

RENVILLE COUNTY COMMISSIONERS' PROCEEDINGS
FOR THE MONTH OF AUGUST 2026

AUGUST 4, 2026

Board convened at 9:30 a.m. Present: Chairman Andy Gates, Commissioner Jamee Hansen and Commissioner Rick Haman.

Ryan Ackerman and Sabrina Herrmann met with the Board. Ryan gave an update on the bridge construction at Mouse River Park. He will start working on the engineering for raising the levee at Mouse River Park also. The levees will be raised approximately three feet.

The first reading of the proposed Floodplain Management Ordinance was held. Moved by Comm. Haman, second by Comm. Hansen to approve the first reading. Motion carried by unanimous vote of aye. The ordinance is available for review at the Auditor's Office. The second reading will be August 18th.

The mileage reimbursement rate is at .76 per mile as of July 1, 2026.

Moved by Comm. Hansen, second by Comm. Haman to approve the Inmate Boarding contract with Ward County. The daily rate is \$100.00. Motion carried by unanimous vote of aye.

Correspondence addressed to the Board's attention was reviewed and discussed. Travel requests and July payroll were approved as presented.

Auditor Pollman reported the cost per vote for the 2026 Primary Election was \$27.45.

Moved by Comm. Hansen, second by Comm. Haman to name the Renville County Courthouse as the polling place for the 2026 General Election to be held November 3, 2026. The hours will be 8:00 a.m. to 7:00 p.m. Motion carried by unanimous vote of aye.

Julie Vetter, HR Consultant, discussed her proposed clarifications to the personnel policy. They include: travel requests, use of County equipment and vehicles, vacation benefits use and a change log. Moved by Comm. Haman, second by Comm. Hansen to approve the proposed changes to the policy. Motion carried by unanimous vote of aye.

Moved by Comm. Hansen, second by Comm. Haman to have the custodian clean the grout in the Auditor's/Treasurer's/Commissioner's rooms and the breakroom. These rooms have all recently been painted. Motion carried by unanimous vote of aye. The work is to be done by September 1st.

David Volk met with the Board to discuss issues he sees with the roads and bridges in the County. The June 2nd minutes stated that all the bridges had been swept. David said the one on 43rd Avenue had been missed. Comm. Gates will talk to Sean Mattern to get that swept. David also mentioned other issues with roads not being wide enough. When questioned by Comm. Gates, the roads mentioned are township roads. Comm. Gates told David he would need to talk to the township board with those concerns.

The Board discussed the 2027 budget. They discussed the possibility of reassigning some duties to make better use of budget dollars. The County health insurance grandfathered plan is being terminated as of December 31, 2026. There is an employee committee looking at new plans for 2027. The Board also discussed salaries.

RESOLUTION-2026-16

Resolution Allowing Claims & Ordering Payment Thereof

Whereas, the County Auditor has audited and the Departments have approved the following claims against the County of Renville and have certified that such claims are properly payable by said County, and that the said County Auditor has verified such claims to be paid and has satisfied herself that such bills and claims are proper charges against the County of Renville;

Now therefore, be it resolved by the County Commissioners of the County of Renville, North Dakota, that the following bills and claims be and thereby are, ordered paid.

<u>Payee</u>	<u>For</u>	<u>Amount</u>
Bottineau County Sheriff	Inmate Board	45.00
Circle Sanitation	Sanitation/Cthse/R&B	140.00
Copeland Garage & Tire	Tire Repair/SHE	45.00
Farden Construction	Crushed Gravel/Rock/R&B/MRP	5,194.50
Lyle Freeman	Mileage/Plan & Zone	38.00
Gaffaney's	Copy Paper	2,599.60
Bethany Gates	Mileage	386.08
City of Glenburn	Water/Sewer/Sanitation/R&B	55.60
Darin Hanson	Trimmed Trees/MRP	250.00
David Henderson	Mileage/Plan & Zone	25.84
John Deere Financial	Tractor Repair/Hose/Oil/MRP/R&B	2,013.96
Lexipol LLC	Annual Policy Manual & Bulletins	4,925.27
Minot Daily News	Yearly Newspaper Subscription	312.00
NDACO	Pre Employment Drug Testing	63.00
NDSU Extension	Salary/Mar-Jun	7,303.39
NRG	Setup new Laptops/SHE	1,732.50
O'Keeffe Oil	Diesel Fuel/R&B	19,087.43
Otter Tail Power Company	Electricity/R&B	72.75
Danielle Petersen	NACo Conference	429.62
Septic Services	Septic Services/MRP	2,000.00
Sherwood City	Water/Sanitation/R&B	88.58
SRT Communications	Monthly Services	1,183.17
Stein's	Bowl Cleaner & Disinfectant	269.37
Upper Souris Water District	Water/R&B/MRP	818.20
Verizon Wireless	Monthly Charges	173.91
Julie Vetter	HR Consulting Services	2,090.00
Western Dakota Energy Association	Membership & Permit Dues	2,646.00
Westlie Motor Company	2026 Ford Expedition	53,165.00
Wold Engineering	Prelim Eng/Pleasant Bridge Removal	6,000.00

Be it further resolved, that the County Auditor be, and she hereby is authorized and directed to draw warrants for the above claims from the respective funds, and that the County

Auditor be, and she hereby is, authorized to execute and deliver such warrants.

The above and foregoing resolution was offered at a regular meeting of the County Commissioners held on August 4, 2026 by Commissioner Hansen who moved its adoption, was seconded by Commissioner Haman and adopted by a unanimous vote of aye.



Andy Gates, Board Chairman

Attest:

LeAnn M. Pollman, County Auditor

The meeting adjourned at 11:55 a.m.

AUGUST 18, 2026

Board convened at 9:00 a.m. Present: Chairman Andy Gates, Commissioner Jamee Hansen and Commissioner Rick Haman.

The second reading of the proposed Floodplain Management Ordinance was held. Moved by Comm. Haman, second by Comm. Hansen to approve the first reading. The ordinance is adopted as follows:

RENVILLE COUNTY
MOHALL, NORTH DAKOTA
FLOODPLAIN MANAGEMENT ORDINANCE

SECTION 1.0

STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE, AND OBJECTIVES

1.1 STATUTORY AUTHORIZATION

The Legislature of the State of North Dakota has in North Dakota Century Code, Chapters 40-05, 11-11 and 58-06, delegated responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

Therefore, Renville County, of Mohall, North Dakota does ordain as follows:

1.2 FINDINGS OF FACT

(1) The flood hazard areas of Renville County are subject to periodic inundation which can endanger life, result in loss of property, create health and safety hazards, disrupt commerce and governmental services, cause extraordinary public expenditures for flood protection and relief, and impair the tax base, all of which adversely affect the public health, safety, and general welfare.

(2) Flood losses caused by the cumulative effect of obstructions in the special flood hazard areas cause increases in flood heights and velocities. Inadequately floodproofed, elevated or otherwise unprotected structures also contribute to the flood loss.

1.3 STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- (1) To protect human life and health;
- (2) