or not you have challenges like that to face with the work you're doing there?

Dr. Ken Grafton replied some of the challenges that we face with the restrictions of moving at the main station at the NDSU campus is simply because of the educational activities that also are involved with the agricultural activities that we have. One of our responsibilities I think is to insure that we have adequate land. We're not going to purchase land again with the Legislature's permission that is not compatible for plot work which means that it has to be relatively uniform, as uniform as possible. It is my understanding and as an agronomist I know the importance of having high quality relatively uniform land. There is land present in the Minot area that would meet that need. What we would have to do would have to be in a position to end up soil testing, making sure the land is relatively uniform, grow cover crops or grow crops on it for several years to determine the uniformity of it and identify those areas that really conducive to good agronomic research. At the Williston research extension center the land is actually not consistent with the quality of land that exists in that region of the state. It is actually a much lighter textured soil, so even though we relocated there back in the 1954, the land really wasn't ideally suitable for agronomic research for that particular area because it is not typical of the land in that general area.

Chairman Andrist: Dr. Grafton, I don't presume you would have or sell any land unless you had other land identified that you could purchase. **Dr. Ken Grafton:** yes, that would be correct. One of the things in this bill and I would recommend some slight changes in the language if that would be appropriate, but one of the concerns that we have is if this is authorized that there be local decisions made on whether or not the land should be sold. So that would involve the director of the respective research extension center, in the case of the North Central Research Extension Center that would be Jay Fisher, in the case of

Williston that would be Terry Bergman both of those individuals work with and rely very closely on their respective advisory boards; the Board of Visitors for North Central and Williston Research Extension Center in Williston. I would be also in the decision making process, as would be the State Board of Ag Research and Education. My suggestion to this would be that on line 9, that the terms of conveyance must be determined jointly by the State Board of AG Research and Education, VP of Agricultural Affairs and the Director of Research Extension Center and upon their recommendation approved by the President of NDSU and the State Board of Higher Education. That would be the approval process.

Chairman Andrist You've got different people approving the sale. Do you have to approve the purchase of the new land? You know at least have to get approval of the budget section to trade the land, so I am wondering wouldn't you have been better off to put them in here? I guess I am suggesting maybe the better approach would be to have this agricultural board come with a plan for exchanging or for selling and buying new land come to the budget section for approval. You've only got one place to go.

Dr. Grafton: We would have to do that anyway. **Chairman Andrist:** Yes, I know you would. **Dr. Grafton** continued, but the president of NDSU and the State Board of Higher Education also has to be in the approval process for the sale, obviously the ultimate authority is the Legislature.

Senator Judy Lee: After research extension center you would want to add" and upon their recommendation be approved by the President NDSU"? **Dr. Grafton** also replied, " and the State Board of Higher Education".

Jay Fisher, Director of the NDSU-North Central Research Center. See written testimony #1 (13:34-18:15). **Chairman Andrist:** So is that blue area on the bottom the land the extension center now has? **Jay Fisher** replied yes that is correct. The blue area is the North Central Research Extension Center.

Chairman Andrist: I am still a little puzzled about the structure of the bill. It authorizes you to convey or sell the land but it doesn't appear to me to authorize you to buy new land. So I would presume that you wouldn't sell the old one until you got permission to buy the new one. So, I think I would've recommended the bill be structured a little differently, but if you like or any other speakers want to comment on that piece I would welcome it.

Jay Fischer If you look at my last sentence of my testimony there .With appropriate safeguards to make them whole again in the end. So I could not agree with you more. My responsibility is to conduct agricultural research on adequate land so I am interested in the same half of the equation you are, I couldn't thank you more for your comments.

Chairman Andrist: Do you anticipate a exchange of land or removal in replacement of the buildings themselves? **Jay Fisher** replied probably both. We would look at this as Senator Kresbsbach said, we may do this in pieces. If you look at that map of Minot there is land on the east side of US 83, that has no infrastructure on it other than our plots and fence. That may be valuable quarter to some of the folks and others. There are other places where the bypass will come that could be on the edge of our property and so, it wouldn't necessarily have to be an all or none. We needed to start somewhere.

Chairman Andrist Is the bypass going to into advanced planning by the Department of Transportation and could you give us an indication where that is going to go on this map?

Jay Fisher replied I cannot answer the first part of that question with the DOT but if you look at the May 2012 map, you can see fairly clearly the northwest bypass that angles around. If you follow that completely south that dotted line it comes right on the west edge of our property and then comes across one mile south of where our headquarters is located and enters right there where the red box is which is one mile south.

Chairman Andrist Basically, being an extension of the present bypass. **Jay Fisher** replied, correct.

Jerry Bergmann Director of the Williston Research Extension Center. See written testimony #2 (21:57- 23:24). In support of SB 2352.

Jerry Chavez President/ CEO of the Minot Area Development Corporation. See written testimony # 3. Support of SB 2352. (23:49-25:33).

Senator Judy Lee I am assuming that would be a pretty attractive development land what with if that area is not threatened by future flooding. You can help us understand from the map as well, but I am assuming that there would be some demand for that land if you decided to move it. I can understand the reasons for moving it. But I wouldn't anticipate it being a financial loss in any way if you found there was another place to locate. That would also be better for your center.

Jerry Chavez replied your observations are correct. That land has good potential not only for commercial or industrial development because of its proximity to the highway from Bismarck; but also directly to the west for residential development. The map referenced is also their comprehensive growth plan for the City of Minot. So that is what our city leadership as well as our consultant are projecting in terms of growth of our city.

Chairman Andrist So I presume it's safe to say that if you come with a plan, we would probably make money or be able to enhance your facilities, rather than have to find the money for it. **Jerry Chavez** replied, I think the intent in my conversations with Senator Kresbsbach is that there would be no fiscal impact if this were to go forward. But I want to say one other comment. This provides a mechanism to deal with an issue that we will be faced with in a few short years. But allowing this to go forward, we create a methodology to deal with something that we will be faced with. I would rather deal with it now rather than in the future. **Chairman Andrist** If memory serves correct we had a bill a couple of years ago to purchase additional land. I don't remember if that passed, if it was consummated or what happened to the bill. Can you enlighten us on that Jay? **Jay Fisher** replied it was SB 1200 in the 2001 session and it passed. One other caveat, we paid the astounding price of \$1000 per acre, this land is worth much more than that now, although we don't have an official appraisal .

Tom Ralstad Director of the Economic Development in Williston. Kris Ringwall is also in committee from the Dickinson Station. (28:32- 32:18) See written testimony #4. The communities are called micropolitan communities under 100,000 people. The three top

micropolitan communities in the country are in North Dakota. They are Williston, Minot and Dickinson. That is really why we're probably talking to you today. I think all our towns are big agriculture towns and we see the value of agriculture. Agriculture is going to be important to us in the future and at the same time we have to deal with all of the other growth. This offers a win-win. After Minot asked to look at it I convened a meeting of all of the State and Federal Agencies local governments and our Legislators from our district just before the session. I think our legislators were supportive, they just said it should be revenue neutral. That is a big key in this; mechanically, whether we have the right verbiage in terms of the processes and so forth and certainly your wisdom, and how to make this the smoothest mechanism to work. What is the best way to do this, hopefully somewhere in state government it has been done before, so we don't have to reinvent that wheel. I think that is our intention but we think this is a real opportunity.

Senator Howard Anderson My perception I guess, that most of the group would prefer to have this bill moved ahead with a slight amendment that Senator Lee already wrote down and give you the opportunity to look at some options. I am thinking that should the city planners make a plan with some developer to buy this land they could also ask them to take an option on some other land that you could eventually trade once you came back to the Legislature or some procedure like that. You wouldn't have to be held up as Senator Andrist might indicate by waiting to come back to the legislature and take an option on some additional property.

Tom Ralstad replied it's incredible the inquiries we get. I've probably met with ten different developers from out of state this week. The biggest they have is that they don't have land, but they got money. Finding land and 800 acres in one unified parcel I think would get some people's attention.

Senator Judy Lee There are commercial real estate agents who have lots of expertise in this area that would be a valuable resources for them. Very few people in the legislature aren't going to be in a position to do that. I am confident they will be talking to some of those folks who can make that work in all of those areas. It seems like such a win-win thing ultimately because not only do you need to have not necessarily quieter space but certainly in the midst of traffic. It's no benefit if anything it is a disadvantage to these centers to be in the middle of town for a lot of different reasons. The flip side of that is there is a higher and better use for some of that land right now. It will be better for the cities to be able to adapt a new use to that property.

Tom Ralstad replied we are actually in the same situation with our airport. We need to expand our runways and its' going to cost \$80 Million dollars to move the dirt that they have to move, and then go out and build a new airport. That could be prime development land in our town also. Don't know how that is going to go either. (34:35-35:30)

Senator Jim Dotzenrod For those who spoke here today, they all made a good point and I think it's very convincing and it is sort of intuitive that as these cities grow we take the agricultural research area and the city grows around it. It just makes sense to and is a win-win and the value of the property because of its agricultural value has a higher value so it would be a net positive for the state to relocate these. But I am unclear in the bill, how the Legislature is involved. I don't quite understand and no one really talked about it. I don't see

how that there's a group of legislators at some point who look at the plan, look at the proposal being made, look at the dollars involved then get a good understanding of what is involved money wise and then they approved that. I am assuming that is going to happen somewhere along the way. Maybe that would come out in a clear way how the legislature at some point in the process says okay, and go ahead.

Chairman Andrist I tend to agree with you. It seems to me we could better structure this bill. But before we try to do that let's see if there's anybody else wants to testify in support.

Don Streifel Farmer, Washburn, North Dakota. (37:05-42:31) Chairman of the Advisory for the Center. I am looking at this at a little bit perspective. I think the Boards vision of this is that it's going to be a lot harder than they think. I think you need to find a whole place that you're not going to be able to go buy 3 or 4 quarters next year or several more quarters the year after. This thing needs to be a pretty contiguous group of land that you have now.

Vice Chairman Ronald Sorvaag My problem is the last two parts of the bill. The two sections that says, *this no longer applies to*, but are these two sections that provide oversight in exchange or sale of the land. But this basically says, the way I am reading it, you could exchange the land without coming back to the legislature, because that 54.01.05.5 is the one that says you have to come back to the Legislature with a written report to the sale or exchange. Now it doesn't mention buying. As we all know there might be something else. My question does anybody know the answer or was part of drafting that and could someone explain that?

Chairman Andrist I want to assure those of you that testified that I can't make promises for the people but I think my sense is we're going to be very, supportive of this. The question is how to structure the bill. I think it is awkward because it gives you authority to sell your land, but it doesn't give you any authority to buy the new land. I don't think my sense is you would have no intention of doing that anyway.

Senator Jim Dotzenrod There is two sets of concerns here. The group of people that has come in and they are concerned that if they do this conveyance there is a possibility that the Legislature could look at this as an opportunity and say well that site got sold and we really don't have to buy another one any place, we've got so much money tied up in AG research let's just close this one down. I think from what I am hearing from them is their concern that if they go ahead with this and they someplace down the road are they going to get the rug pulled out from under them and lose that facility because they went ahead and got a buyer lined up and didn't have immediately a replacement or it got a bit uncoordinated and I would like to assure them they is a lot of interest in ag and ag research in the Legislature. I think it would be very hard to see one of these stations close down. I don't see that could happen. I heard that concern. I think from the standpoint of those of us in the Legislature and myself as a rural legislator I hear a lot of complaints when something goes wrong and Higher Ed does something that is embarrassing. The concern I have with this bill is, are we going to end up with a situation where some land gets purchased at a price that is much higher than what it is worth. But the Legislature was not consulted, there wasn't a plan presented, but the deal happened and there was a case where the Legislature didn't get a chance to look at it. My concern is different from the concern of the people who testified and brought the bill. Their concerned about what's going to happen if

this land transaction got used as a way to close down their site. They don't want that to happen. My concern is how our committee does this in such a way that the Legislature has their eyes wide open and knows that the figures make sense and this is a good deal and it should be approved.

Chairman Andrist I was wondering if we could simply add an amendment that no sale of land may be consummated without a plan for its replacement.

Vice Chairman Ronald Sorvaag I think all of us are pretty supportive. It's a great thing for the state, but I also see what happens when you have it and how it affects the development so I appreciate what you're trying to do and get ahead of this. I think it is a good idea but I think we have to have some language or look at amendments. I don't sense opposition at all, it's just a lot of wording here that I don't understand. I just think its important to convey that there is an objection to really what this idea is and I don't think an idea to take things away. We just got to look at the wording of the bill before we go forward.

Senator Judy Lee I support what the other two proceeding speakers talked about and as we found a few years ago when a survey was done about where people started first grade and where they lived almost everybody in the Legislature either has a farm background, or has relatives who still do farm. A lot of sensitivity to what the needs of our agricultural industry is in the state. It seems to me the devil is in the details here. I think it would be worthwhile rather than us even trying to figure out how to amend it I think Chairman Andrist you should talk to Legislative Council because maybe there is some reason why Senator Krebsbach who is a very experienced and knowledgeable legislator would've put it together this way. I am not saying its' all perfect the way it is as is the case in almost every bill. But let's find out if we can get some background expertise beyond what we might be able to dream up because we know how the process is supposed to go. It may end up being a hog house amendment that accomplishes what all of here want to do, but handles those questions that we have right now and may need a bit more in-depth review.

Chairman Andrist I think we're all on the same page here. We want to protect these stations, we don't want some future session of the legislature to shut them down.

Hearing closed on SB2352.

Committee Discussion

Chairman Andrist We may work on some other language and we may not do extensive language change and we invite you to examine this as we pass it on for possible changes that you might want to make in the House. I think you would be well to tie the sale of any land to approval for purchase of land. Whether we get that accomplished in the time we've got, I don't know.

Senator Howard Anderson We need a contact person should be so that you could spread the rest of it, so that as we come with some revisions we could run them by you before we finalize them. You'll obviously see it if we amend it, but we would like you to see it before that. The contact person will be Don Grafton.

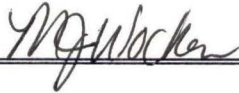
2013 SENATE STANDING COMMITTEE MINUTES

Senate Political Subdivisions Committee Red River Room, State Capitol

SB 2352
February 14, 2013
18926

☐ Conference Committee

Committee Clerk Signature



Explanation or reason for introduction of bill/resolution:

A Bill for an Act to authorize the conveyance of real property owned by the state of North Dakota.

Minutes:

You may make reference to "attached testimony."

Chairman Andrist opened the committee for discussion of SB 2352. All senators were present.

Chairman Andrist I put the amendment in from you that I had requested from John Bjornson which I thought was the sense of the committee. Even I have difficulty without seeing it engrossed. I took time to engross it at my desk because the counsel doesn't want to engross it until it is adopted. I wanted to see what it looked like and I think I did it right. I hope it accomplishes all that you think needs to be accomplished. My sense was that we all wanted to accomplish what the bill sponsors wanted to accomplish but the bill had some defects.

Senator Judy Lee I think that Senator Krebsbach had some suggestions didn't she? I gave her a copy of this and she went back to her desk and I haven't heard any more but there was something about a sense of timing that she was concerned about. Senator Lee left the committee to ask Senator Krebsbach about the amendment.

Chairman Andrist I don't know where the timing concern could be because it doesn't have any dates. **Senator Howard Anderson** Unless, she was concerned about going to the budget section? But I don't know how often they meet? **Chairman Andrist** They meet quarterly. **Vice Chairman Ronald Sorvaag** So that doesn't seem like that would be a big problem. **Senator Howard Anderson** I wondered about the language where it says 'in a manner that is substantially equivalent to the research center property conveyed'. I wonder if that was too restrictive because what if they find somebody who wants to give them twice the land they have now for a price that they can afford because of what they sold the others for? **Vice Chairman Ronald Sorvaag** I would read that as substantial equivalent that could be in dollar amounts too. It doesn't say it has to be quarter for quarter. **Chairman Andrist** I think that's what John intended by it. **Vice Chairman Ronald Sorvaag** It could be a million for a million. It could be equivalent; I don't know I would agree to value or whatever you would want to term it.

Senator Jim Dotzenrod When I read that, I thought this was a term that really leaves us lots of wiggle room. I was thinking of it in terms as equivalent functionality. They have a function that they want. **Chairman Andrist** So we could interpret it as acre for acre or we could interpret it as functionally. **Senator Jim Dotzenrod** Functionally equivalent means to me, if it was suitable for the research work that they have right now and they found another property that can be useful for that same way that they can perform a function that is similar to what they are doing at the ag now. **Chairman Andrist** I am sure they would want it to be equivalent land.

Senator Judy Lee I learned that Senator Kresbsbach appreciated the language that you had added and she thought it was okay. Thank you for letting me ask her because she and Minot wanted this.

Chairman Andrist So do you think it needs further tweaking? **Senator Jim Dotzenrod** The only concern that I had during the whole hearing was that the left hand knows what the right hand is doing. That is we as legislators shouldn't find out about what happened and the kinds of things that could go wrong. Or a commission got paid to some person who was an insider or seemed to be out of line or that some person got favorable treatment that we didn't think wasn't right. I was satisfied with this bill as long as there was a chance for a group of legislators to look at it and say it looks good. That's all I thought was needed. I think that's what this bill does.

Vice Chairman Ronald Sorvaag I would agree with Senator Dotzenrod. I think that was all our concerns because a lot of these other people named in here can be gone tomorrow and not responsible; but with the budget section at least we do have a group of our legislators who look at it before it takes place. I am comfortable with it too.

Vice Chairman Ronald Sorvaag I would move the amendment on 13.060705.001 on SB 2352.

2nd. Senator Dotzenrod

Roll Call Vote 6 Yea, 0 No, 0 Absent

Chairman Andrist The amendment is carried is there anything you want to do with this bill?

Vice Chairman Ronald Sorvaag I will move that give a do pass to SB 2352 as amended.

2nd Senator Grabinger

Roll Call Vote 6 yea, 0 No 0 Absent

Carrier: Senator Ron Sorvaag

February 11, 2013

2/14/13
TV

PROPOSED AMENDMENTS TO SENATE BILL NO. 2352

Page 1, line 4, after "may" insert "sell, trade, or otherwise"

Page 1, line 8, after "university" insert "and approved by the budget section of the legislative management"

Page 1, line 14, after the second "centers" insert "in a manner that is substantially equivalent to the research center property conveyed"

Renumber accordingly

Date: 2-14-13
Roll Call Vote #: 1

2013 SENATE STANDING COMMITTEE
ROLL CALL VOTES
BILL/RESOLUTION NO. 8352

Senate Political Subdivisions Committee

☐ Check here for Conference Committee

Legislative Council Amendment Number 13.060705.001

Action Taken: ☐ Do Pass ☐ Do Not Pass ☐ Amended ☒ Adopt
Amendment

☐ Rerefer to Appropriations ☐ Reconsider

Motion Made By Senator Ron Sorvaag Seconded By Senator Dotzenrod

Senators	Yes	No	Senator	Yes	No
Chairman John Andrist	✓		Senator Jim Dotzenrod	✓	
Vice- Chairman Ronald Sorvaag	✓		Senator John Grabinger	✓	
Senator Judy Lee	✓				
Senator Howard Anderson, Jr.	✓				

Total (Yes) 6 No 0

Absent 0

Floor Assignment _____

If the vote is on an amendment, briefly indicate intent:

Date: 2-14-13
Roll Call Vote #: 2

2013 SENATE STANDING COMMITTEE
ROLL CALL VOTES
BILL/RESOLUTION NO. 2352

Senate Political Subdivisions Committee

☐ Check here for Conference Committee

Legislative Council Amendment Number _____

Action Taken: ☒ Do Pass ☐ Do Not Pass ☒ Amended ☐ Adopt
Amendment

☐ Rerefer to Appropriations ☐ Reconsider

Motion Made By Senator Ron Sorvaag Seconded By Senator John Grabinger

Senators	Yes	No	Senator	Yes	No
Chairman John Andrist	✓		Senator Jim Dotzenrod	✓	
Vice- Chairman Ronald Sorvaag	✓		Senator John Grabinger	✓	
Senator Judy Lee	✓				
Senator Howard Anderson, Jr.	✓				

Total (Yes) 6 No 0

Absent 0

Floor Assignment Senator Ron Sorvaag

If the vote is on an amendment, briefly indicate intent:

REPORT OF STANDING COMMITTEE

SB 2352: Political Subdivisions Committee (Sen. Andrist, Chairman) recommends **AMENDMENTS AS FOLLOWS** and when so amended, recommends **DO PASS** (6 YEAS, 0 NAYS, 0 ABSENT AND NOT VOTING). SB 2352 was placed on the Sixth order on the calendar.

Page 1, line 4, after "may" insert "sell, trade, or otherwise"

Page 1, line 8, after "university" insert "and approved by the budget section of the legislative management"

Page 1, line 14, after the second "centers" insert "in a manner that is substantially equivalent to the research center property conveyed"

Renumber accordingly

2013 HOUSE POLITICAL SUBDIVISIONS

SB 2352

2013 HOUSE STANDING COMMITTEE MINUTES

House Political Subdivisions Committee Prairie Room, State Capitol

SB 2352
March 14, 2013
Job # 19944

☐ Conference Committee

Committee Clerk Signature



Explanation or reason for introduction of bill/resolution:

An Act to authorize the conveyance of real property owned by the state of North Dakota.

Minutes:

Testimony #1,2

Chairman N. Johnson opened the hearing on SB 2352.

Senator Krebsbach: I am here to bring a bill due to city expansion in Minot or Williston. The center of Minot Research Station was out of the city limits of Minot. However, with the growth we now have a situation it is going to be before too long completely surrounded. If there is a possibility that they can relocate, that is what this bill will authorize. This bill gets the opportunity to explore and transact sale, purchase or exchange of existing property. This is not going to be done without oversight. The local research director of the station would be involved in such transaction. This will has flexibility with controls to accomplish what may be needed in the future.

Rep. Kathy Hogan: Has this happened in any other area outside of Minot.

Senator Krebsbach: I think it has happened in other areas in the past.

Jay Fisher, Director of NDSU-North Central Research Extension Center (See testimony #1) Went over the testimony. 03:33 - 7:05

Rep. Beadle: This has been an issue in Minot for a while. Have you identified other parcels that might potentially work should you have the flexibility to relocate?

Jay Fisher: To some degree. I have been there 34 ½ years and I really can't do anything without some permission to do that. It will be a difficult task finding suitable land to relocate.

Rep. Koppelman: What were the changes to the bill to improve it?

Jay Fisher: In line 4 they added the words sell, trade or otherwise convey and in lines 8 & 9 they added and approved by the budget section of the legislative management. So in the every other year when you don't meet we could continue to look into this possibility. Line

16 which are in a manner that is substantially equitable to the research center property conveyed.

Jerry Chavez, President/CEO of the Minot Area Development Corporation: (See testimony #2) 09:48 - 13:30

Rep. L. Meier: What year was the North Central Research Extension Center constructed in Minot?

Jay Fisher: 1945.

Rep. Klemin: It would seem the location of this property now that the value residential or commercial purposes is a lot more than it would be for use for agricultural lands now so if there is a sale or exchange it should be a substantial amount of money left over if they got 1120 acres somewhere else. Is that the case now?

Jerry Chavez: That is a fair statement. If you look at the present value of the land it is strategic for commercial or industrial and residential growth.

Rep. J. Kelsh: So what you are saying that if you took over this you would provide the 1100 acres and all the buildings that are present now to the standard the state research farm wanted them and there would be no cost to the State of North Dakota.

Jerry Chavez: That is the intent going forward.

Rep. Kretschmar: This legislature has authorized the sale of certain state lands before. Where is the legal description?

Jay Fisher: At the beginning of the preparation of this bill I did provide the legal description to legislative counsel. It is 1280 acres. It is 1120 that is encompassed inside of that.

Rep. Kathy Hogan: There is a new center at the Minot site. When was that built?

Jay Fisher: In 1999. We added two new structures in 2007 and I have two representatives here to help me. To replace those will be expensive somewhere else.

Jerry Bergman, NDSU-WREC: I support this bill as amended. Williston Research and Extension Center had been moved in 1955 to their current location. The sale of that property bought 800 acres and several facilities and houses were built with that sale. Right now we have 800 acres west of Highway 85 by Williston. They are projecting an increase in population from 2010 of 16,000 - 50,000. The east side of our station is completely built to industrial and residential to the north it is all industrial. Tom Walstad testified in the Senate that he supports authorization for us to consider selling this property and relocating. Do we have other land? The typical soil in Williams County is a Williams loam and 70% of our county has that soil type so we have a great opportunity to identify land if this bill is authorized.

Rep. Kretschmar: How much acreage do you have there at Williston now?

Jerry Bergman: We have 800 acres.

Rep. Beadle: I know the need is very apparent in Williston and Minot. Was there a consideration of adding Dickinson and Stark County Research Center to this; or even Fargo where I growth is limited to the north?

Jerry Bergman: The director of Dickinson is here and he can answer that.

Chris Ringall, Director of Dickinson Research Center: We have a piece of ground that affects many players. We have not been pressured at this point. Our advisory board has not been involved in this process at this time and it is very important that our grass roots people also be involved. We are just finishing the process of 1979 of moving a portion of our center to Manning so it is a long process and we just want to do it right so we are not going to rush it.

Rep. Beadle: If you have land in close proximity you don't need that option. The Dickinson Research Station has seven quarters of land that is in the proximity of Dickinson and yes that flexibility would be good. Sometimes when we move forward with some things with good intention they accelerate faster than you really want them to so it is simply a process of trying to plan correctly. We will be back here within the next two years we are OK.

Chris Ringall: The Dickinson Research Center has seven quarters of land within the close proximity.

Opposition: None

Hearing closed.

Rep. Klemin: The question raised by Rep. Kretschmar should be addressed by they did not include the legal description of these properties as part of the bill?

Chairman N. Johnson: I will check into that with Legislative Counsel for you. It would be in the session laws because it is just a onetime thing.

Rep. Kretschmar: It should be done by the Legislative Session and not the budget section.

Rep. M. Klein: I have been involved in the experiment station for a number of years. North Central Research Station use to be the Ward County Poor Farm. Dickinson had purchased a large amount of land north of Dickinson where most of their work is actually done with the offices mostly right in the city. I think the only thing we are trying to do is if an opportunity comes up where a purchase could be made in an area you normally can't have that individual wait because the time for the next session to meet becomes a real problem. Nobody is selling right now; everyone is buying and the prices are going up and changing so I think the only thing it does is allows a little more flexibility into the system. The time doesn't allow for everything to come to Legislature and then get approved and then process the system. It is more of an exchange that we are talking about.

Rep. Kretschmar: We can give that to the budget section, but it seems to me we should pass this bill and say Williston you can sell that if you want without assistance from us or we can do it the other way too. It probably would pass either way.

Rep. Hatlestad: Can we compromise by budget section if we are not in session and legislate if we are?

Chairman N. Johnson: Williston and Minot are what we are looking at. A question was raised in committee why there was no legal description. Jay Fisher said they had provided that and I visited with him just before lunch and he said that Williston did not come in with the legal description so they did not want to put in one and not the other so they did not put either one in.

Rep. Klemin: I think that is more the reason to have a legal description because if the answer is well we don't know which property we are going to be selling then that leaves it vague. I think if we are selling state property it should be decided while the bill is before the legislature as to exactly which state property they are asking to sell. I don't think that is appropriate and certainly we can get that legal description or they don't get their bill passed.

Rep. A. Maragos: Minot offered their legal description and then maybe we should just remove Williston.

Chairman N. Johnson: My discussion with Chris Wingall from the Dickinson Research Center said that they may be selling part of it and not all of it so it wouldn't be everything that would be going. They might do part of it at different times.

Rep. Toman: If they had the whole legal description and they were going to sell part of it it would be within the legal description so that would be OK, right?

Rep. Hatlestad: When we had a discussion this fall before the session started the idea wasn't that we would sell everything. That there would be an exchange so they would totally move. Last Saturday there was discussion that maybe Williston and Minot would get together somewhere in between and build one station; rather than two.

Rep. M. Klein: My understanding is the legal descriptions are at old main in Fargo.

Closed.

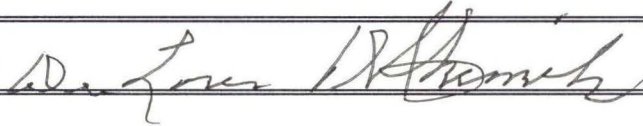
2013 HOUSE STANDING COMMITTEE MINUTES

House Political Subdivisions Committee
Prairie Room, State Capitol

SB 2352
March 21, 2013
Job #20301

☐ Conference Committee

Committee Clerk Signature



Minutes:

Proposed amendment #1

Chairman N. Johnson opened the hearing on SB 2352. We just requested that we have the legal description of those land tracts added to the bill.

Rep. Hatlestad: As we discussed the bill we wanted the land descriptions so I had each of the two gentlemen responsible for each of the experiment stations to communicate that to Legislative Counsel so that can be included in the bill.

Rep. M. Klein: The land descriptions are incorrect for the Minot Experiment Station. The testimony showed there were 1200 plus acres and your land description show 480 acres. We need to correct that. Did you get that from legislative counsel?

Rep. Hatlestad: Yes

Rep. M. Klein: He might have had the original description when that was the Ward County Poor Farm. Over the years land has been added. You probably have the first cut of the description there.

Chairman N. Johnson: It appears we are going to wait on this one too.

Closed.

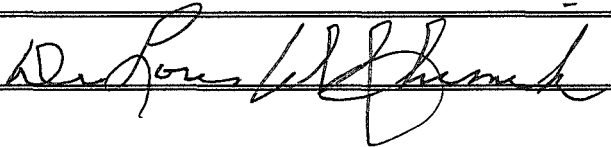
2013 HOUSE STANDING COMMITTEE MINUTES

House Political Subdivisions Committee
Prairie Room, State Capitol

SB 2352
March 28, 2013
Job # 20621

☐ Conference Committee

Committee Clerk Signature



Minutes:

Proposed amendment #1

Chairman N. Johnson opened the meeting on SB 2352.

Rep. A. Maragos Made a Motion to Move the amendments 06002; Seconded by Rep. Koppelman:

Voice vote carried.

Do Pass As Amended by Rep. A. Maragos; Seconded by Rep. Koppelman:

Vote: 15 Yes 0 No 0 Absent Carrier: Rep. M. Klein:

3/25/13
CJH

PROPOSED AMENDMENTS TO ENGROSSED SENATE BILL NO. 2352

Page 1, after line 4, insert:

"1."

Page 1, after line 21, insert:

- "2. The land authorized to be conveyed in Ward County is generally described as follows:

The south $\frac{1}{2}$ and the northwest $\frac{1}{4}$ of section 10 of township 154 north, range 83 west.

The north $\frac{1}{2}$ and the southwest $\frac{1}{4}$ of section 11 of township 154 north, range 83 west.

The northwest $\frac{1}{4}$ of section 12 of township 154 north, range 83 west.

The northeast $\frac{1}{4}$ of section 15 of township 154 north, range 83 west.

3. The land authorized to be conveyed in Williams County is generally described as follows:

The northeast $\frac{1}{4}$ of section 36 of township 154 north, range 102 west.

Section 25 of township 154 north, range 102 west."

Renumber accordingly

Date: 3-28-13
Roll Call Vote #: 1

2013 HOUSE STANDING COMMITTEE
ROLL CALL VOTES
BILL/RESOLUTION NO. 2352

House Political Subdivisions Committee

☐ Check here for Conference Committee

Legislative Council Amendment Number 13. 0607. 06002

Action Taken: ☐ Do Pass ☐ Do Not Pass ☒ Amended ☐ Adopt Amendment

☐ Rerefer to Appropriations ☐ Reconsider

Motion Made By Rep. Maragos Seconded By Rep. K. Hogan

Representatives	Yes	No	Representatives	Yes	No
Chairman Nancy Johnson			Rep. Ben Hanson		
Vice Chairman Patrick Hatlestad			Rep. Kathy Hogan		
Rep. Thomas Beadle			Rep. Jerry Kelsh		
Rep. Matthew Klein			Rep. Naomi Muscha		
Rep. Lawrence Klemin					
Rep Kim Koppelman					
Rep. William Kretschmar					
Rep. Alex Looysen					
Rep. Andrew Maragos					
Rep. Lisa Meier					
Rep. Nathan Toman					

Total (Yes) _____ No _____

Absent _____

Floor Assignment _____

If the vote is on an amendment, briefly indicate intent:

*Unin
Vote
Carried!*

Date: 3-28-13
Roll Call Vote #: 2

2013 HOUSE STANDING COMMITTEE
ROLL CALL VOTES
BILL/RESOLUTION NO. 2352

House Political Subdivisions Committee Political Subdivisions

☐ Check here for Conference Committee

Legislative Council Amendment Number _____

Action Taken: ☒ Do Pass ☐ Do Not Pass ☒ Amended ☐ Adopt Amendment
☐ Rerefer to Appropriations ☐ Reconsider

Motion Made By Rep. Maragos Seconded By Rep. Koppelman

Representatives	Yes	No	Representatives	Yes	No
Chairman Nancy Johnson	✓		Rep. Ben Hanson	✓	
Vice Chairman Patrick Hatlestad	✓		Rep. Kathy Hogan	✓	
Rep. Thomas Beadle	✓		Rep. Jerry Kelsh	✓	
Rep. Matthew Klein	✓		Rep. Naomi Muscha	✓	
Rep. Lawrence Klemin	✓				
Rep. Kim Koppelman	✓				
Rep. William Kretschmar	✓				
Rep. Alex Looysen	✓				
Rep. Andrew Maragos	✓				
Rep. Lisa Meier	✓				
Rep. Nathan Toman	✓				

Total (Yes) 15 No 0

Absent 0

Floor Assignment Rep. M. Klein

If the vote is on an amendment, briefly indicate intent:

REPORT OF STANDING COMMITTEE

SB 2352, as engrossed: Political Subdivisions Committee (Rep. N. Johnson, Chairman) recommends AMENDMENTS AS FOLLOWS and when so amended, recommends DO PASS (15 YEAS, 0 NAYS, 0 ABSENT AND NOT VOTING). Engrossed SB 2352 was placed on the Sixth order on the calendar.

Page 1, after line 4, insert:

"1."

Page 1, after line 21, insert:

- "2. The land authorized to be conveyed in Ward County is generally described as follows:

The south $\frac{1}{2}$ and the northwest $\frac{1}{4}$ of section 10 of township 154 north, range 83 west.

The north $\frac{1}{2}$ and the southwest $\frac{1}{4}$ of section 11 of township 154 north, range 83 west.

The northwest $\frac{1}{4}$ of section 12 of township 154 north, range 83 west.

The northeast $\frac{1}{4}$ of section 15 of township 154 north, range 83 west.

3. The land authorized to be conveyed in Williams County is generally described as follows:

The northeast $\frac{1}{4}$ of section 36 of township 154 north, range 102 west.

Section 25 of township 154 north, range 102 west."

Renumber accordingly

**2013 CONFERENCE COMMITTEE
SB 2352**

2013 SENATE STANDING COMMITTEE MINUTES

Senate Political Subdivisions Committee

Red River Room, State Capitol

SB 2352

April 11, 2013

21098

☒ Conference Committee

Committee Clerk Signature



Explanation or reason for introduction of bill/resolution:

A Bill for an Act to authorize the conveyance of real property owned by the state of North Dakota

Minutes:

You may make reference to "attached testimony."

Senator John Andrist, Senator Ron Sorvaag, Senator Jim Dotzenrod, Representative Matthew Klein, Representative Lisa Meier, Representative Naomi Muscha were present in this conference committee for SB 2352.

Senator Andrist committee members it appears to me that all bill is to permit the Minot and Williston Experiment Stations to convey their land and purchase other land. I don't think you changed the bill other than you provide a legal description of the land, is that correct?

Representative Klein replied our two lawyers on our committee when they looked at the bill said you don't talk about transferring any land unless you have a legal description. So, we went back and added a legal description. The whole thing is just to preclude should something happen, we are not saying it is going to happen, but it allows us the possibility if the oil patch keeps booming and things moving, we're probably right in the middle of it and we might have to do some exchanging but, it's not anything that is just a precaution were trying to take to get ahead of the system. We added the legal description as you see there and that is a requirement I understand from the lawyers whenever you transfer anything you have to have a legal description.

Senator Sorvaag You included all the land in both parcels?

Representative Klein Yes, we had a little problem getting some of the descriptions because the history of the Minot Experiment Station which used to be the Ward County Poor Farm. It was transferred at that time in 1945 to the Agricultural College and in the process some additional land was purchased so there were several steps. Williston was the same way. All of the legal descriptions have been checked out and are there.

Senator Sorvaag I would move that the Senate accede to the House amendments

2nd Senator Dotzenrod

Roll call vote 6 Yea, 0 No, 0 Absent Carrier: Senator Sorvaag

Date 4-11-13Roll Call Vote # 1

2013 SENATE CONFERENCE COMMITTEE ROLL CALL VOTES

BILL/RESOLUTION NO. S.B. 2352 as (re) engrossedSenate Political Subdivisions Committee

- Action Taken**
- ☒ SENATE accede to House Amendments
- ☐ SENATE accede to House Amendments and further amend
- ☐ HOUSE recede from House amendments
- ☐ HOUSE recede from House amendments and amend as follows
- ☐ **Unable to agree**, recommends that the committee be discharged and a new committee be appointed

Motion Made by: Sen. Sorvagy Seconded by: Sen. Blotzenrodt

Senators	Y	N	Yes	No	Representatives	Y	N	Yes	No
<u>S. Andrus</u>	✓		✓		<u>Rep. Klein</u>	✓		✓	
<u>S. Sorvagy</u>	✓		✓		<u>Rep. Meier</u>	✓		✓	
<u>S. Blotzenrodt</u>	✓		✓		<u>Rep. Muscha</u>	✓		✓	
Total Senate Vote					Total Rep. Vote				

Vote Count Yes: 6 No: 0 Absent: 0Senate Carrier Senator Sorvagy House Carrier _____

LC Number _____ of amendment

LC Number _____ of engrossment

REPORT OF CONFERENCE COMMITTEE

SB 2352, as engrossed: Your conference committee (Sens. Andrist, Sorvaag, Dotzenrod and Reps. Klein, Meier, Muscha) recommends that the **SENATE ACCEDE** to the House amendments as printed on SJ page 1066 and place SB 2352 on the Seventh order.

Engrossed SB 2352 was placed on the Seventh order of business on the calendar.

2013 TESTIMONY

SB 2352

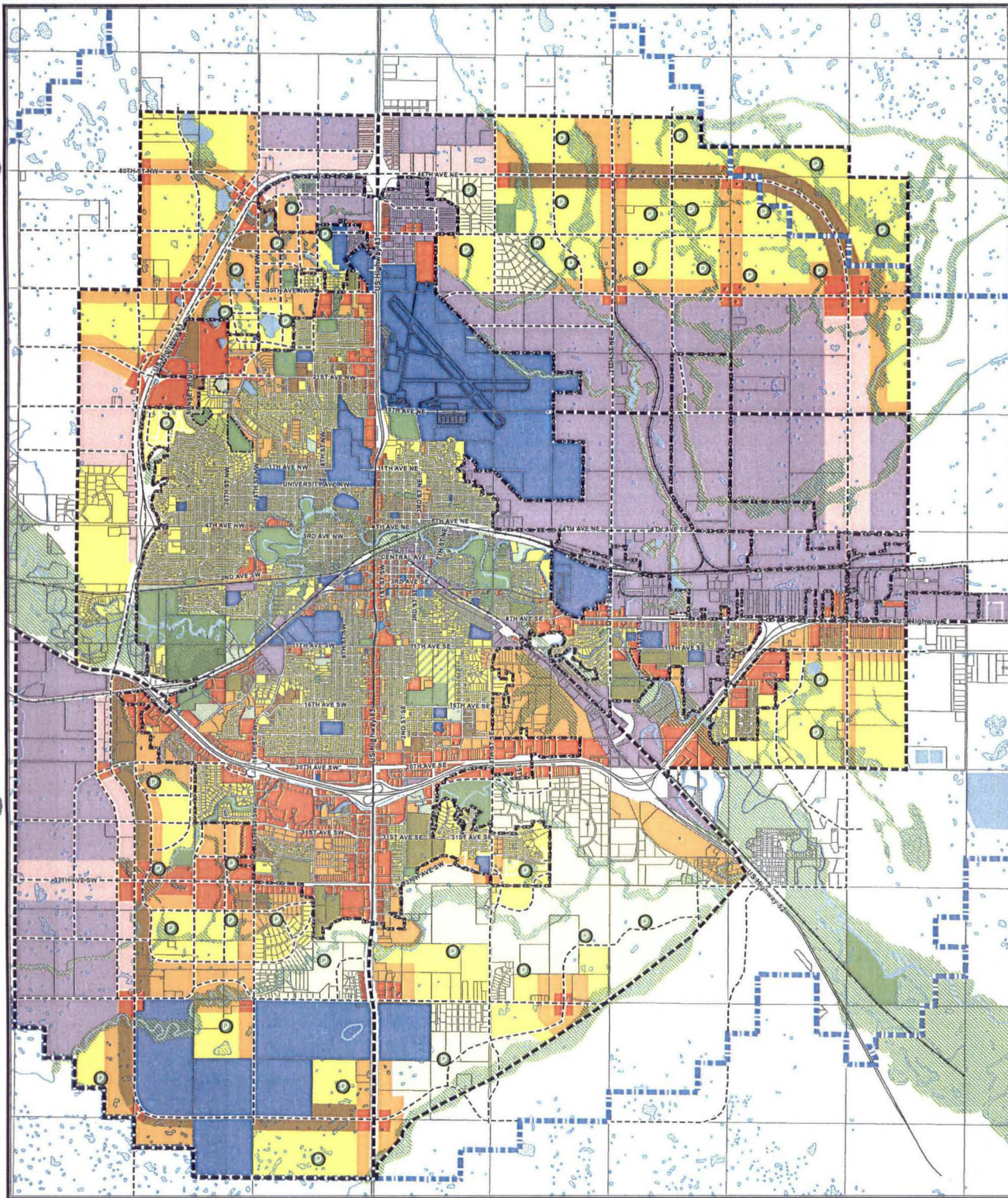
Senate Bill 2352

Chairman Andrist, members of the committee. My name is Jay Fisher, and I am the Director of the NDSU-North Central Research Extension Center, one of the two parties named in this bill. I speak in favor of Senate Bill 2352. My Board of Visitors advisory board has been involved in a discussion about this concept since January 2012, and have discussed it at three different meetings. A sub-committee of the Board has discussed it more in-depth.

The topic first came to the forefront in December 2011 when I saw a map of the "Future Land Use Plan, City of Minot" developed by a firm named Stantec. (Please see attached maps). I noted the North Central Research Extension Center (NCREC) was in blue, designated "Public/Semi-Public," the same as the airport. More importantly, a new southwest highway by-pass encircled 1,120 of the 1,280 acres which make up the NCREC. This would place most of the NCREC inside the beltway of Minot and along a potentially very busy roadway.

This bill provides the authorization for us to look into potential relocation of the center, replacement of the structures and personal property, and leaves the funds with center that is the subject of the conveyance. No conveyance may be completed unless the terms of conveyance or other provisions allow for the above mentioned items.

My Board of Visitors advisory board, made up of two farmers from each of the 12 counties we serve were adamant about maintaining local control. I believe this bill gives permission, with oversight, to look into the possibility of relocating a center with appropriate safeguards to make them whole again in the end.



Future Land Use Plan

City of Minot

2011 Comprehensive Plan

Draft



0.8 0 0.8 Miles

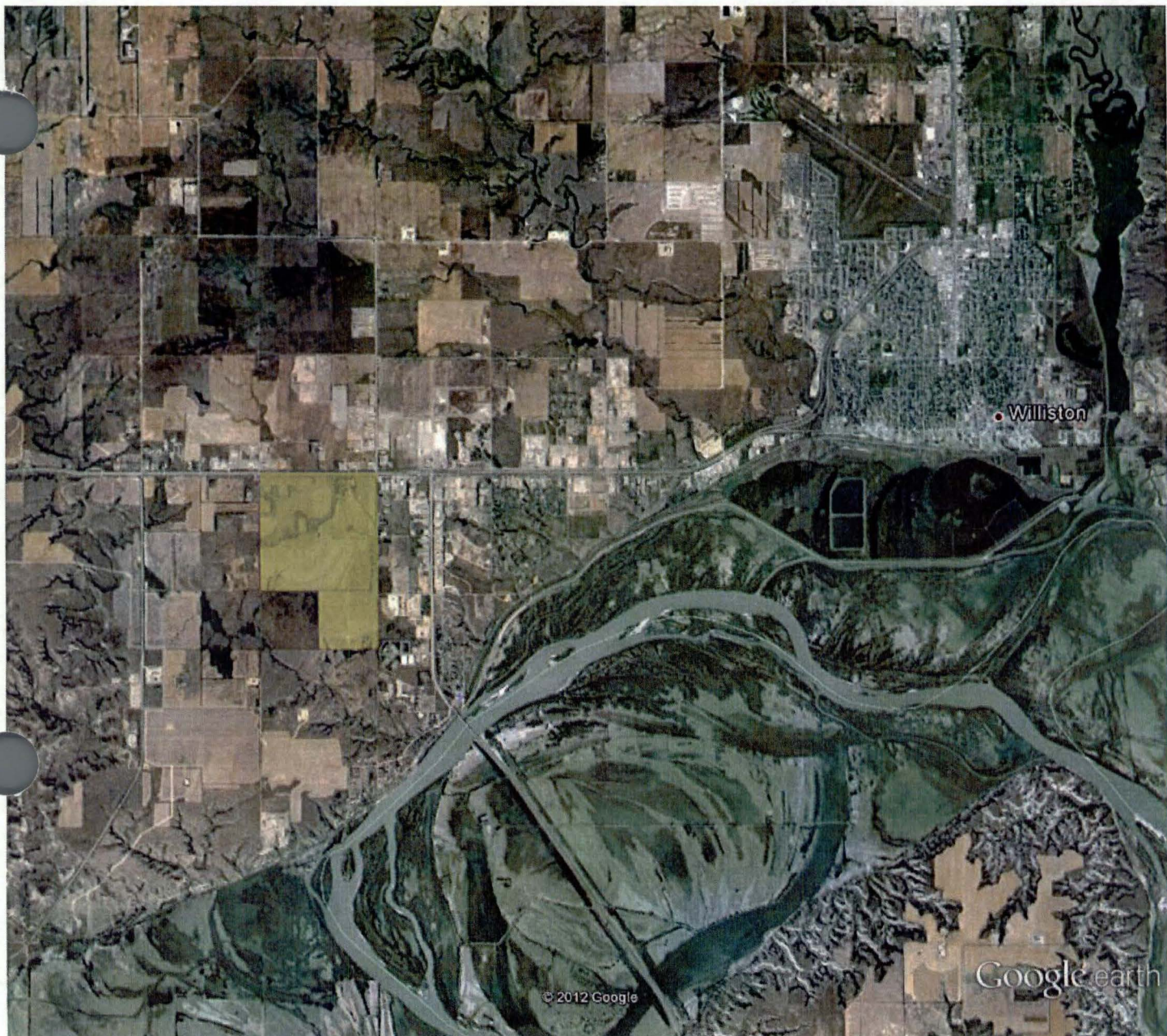
- 2-Mile Jurisdictional Boundary
- City Boundary
- Growth Area Boundaries
- Conceptual Transportation Connections
- Railroad
- AIRPORT
- Streams
- Open Water
- Wetlands
- Conceptual Parks and Greenway Connections
- Very Low Density Residential
- Low Density Residential

- Medium Density Residential
- High Density Residential
- Manufactured Home Park
- Commercial
- Office Business Park
- Industrial
- Public/Semi-Public
- Hospital
- Golf Course
- Parks and Open Space
- Cemetery
- Rural/Agricultural

December 9, 2011



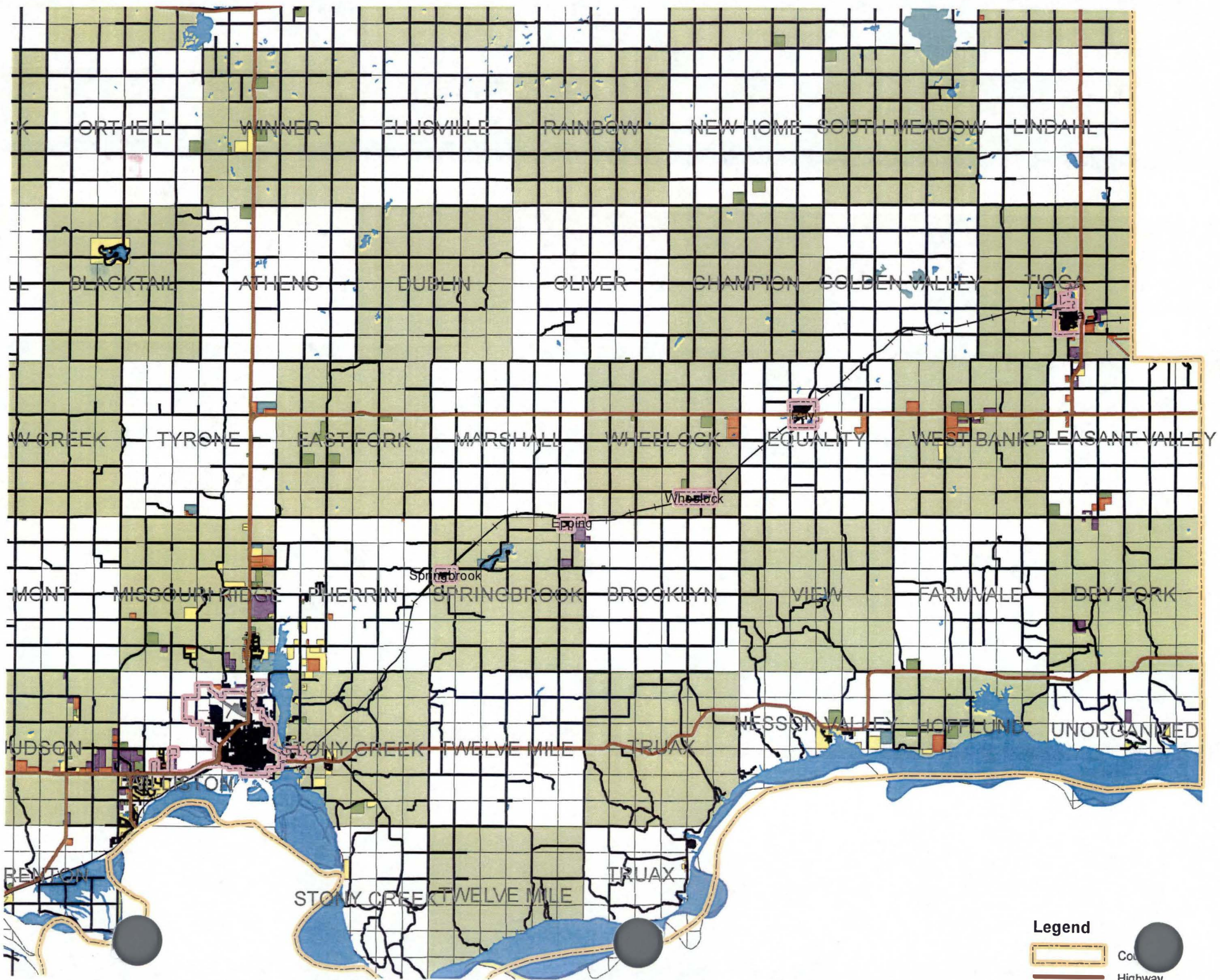
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Google earth

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Legend

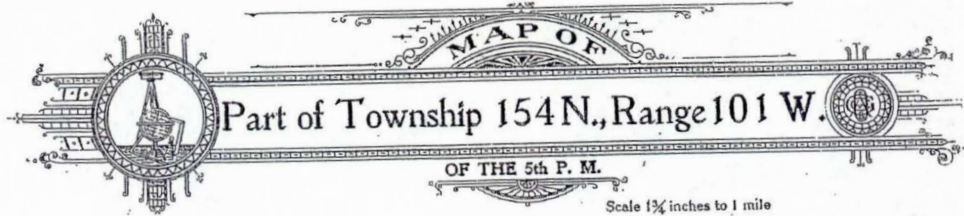


County



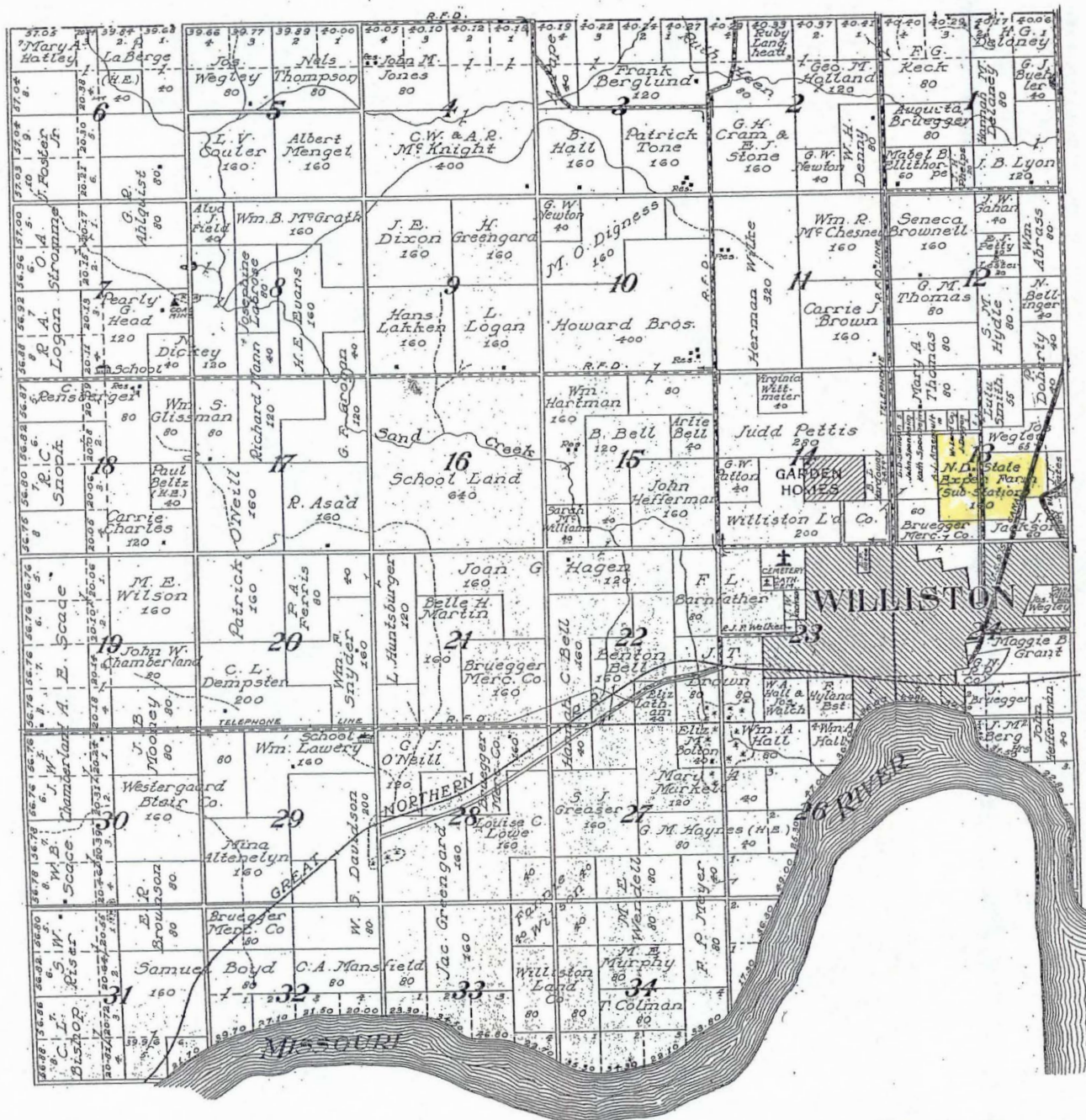
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Senate Bill # 2352

Good morning Chairman Andrist and members of the committee. My name is Jerry Chavez and I am the President/CEO of the Minot Area Development Corporation. I am here this morning to speak in favor of Senate Bill 2352 and urge this committee to act favorably on this bill.

This bill like many others introduced this session, to you and your colleagues, deal with issues of rapid growth and allows a process to plan and means to handle such growth for North Dakotan's and services provided to them.

In Minot, our unprecedented growth is fueled and impacted in part by the oil industry as well as the agriculture industry. In just a few short years, Minot's population has dramatically increased to an estimated 50,000 residents. Looking closely at the construction permits issued by the city, it is easy to understand that in just a short three years Minot has experienced ten years of growth. I submit that adding an additional two years, at the pace of last year's 2012 construction growth, Minot will experience the equivalent to twenty years of growth in just a short 5 year period.

What I believe is important for this committee to understand is that North Central Research Extension Center, south of Minot, is predicted to be within the city limits of Minot and with the growth pattern that I have just described.....the NCREC, its approximately 1200 acre operations and its mission could be greatly impacted in the not to distant future by the advance of residential, commercial, retail, and industrial development.

In my opinion, this bill is yet another example of the type of forward thinking put forth by state legislators to deal with growth issues brought on by North Dakota's explosive economic growth. By creating this process now, rather than later, you allow for the relocation of the center and preservation of the public's interest in those assets. Again in my opinion, your favorable action ensures that the NCREC will continue to operate without the impact from an ever expanding Minot community due to the robust economy in North Dakota.

Thank you

impact

Williston continues to maintain steady growth and is the heart beat of a prospering North Dakota economy providing opportunities to families looking for a community with a future, economic stability and low crime rate. The city's economy is currently experiencing rapid growth in housing, career options and quality of life.

Will!ston

Impact Statement 2012

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City Priorities/Leader: pg. 1
City Preparation: pg. 2
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Fastest Growing Micropolitan Area: pg. 3
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City Valuation, Building Permits: pg. 12
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Williston Ground Zero: pg. 17
City Oil & Gas Companies: pg. 18
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Gas Plant Locations: pg. 20

The City of Williston

2013 Top State Funded Priorities:

- Sewage Treatment Plant
- East & West Permanent Truck Reliever Route
- Grade Separation on Current Bypass
- Affordable Housing
- Operational Dollars Provided by Change in Formula Funding

2012 State Leader in:

- Taxable Sales and Use
- Oil Rigs within a 70 Mile Radius
- Mining Employment
- Number of Oil Companies
- Crew Camp Capacity and Occupancy
- Building Permits Statewide
- Average Annual Salary Statewide
- Housing Shortage/Rent Inflation
- Oil Truck Traffic within City Limits
- Power Usage and Consumption
- Oilfield Water Usage
- Micropolitan Growth for the U.S.

Community Preparation for Future Impact

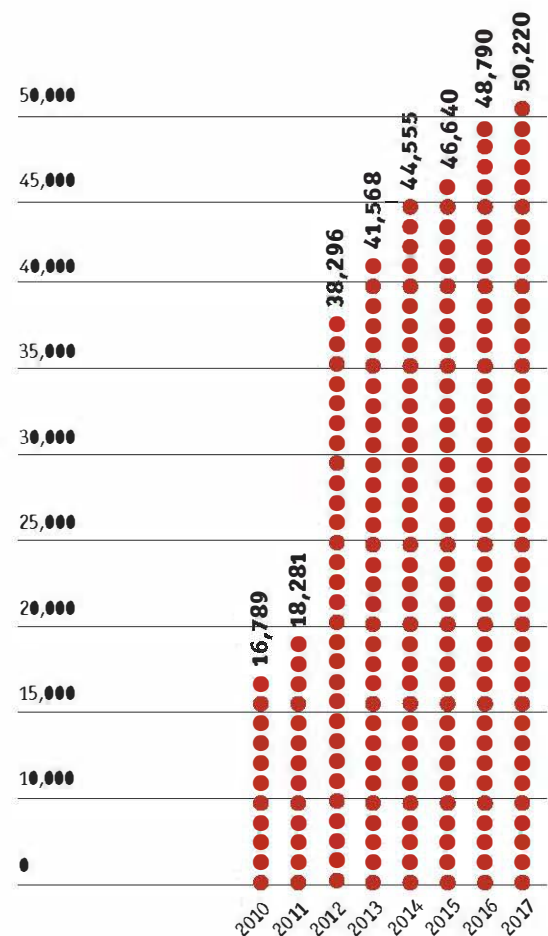
Williston first noticed this increasing activity level beginning in 2004. To prepare, the city increased major infrastructure capacity for up to 40% more population.

We have since far exceeded that excess capacity, and are working with the Governor and Legislature to further extend our water, sewer, and road infrastructure for workforce housing and industry facility needs.

The City of Williston has committed over one million dollars in studies addressing the impact and future needs of the community.

- Comprehensive Master Plan
- Annexation Options and Implications
- Infrastructure Capital Improvement Plan
- Regional Water Study
- Transportation Study
- Housing Study
- Labor Availability
- Petroleum Workforce Needs Study
- Williston Parks and Rec Master Plan
- Williston State College Master Plan
- Williston School Needs Study
- Day Care Master Plan
- Population Study
- Oil and Gas Workforce Needs
- City Facility Study
- Emergency Services Study

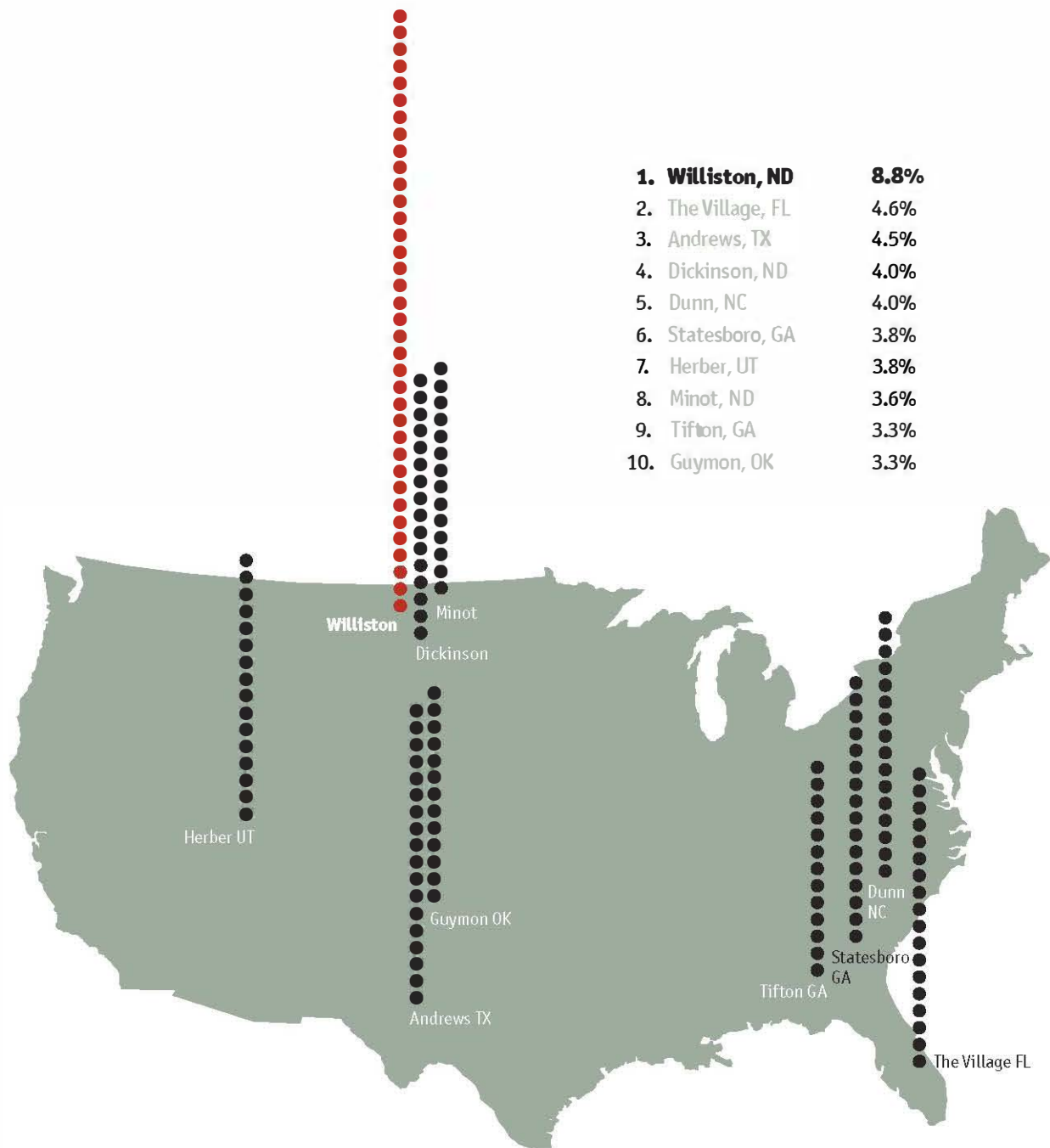
City of Williston Growth Projections (service population)



Source: City of Williston Population Study

USA 10 Fastest Growing Micropolitan Area's

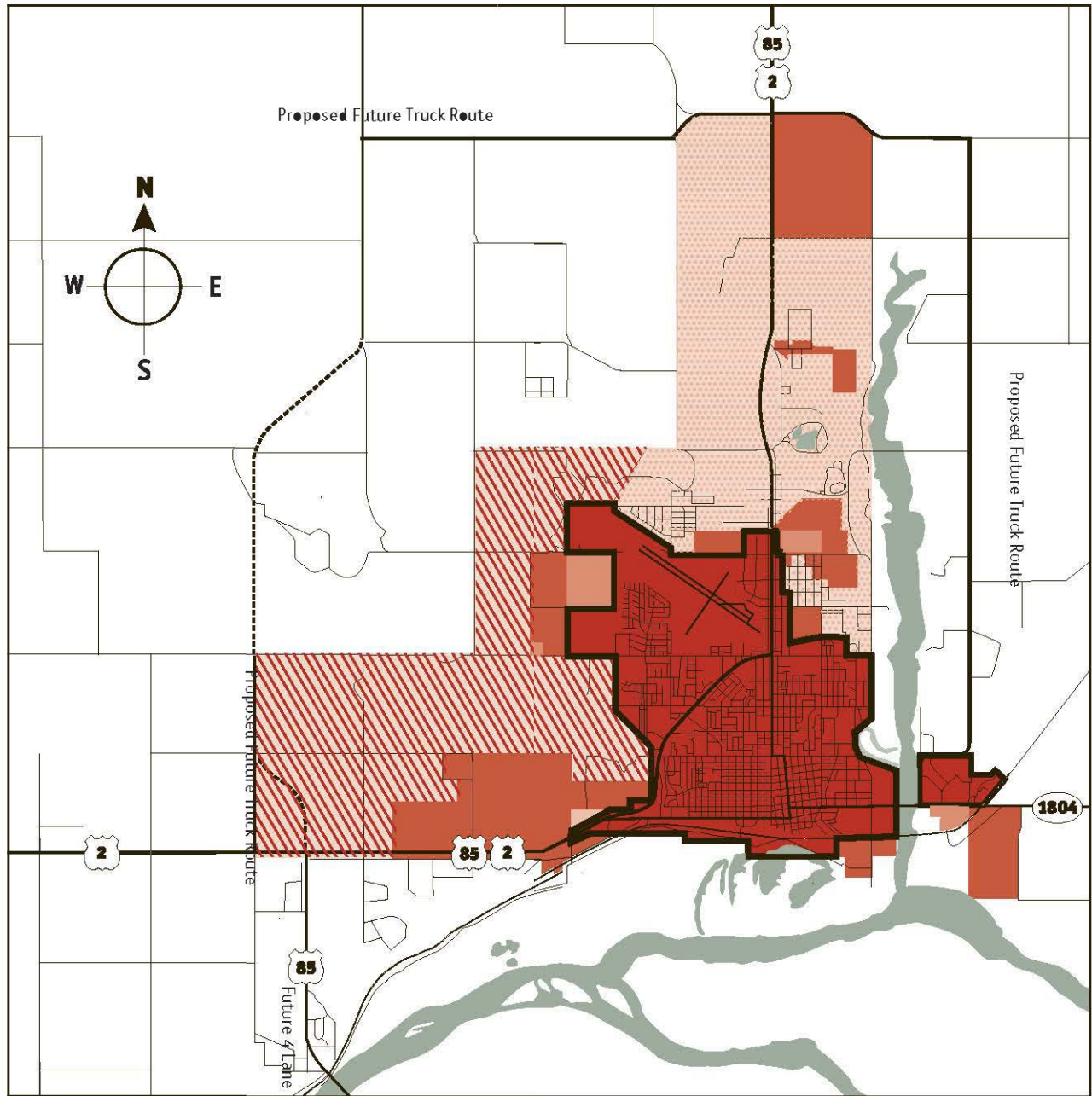
From April 1, 2010 to July 1, 2011



Source: U.S. Census Bureau

Williston Growth Map*

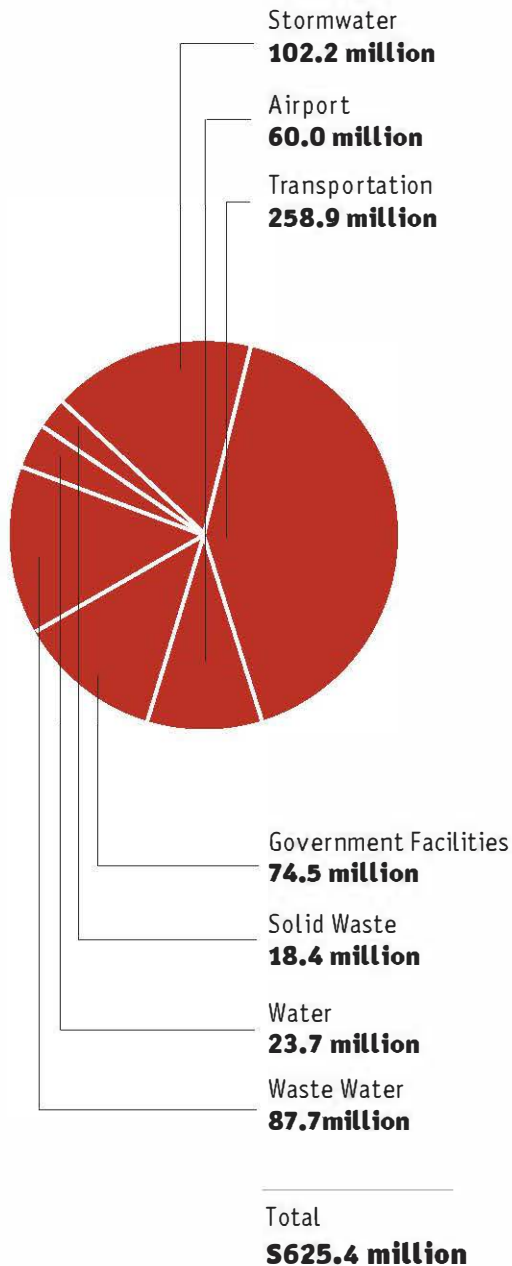
- 2010 Old City Limits
- 2011 Completed Annexation
- 2012 Annexations in Progress
- 2013 Proposed Annexation
- Future Infill Consideration



*see page 21 for acreage/square miles amounts

Williston Infrastructure Needs

6 Year Projection

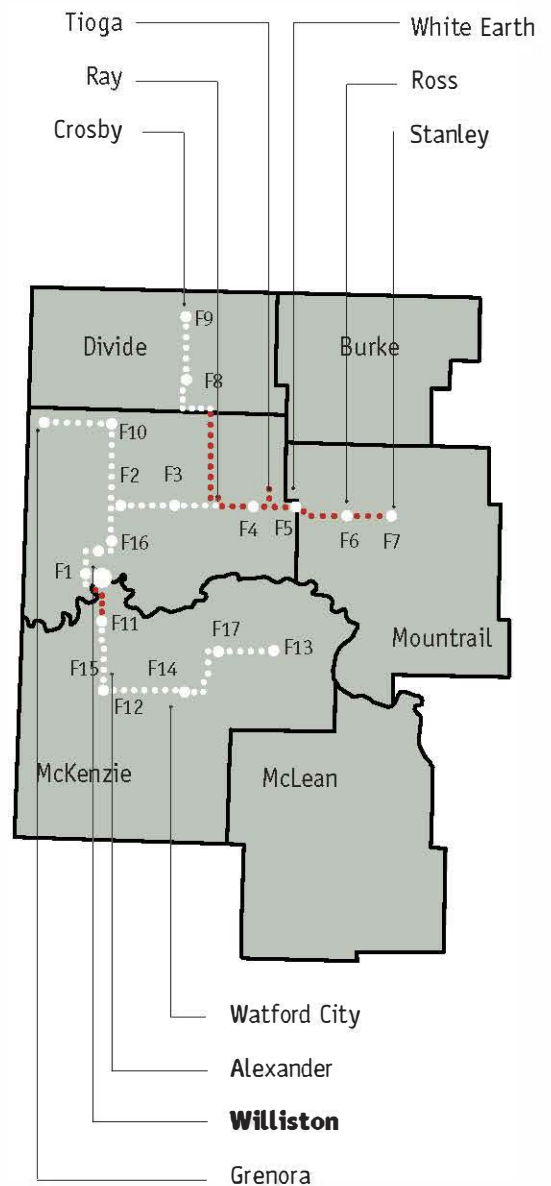


Source: City of Williston

Western Area Water Supply (WAWS)

The City of Williston is integral to the Western Area Water Supply as it holds a permit for up to 36 million gallons per day of Missouri River water access from its water treatment plant.

The WAWS system also provides critical water infrastructure for Williston's projected growth needs in expanding the city.



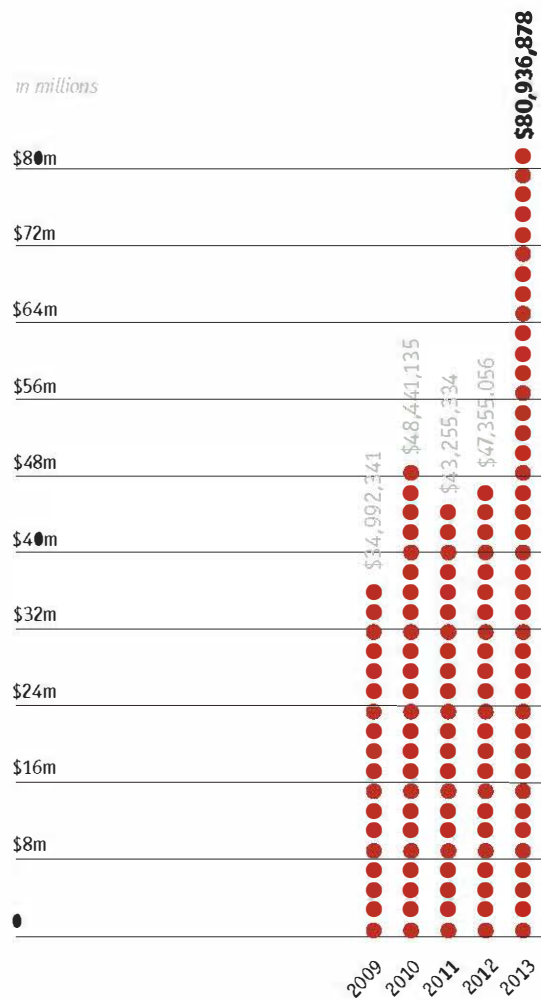
City of Williston Operations Budget

For the Year 2013

Revenue: 52 million

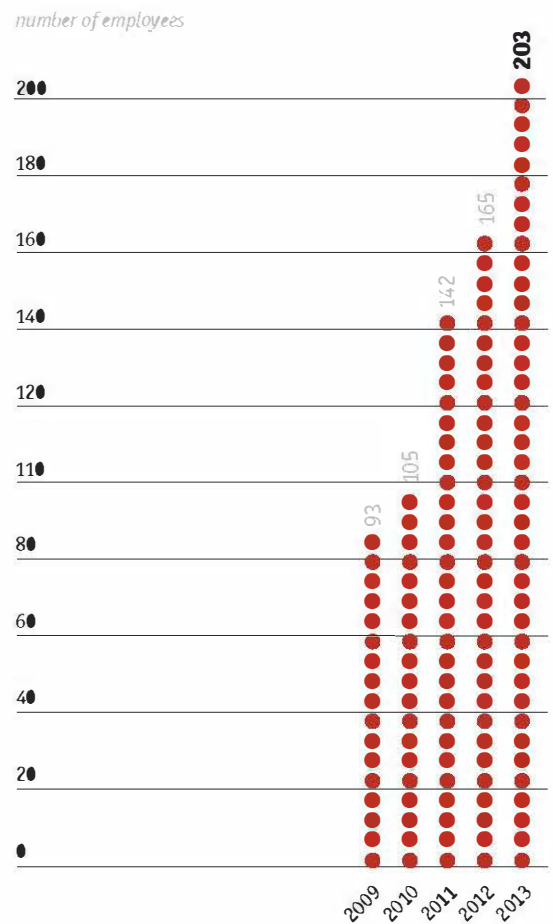
Expenditures Budgeted: 81-million

Deficit: 29-million in projects dependent on state aid.



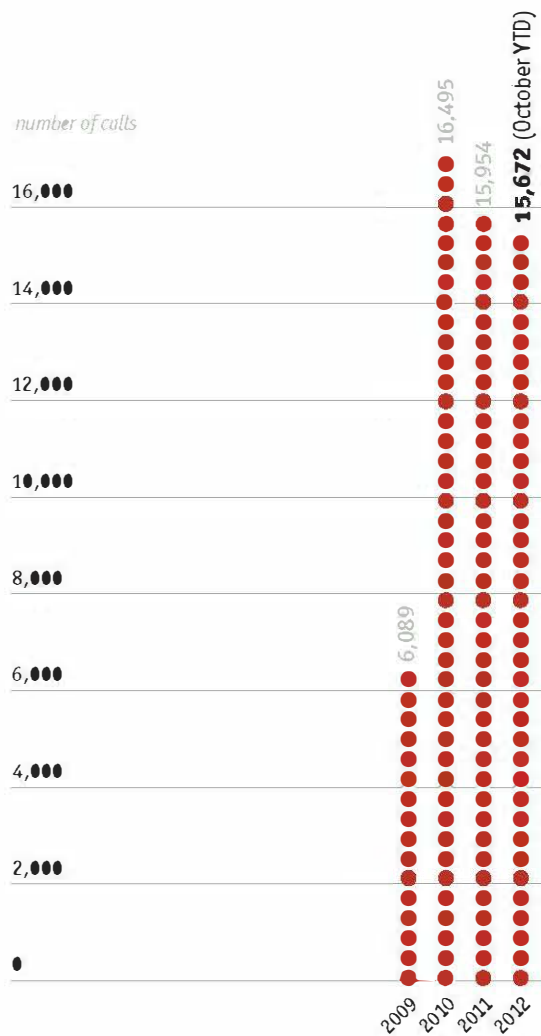
Source: City of Williston

City of Williston Employment



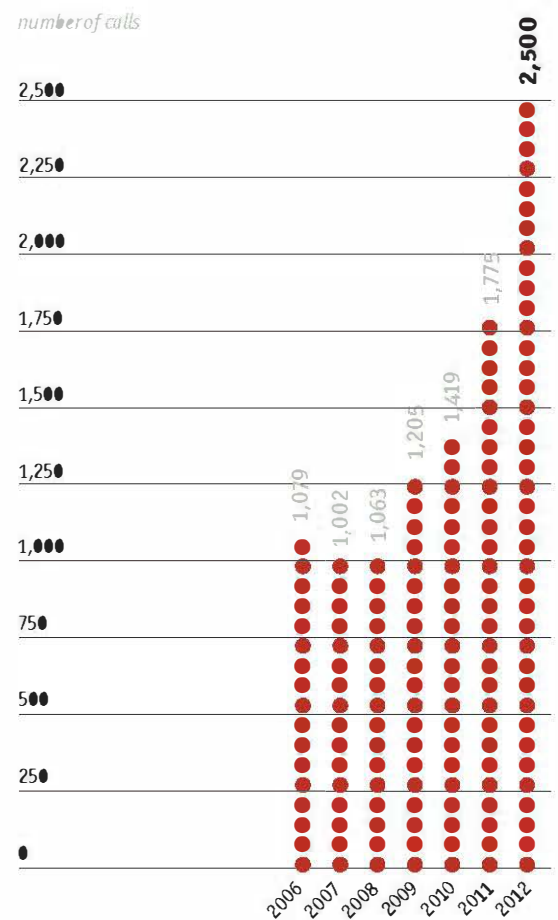
Source: City of Williston

Williston Police Calls for Service



Source: City of Williston Police Department

Williston Fire/EMS Calls for Service



Source: City of Williston Fire Department

ND City Reportable Traffic Accidents

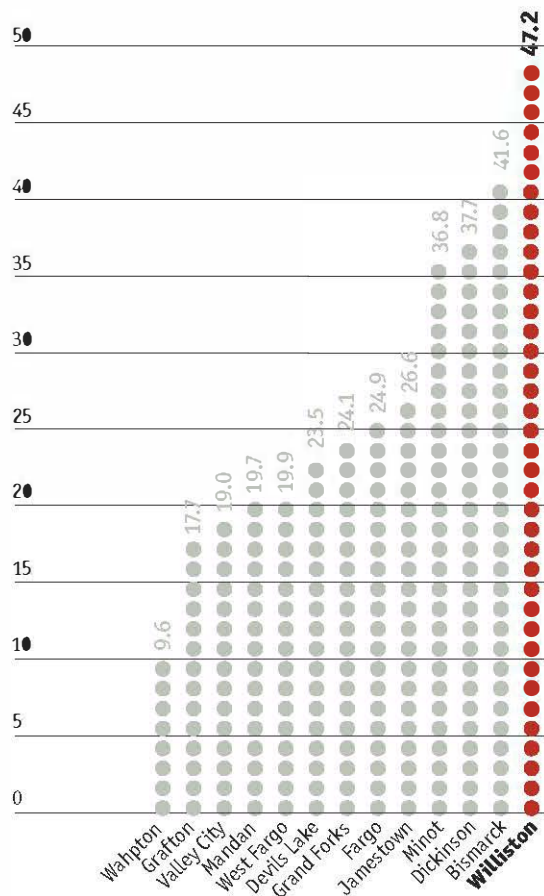
As of November 2012

According to statistics from the ND Highway Patrol, 26 people have been killed in Williams County in 2012, followed by McKenzie County with 16.

The northwestern region of the state has accounted for 64 of the 146 total fatalities.

Bismarck Tribune, November 23, 2012

number of accidents per 1,000 population



Source: ND Crash Summary 2011

Williston School District 1 Enrollment

Kindergarten through 12th Grade

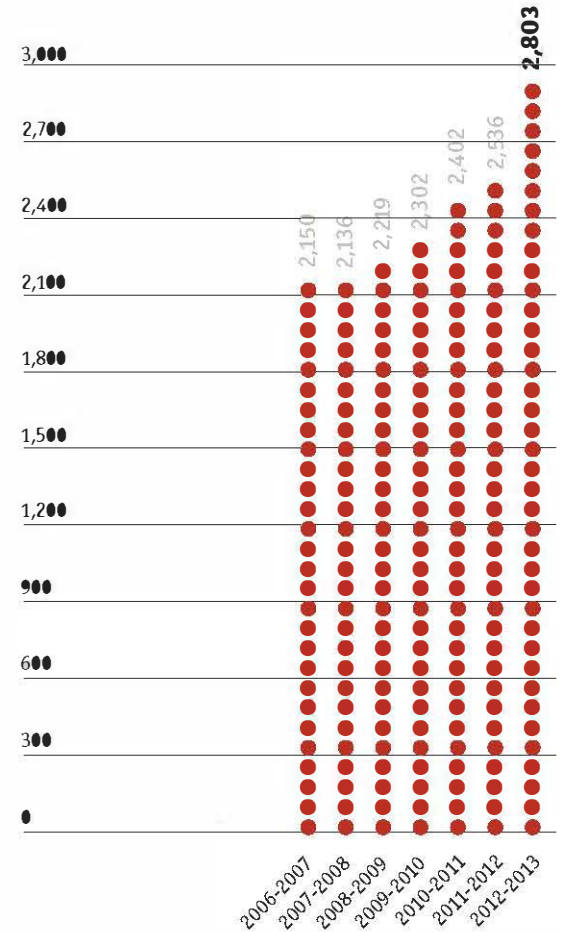
"In the past five years we've had 650 students added to the district... that's an entire school."

Dr. Viola Lafontaine

Superintendent, District 1

Williston Herald, November 15, 2012

number of students

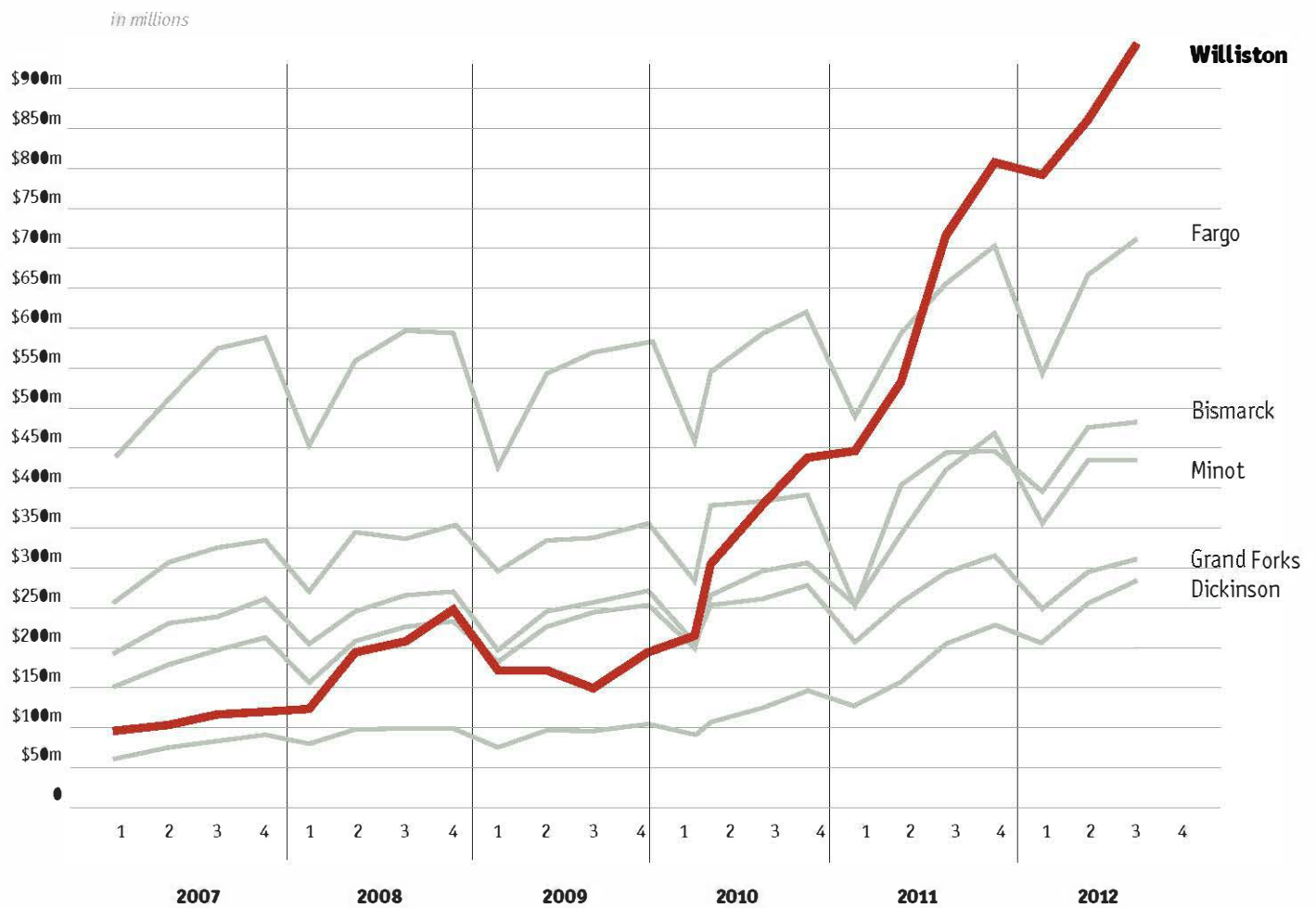


Source: Williston School District 1

"I trust that the rest of the state recognizes that at the moment, Williston is at the center of the engine that is driving the state's economy"

Ward Koeser
Mayor, City of Williston

Williston Herald, October 5, 2012

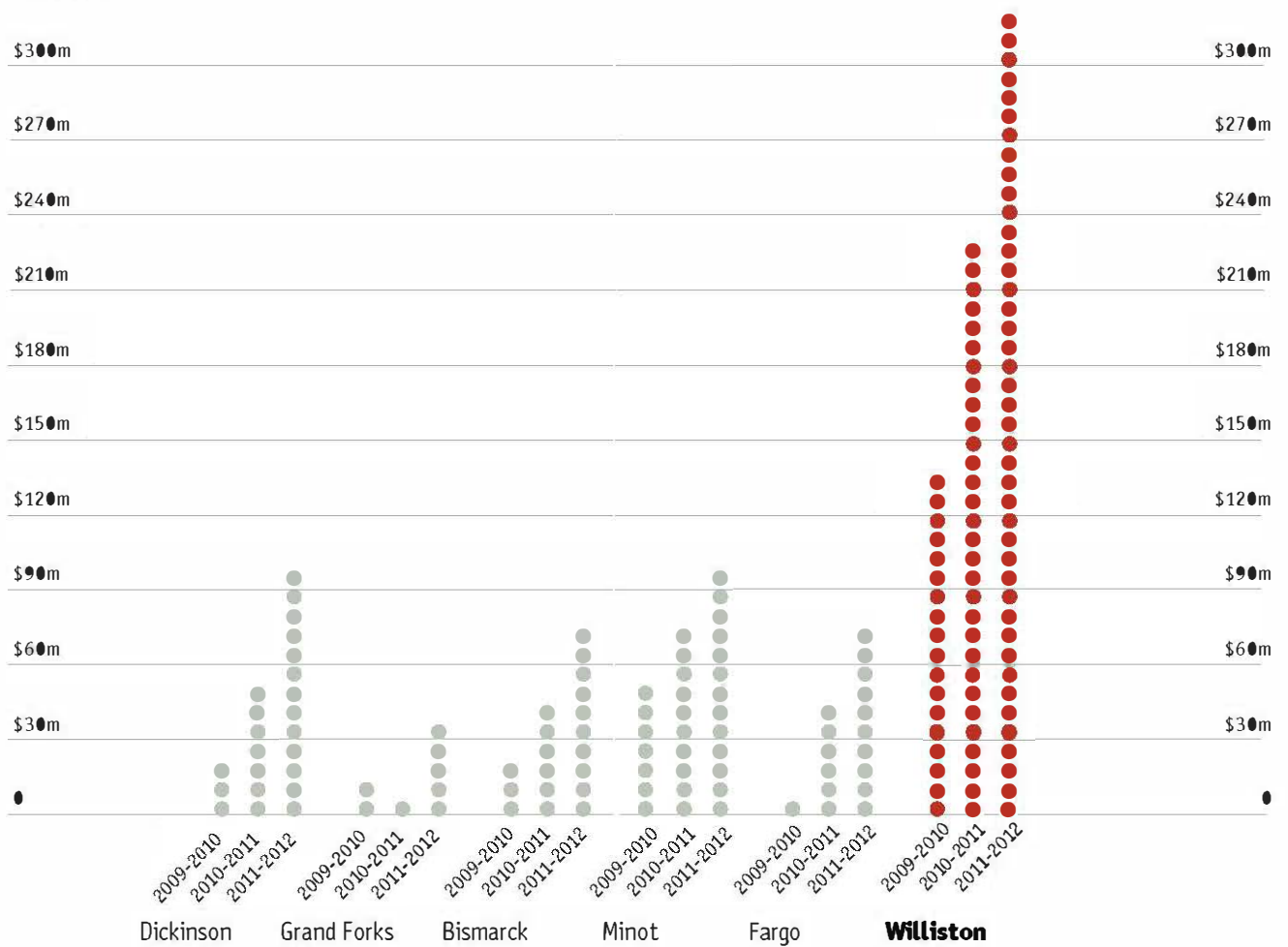


Source: ND Office of State Tax Commission

ND City Sales Tax Gain/Loss

Major Cities Second Quarter Comparison

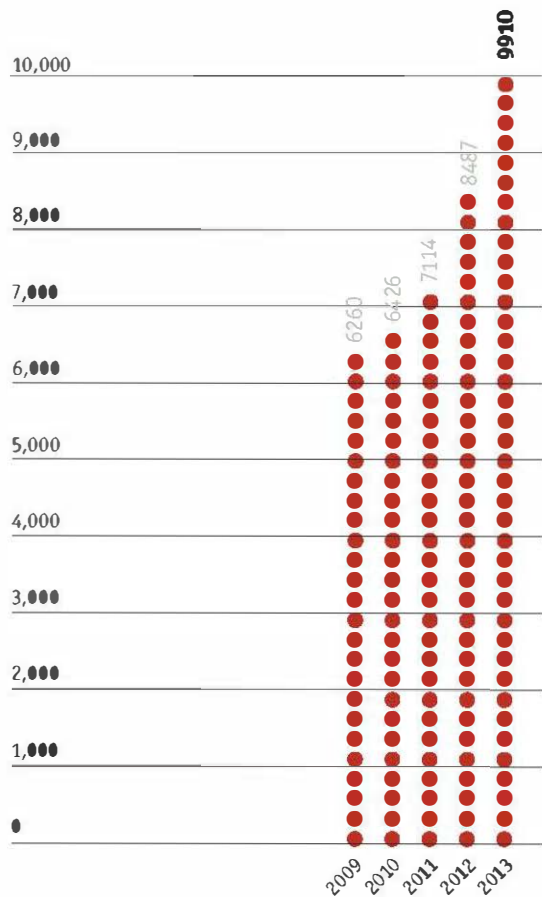
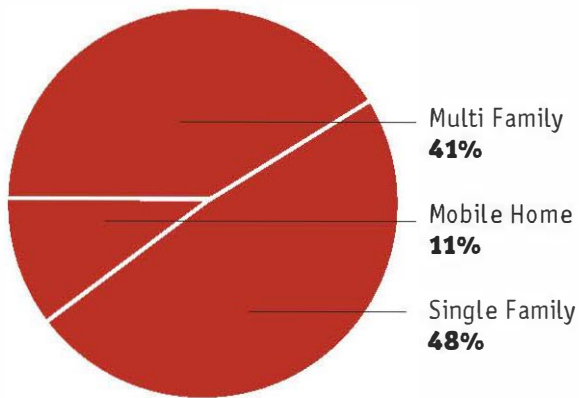
in millions



Source: ND Office of State Tax Commission

Williston Housing Stock

Projection for the year 2013

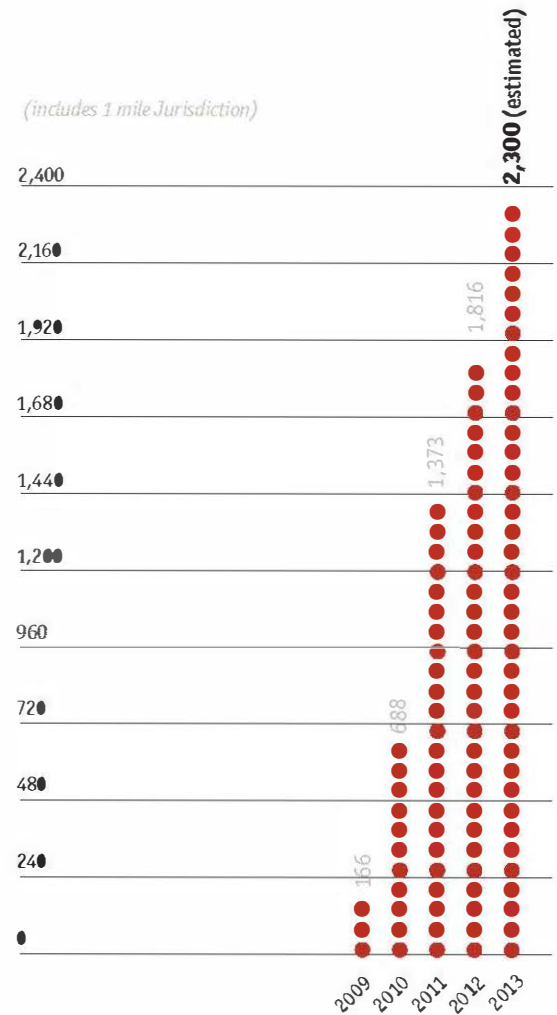


Source: City of Williston, Building Department

Williston Housing Units Built

Includes Single Family, Apartments, Manufactured, Duplex, and Twin Homes

(includes 1 mile Jurisdiction)



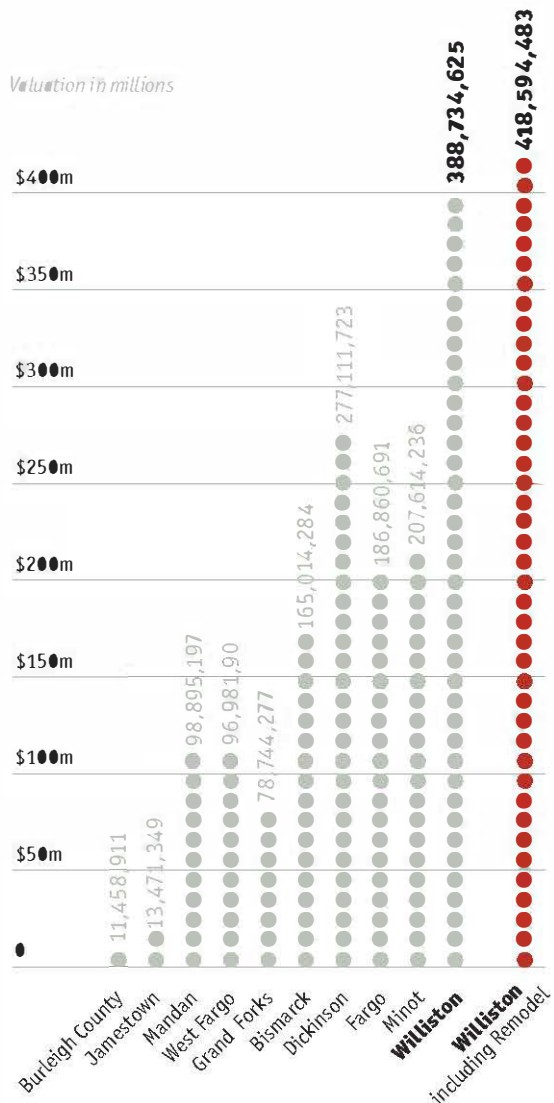
Source: City of Williston Building Department

ND City Valuations of Building Permits

Year to Date, November 2012

(numbers indicate new build construction only)

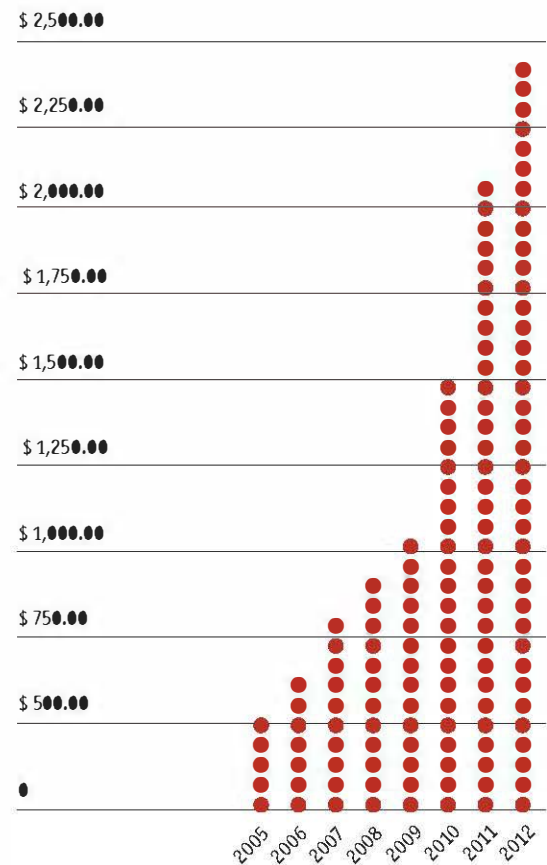
Williston is projected to top 470-million in new construction and remodel permit valuation in 2012.



Source: ND Association of Builders Permit Data

Williston Rent Inflation

One/two bedroom apartments

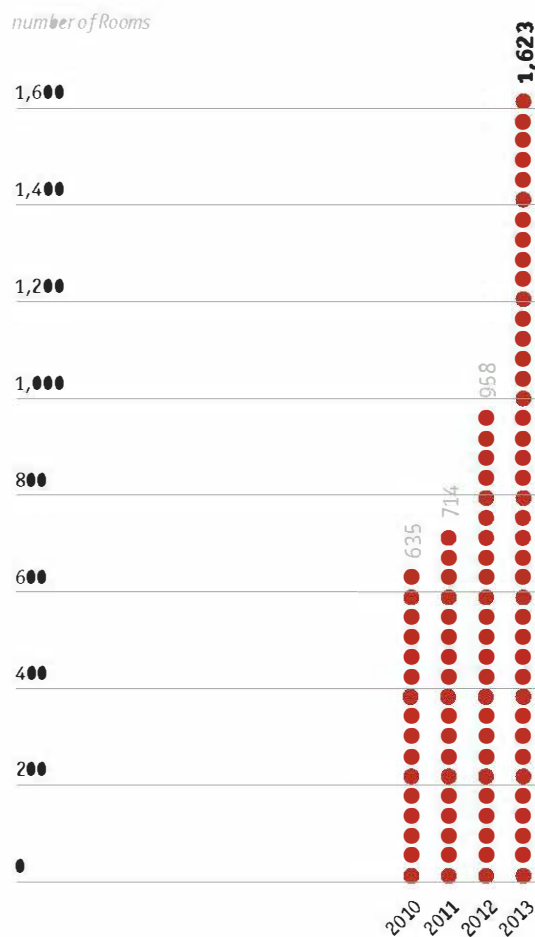


Source: Williston Economic Development

Williston Hotel Development

For the Years 2010-2013

The City of Williston has added 12 new hotel properties since 2010



Source: Williston Economic Development and Convention and Visitors Bureau

Williston/Williams Co. Crew Camps

Permitted Capacity

Williston

Blackhawk Energy	30
Sabin Metals	10
Weatherford	500
United Pulse	10
Love's	50
Oasis Petroleum	80
Sun Well	94
Pioneer	144
Flying J	150
Prairie Packing	24
Halliburton	312
Sun Well	24
Burke	224

Total Units: 1,652

Tioga

Capital Lodge	2,500
Target Tioga	1,250

Total Units: 3,750

Trenton

Falcon/Solsten XP	343
Moran/Roughrider Holding	604

Total Units: 943

Williams County

Target North	450
Bear Paw	608
Target Cabins	90
Black Gold	900
Atco	200
Target Muddy River	158
Prairie Packers	90
Judson Lodge	100

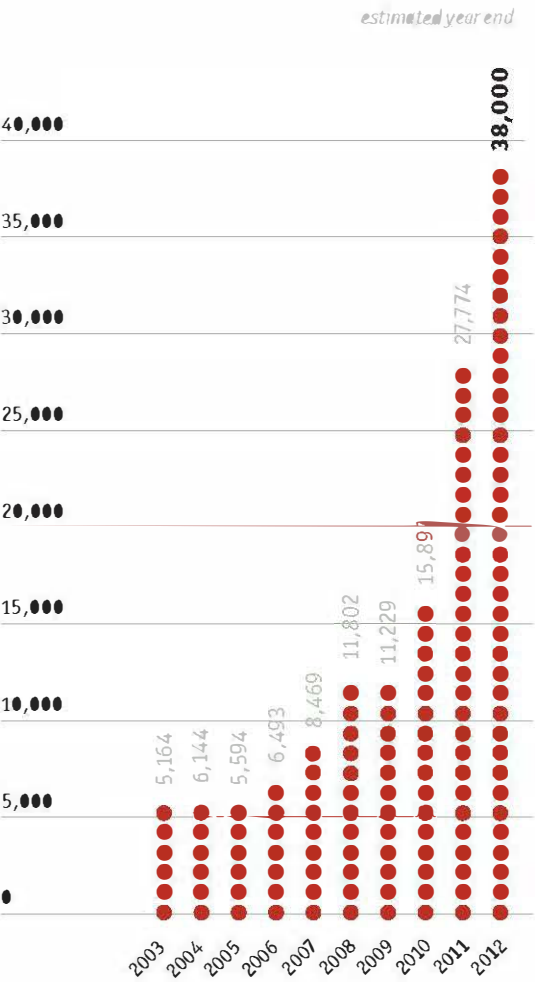
Total Units: 2,596

Note: A moratorium on future crew camp development within Williams County and Williston is currently in effect

Williston Airport Boardings

With the increase in airline flights and aircraft size to Sloulin Field, officials estimate 2013 will see between **60,000** to **90,000** enplanements. This does not include private charter traffic.

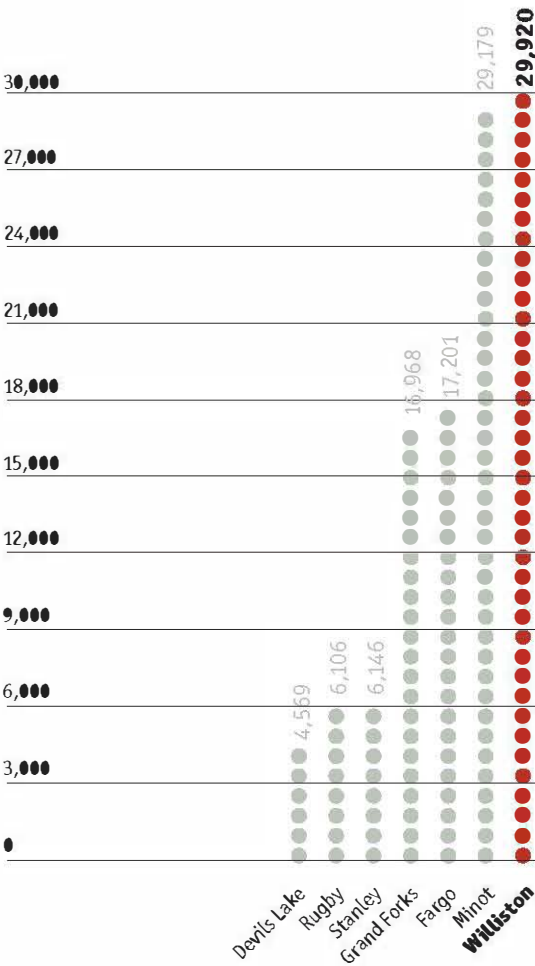
Sloulin Field’s current terminal is designed to handle **6,000** enplanements annually.



Source: ND Aeronautics Commission, Sloulin Field

ND AmTrak Station Boardings

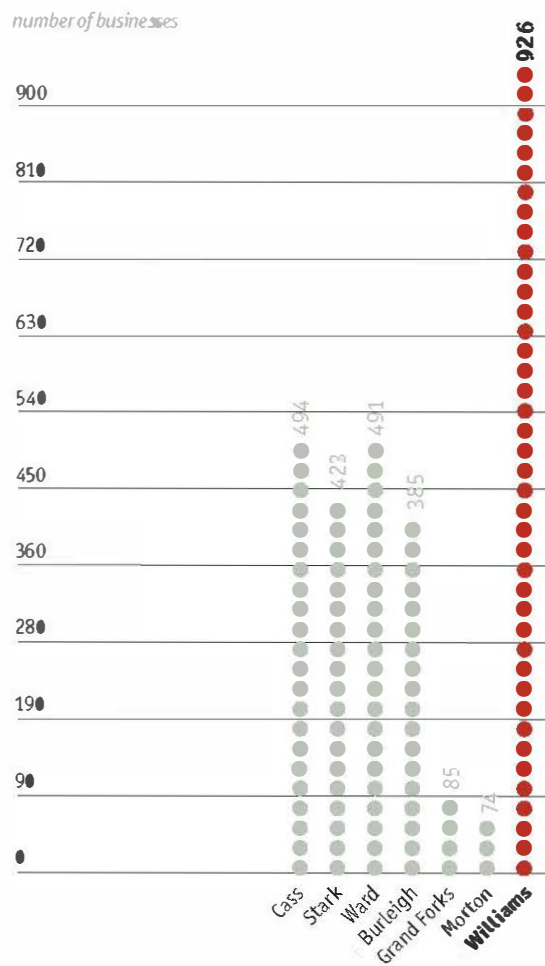
Fiscal Year, 2011



Source: AmTrak

ND County New Business Growth

1st Quarter 2007 through 2nd Quarter 2012

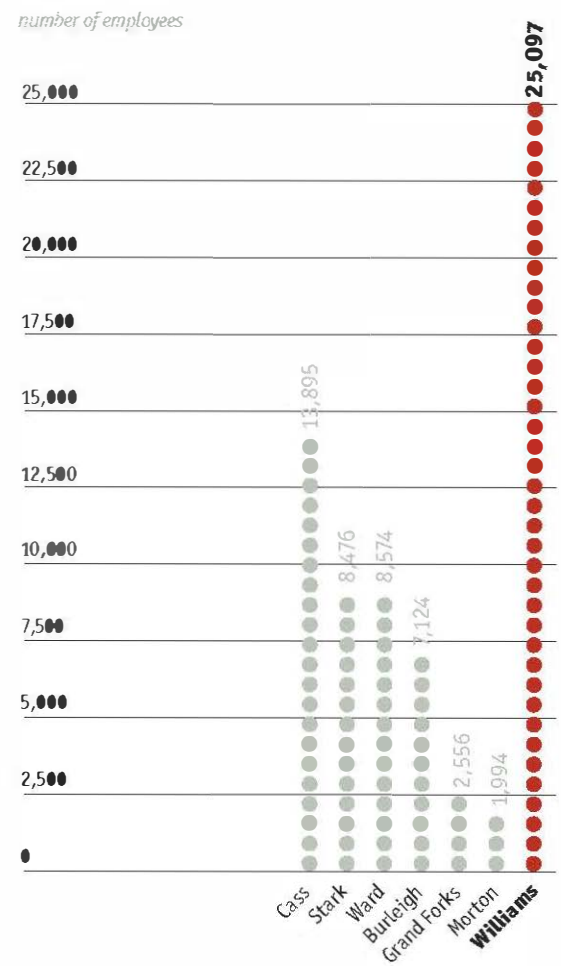


source: Job Service North Dakota

ND County New Job Creation

1st Quarter 2007 through 2nd Quarter 2012

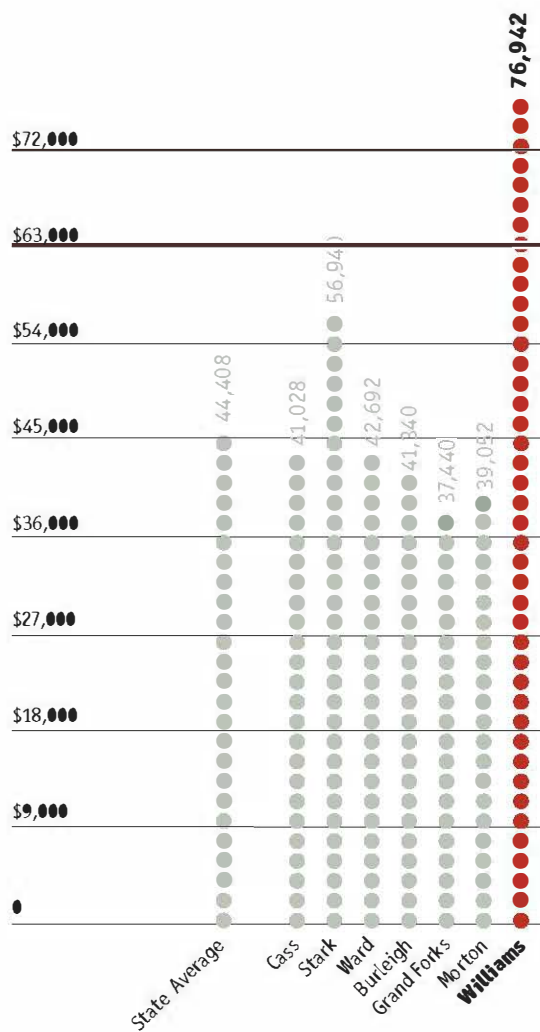
Williams County boasts the lowest unemployment rate in the nation at .7%



source: Job Service North Dakota

ND County Average Annual Wage

2nd Quarter 2012



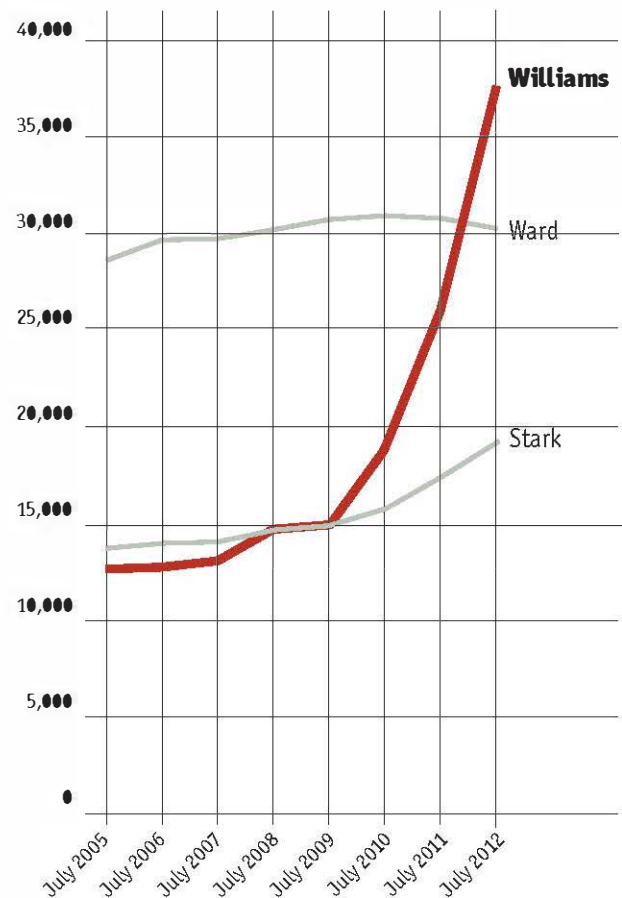
source: Job Service North Dakota

ND County Civilian Labor Force

First Quarter 2012

The civilian labor force is a single count by place of residence. The number includes those over the age of 16 who are employed or actively seeking employment.

number of employees



source: Job Service North Dakota

ND County Cost of Child Care

Average Weekly Cost, Ages 0-5years
Family/Group/Center

- Williams County currently demonstrates a potential need of 1,500 child care spaces
- Williams County meets 18% of it's potential demand for child care



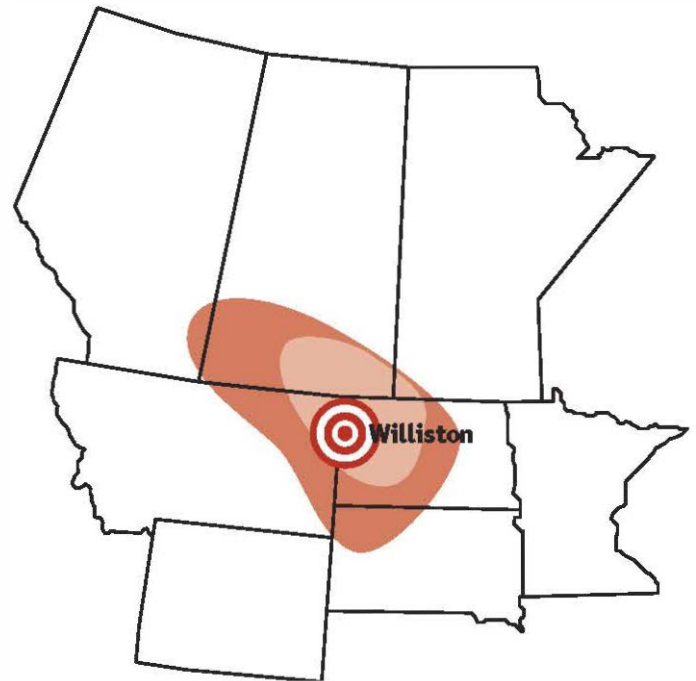
Source: Child Care Resource and Referral
Williston Economic Development

Williston Ground Zero

Western North Dakota is hosting the largest oil play in the lower 48 states.

Due to current State oil tax legislation: State resources are in record surplus, estimated \$2 billion annual oil and gas receipts.

Local resources are in deficit and are overwhelmed, Williston's portion of State oil and gas tax formula funding is \$1.5 million per year or .075 % of total State oil and gas collections.

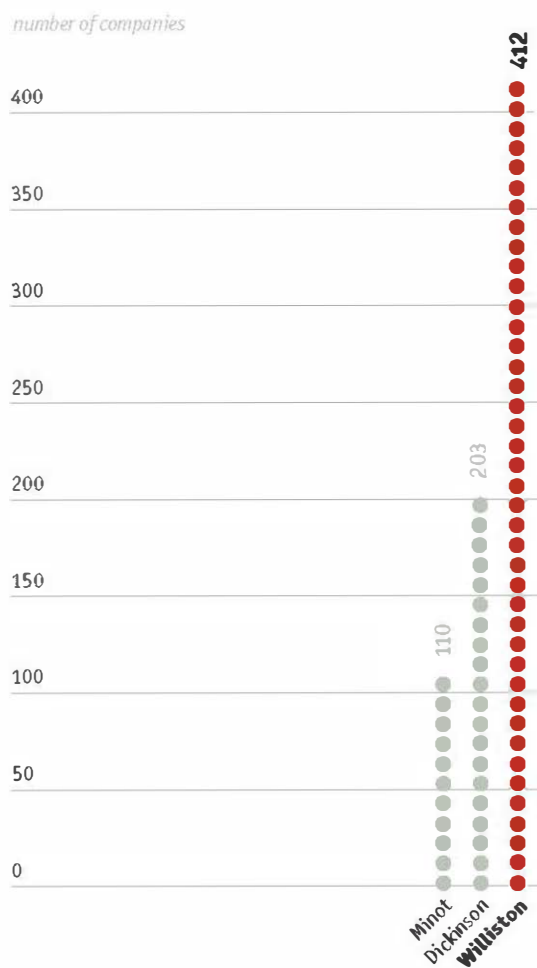


● Williston Basin
● Bakken Formation

ND City Oil & Gas Companies Locations

Top Three Cities

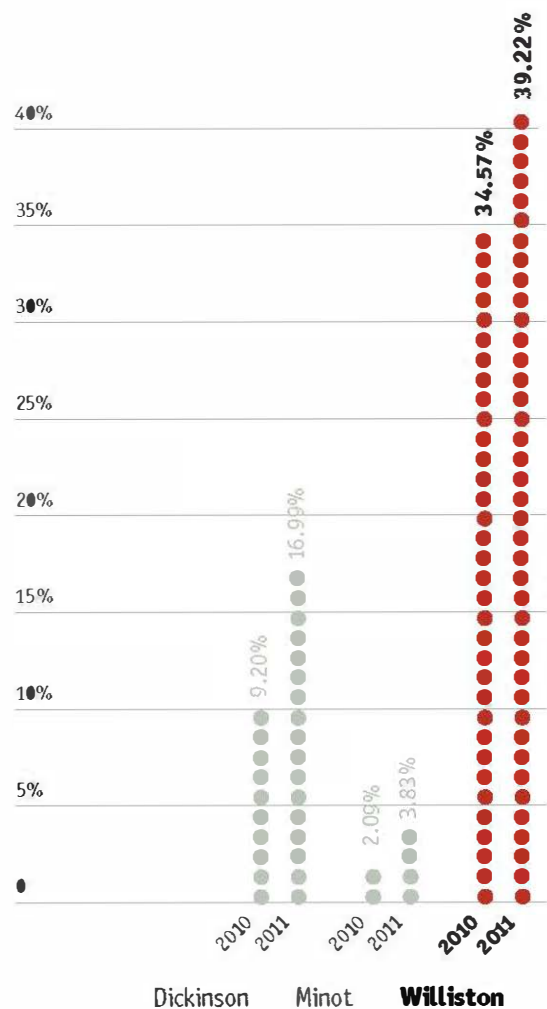
Five of the top ten employers in Williston are related to the Oil & Gas Industry. The top ten Oil & Gas service companies in the world have operations in Williston.



Source: Don's Oil & Gas Directory 2012, Mountain States Directory

ND City Percentage of Oil & Gas Employment

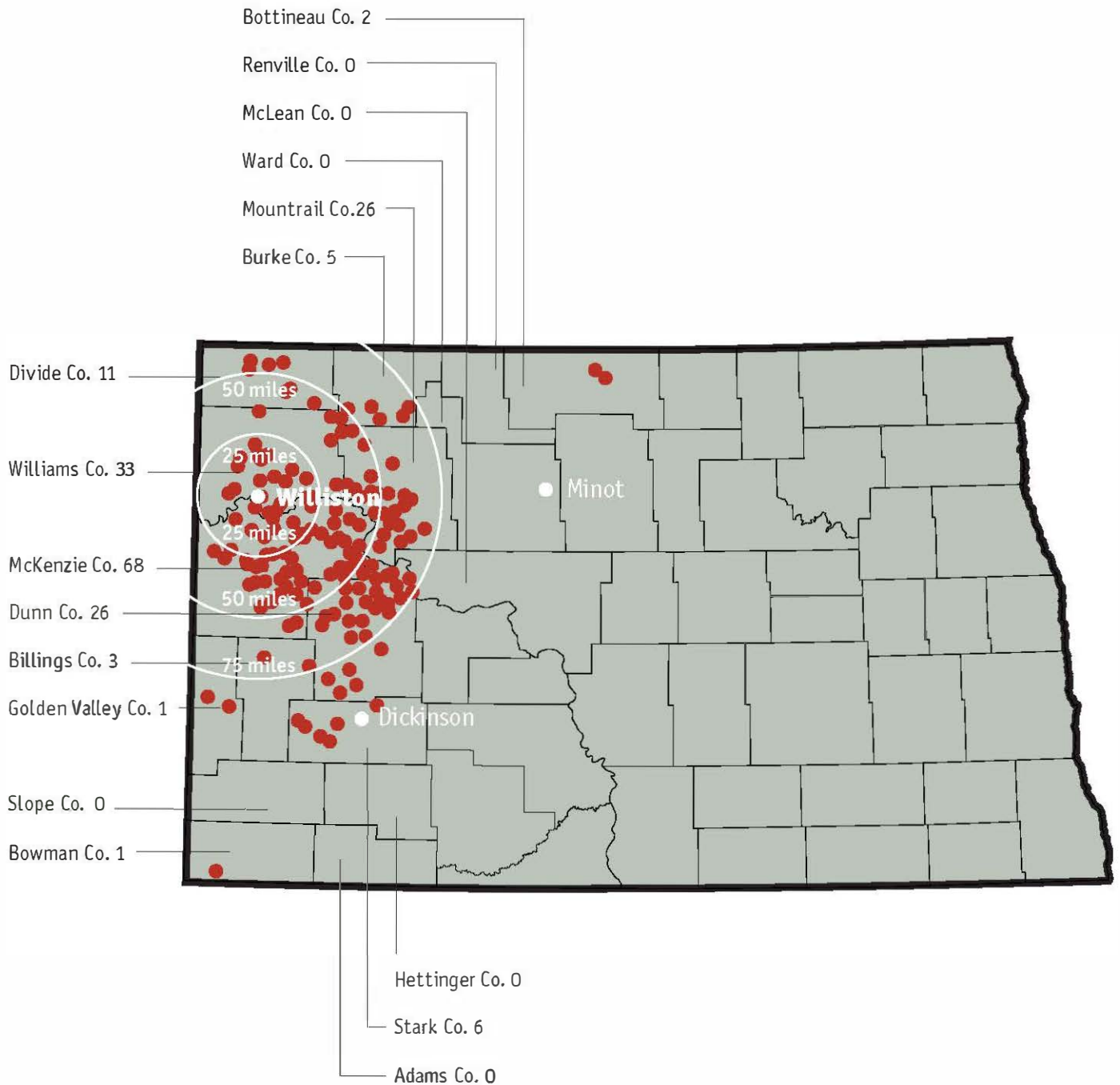
Cities above 7,500 with percentage employment in Mining greater than 2.0% of Covered Private Employment 2011 annual average



Source: Quarterly Census of Employment & Wages, June 12, 2012

ND Oil & Gas Drilling Rig Locations

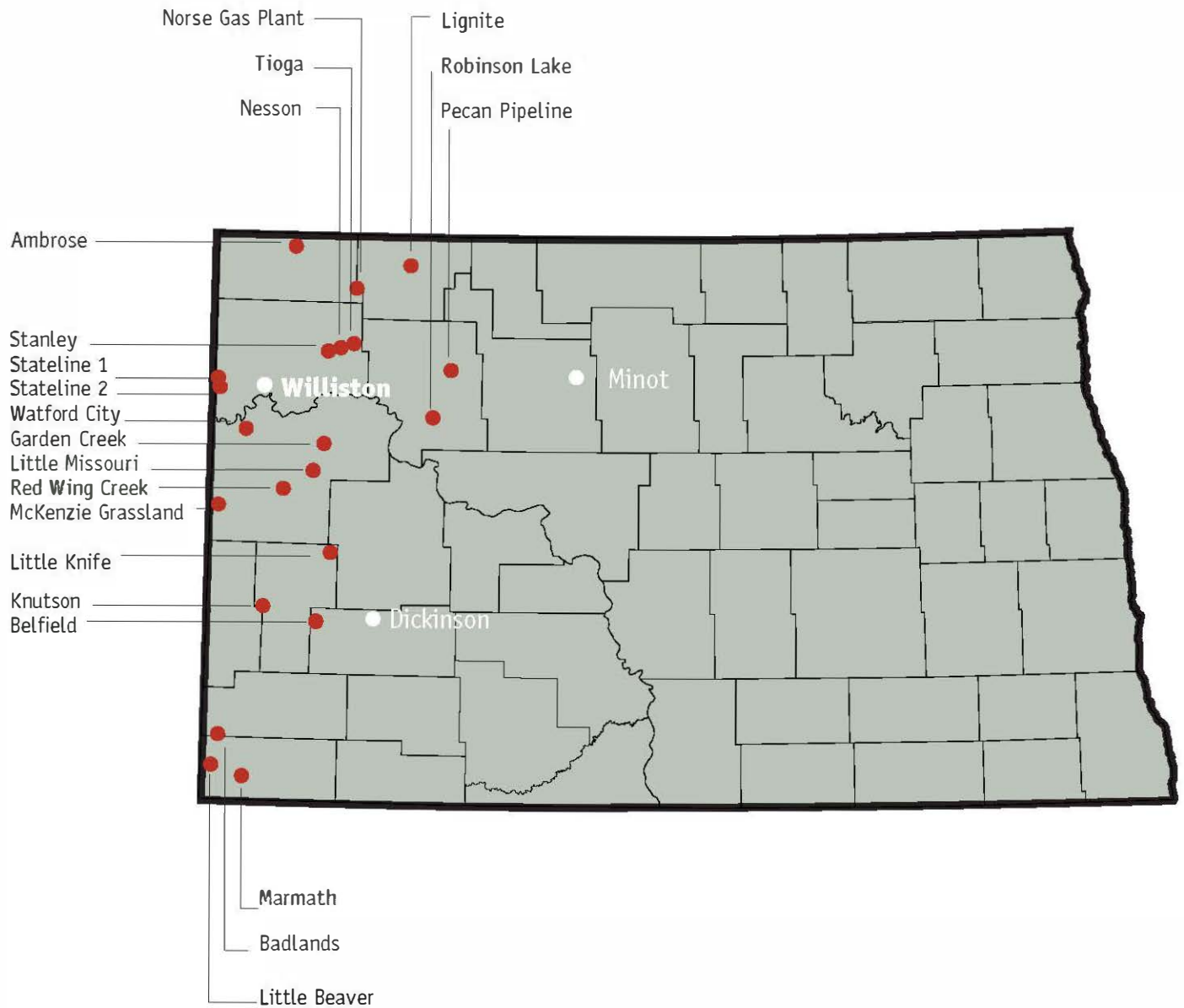
Total 186, as of October 15, 2012



Source: ND Oil and Gas Commission

ND Gas Plant Locations

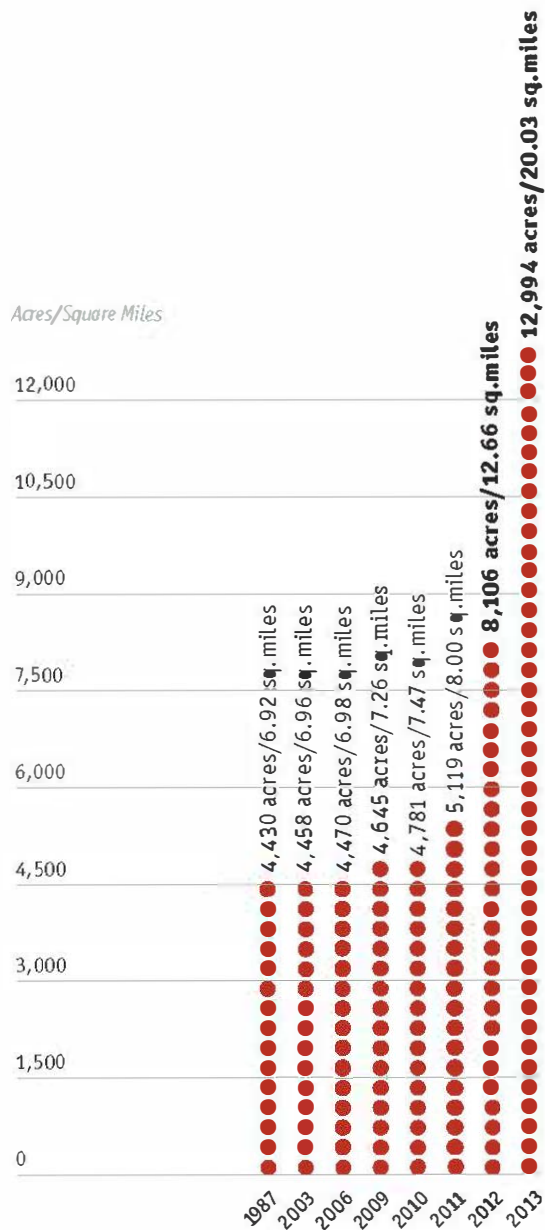
October 15, 2012



Source: ND Oil and Gas Commission

Williston Growth in Acres / Sq. Miles

as of 2012, City's total acreage is 8,980



(continued from pages 6/7)

**Williston
wire**

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Williston Economic Development

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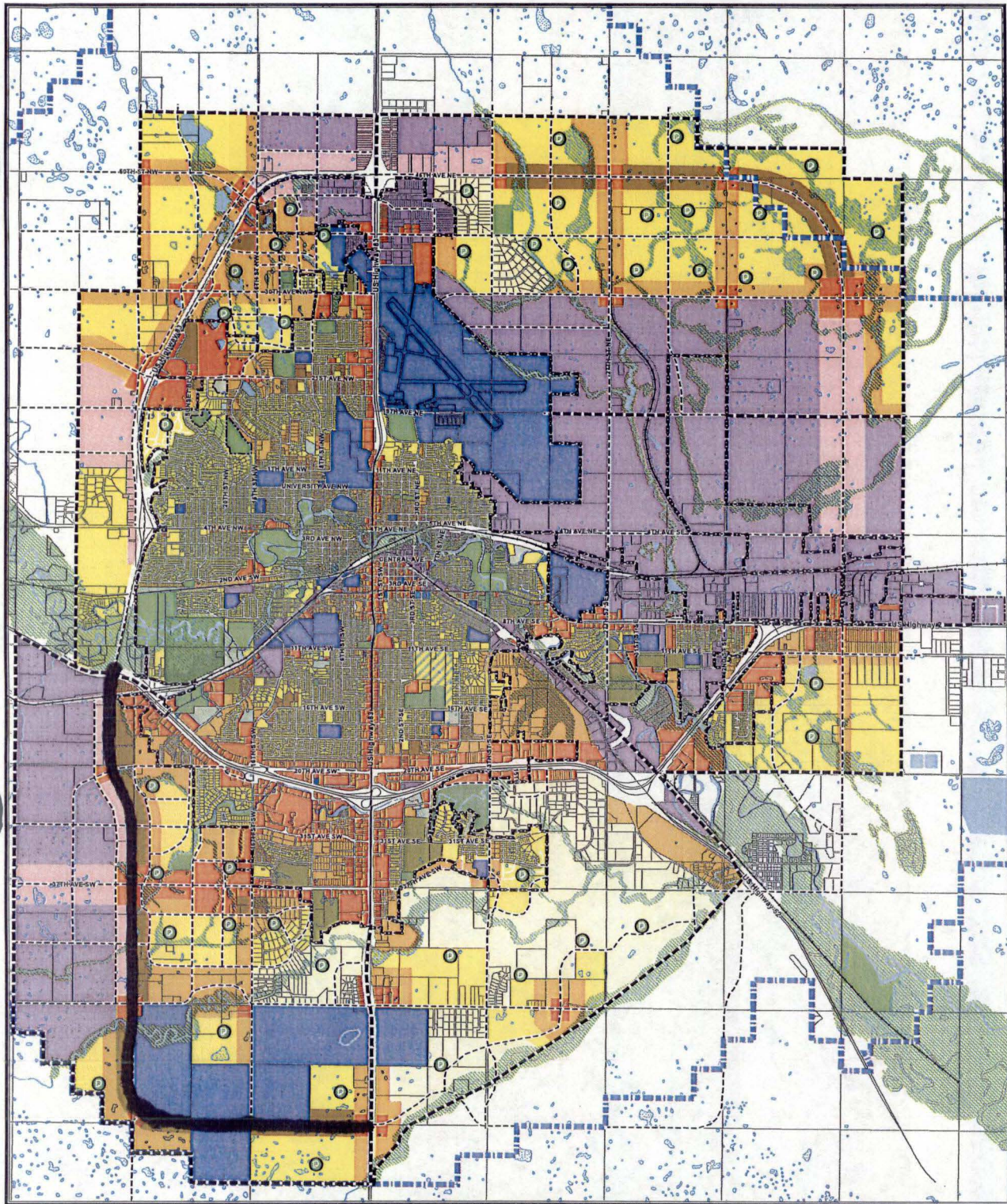
Senate Bill 2352

Chair Johnson, members of the committee. My name is Jay Fisher, and I am the Director of the NDSU-North Central Research Extension Center, one of the two parties named in this bill. I speak in favor of Senate Bill 2352. My Board of Visitors advisory board has been involved in a discussion about this concept since January 2012, and have discussed it at three different meetings. A sub-committee of the Board has discussed it more in-depth.

The topic first came to the forefront in December 2011 when I saw a map of the "Future Land Use Plan, City of Minot" developed by a firm named Stantec. (Please see attached maps). I noted the North Central Research Extension Center (NCREC) was in blue, designated "Public/Semi-Public," the same as the airport. More importantly, a new southwest highway by-pass encircled 1,120 of the 1,280 acres which make up the NCREC. This would place most of the NCREC inside the beltway of Minot and along a potentially very busy roadway.

This bill provides the authorization for us to look into potential relocation of the center, replacement of the structures and personal property, and leaves the funds with the center that is the subject of the conveyance.

My Board of Visitors advisory board, made up of two farmers from each of the 12 counties we serve were adamant about maintaining local control. I believe this bill gives permission, with oversight, to look into the possibility of relocating a center with appropriate safeguards to make them whole again in the end.



Future Land Use Plan
City of Minot
 2011 Comprehensive Plan

Draft



- | | |
|---|----------------------------|
| 2-Mile Jurisdictional Boundary | Medium Density Residential |
| City Boundary | High Density Residential |
| Growth Area Boundaries | Manufactured Home Park |
| Conceptual Transportation Connections | Commercial |
| Railroad | Office Business Park |
| AIRPORT | Industrial |
| Streams | Public/Semi-Public |
| Open Water | Hospital |
| Wetlands | Golf Course |
| Conceptual Parks and Greenway Connections | Parks and Open Space |
| Very Low Density Residential | Cemetery |
| Low Density Residential | Rural/Agricultural |

December 9, 2011



K:\545915459100101\GIS\Projects\flu113011.mxd

#2

Senate Bill # 2352

Good morning Chairman Johnson and members of the House committee. My name is Jerry Chavez and I am the President/CEO of the Minot Area Development Corporation. I am here this morning to speak in favor of Senate Bill 2352 and urge this committee to act favorably on this bill.

This bill like many others introduced this session, to you and your colleagues, deal with issues of rapid growth and if supported allows a process to plan and means to handle such growth for North Dakotan's and services provided to them.

In Minot, our unprecedented growth is fueled and impacted in part by the oil industry as well as the agriculture industry. In just a few short years, Minot's population has dramatically increased to an estimated 50,000 residents. Another way to understand the amount of growth experienced in my community is by looking closely at the amount construction permits issued by the city. In short three years that amount equals over \$600 MM, which shows that Minot has experienced ten years of growth in this amount of time. I submit that adding an additional two years, at the pace of last year's construction growth, Minot will experience the equivalent to twenty years of growth in just a short 5 year period.

I believe it is important for this committee to understand that North Central Research Extension Center, south of Minot, is predicted to be within the city limits of Minot with the growth pattern that I have just described. The NCREC, its operations and mission could be great impacted in the not to distant future by the advance of residential, commercial, retail, and industrial development. By creating a process, now rather than later, you allow for the relocation of the center and preservation the public's interest in those assets without added expense to the State of North Dakota.

In my opinion, this bill is yet another example of the type forward thinking put forth by state legislators to deal with growth issues brought on by North Dakota's explosive economic growth. Your favorable action ensures that the NCREC will continue to operate without the impact and hazards that could develop from an ever expanding Minot community due to the robust economy in North Dakota.

Thank you

PROPOSED AMENDMENTS TO ENGROSSED SENATE BILL NO. 2352

Page 1, line 4, after the boldfaced period insert:

"1."

Page 1, after line 21, insert:

- "2. The land authorized to be conveyed in Ward County is generally described as follows:

The north $\frac{1}{2}$ of section 11 of township 154 north, range 83 west.

The northwest $\frac{1}{4}$ of section 12 of township 154 north, range 83 west.

3. The land authorized to be conveyed in Williams County is generally described as follows:

The northeast $\frac{1}{4}$ of section 36 of township 154 north, range 102 west.

Section 25 of township 154 north, range 102 west."

Renumber accordingly

#1

PROPOSED AMENDMENTS TO ENGROSSED SENATE BILL NO. 2352

Page 1, line 4, after the second bold-faced period, insert:

"1."

Page 1, after line 21, insert:

- "2. The land authorized to be conveyed in Ward County is generally described as follows:

The south $\frac{1}{2}$ and the northwest $\frac{1}{4}$ of section 10 of township 154 north, range 83 west.

The north $\frac{1}{2}$ and the southwest $\frac{1}{4}$ of section 11 of township 154 north, range 83 west.

The northwest $\frac{1}{4}$ of section 12 of township 154 north, range 83 west.

The northeast $\frac{1}{4}$ of section 15 of township 154 north, range 83 west.

3. The land authorized to be conveyed in Williams County is generally described as follows:

The northeast $\frac{1}{4}$ of section 36 of township 154 north, range 102 west.

Section 25 of township 154 north, range 102 west."

Renumber accordingly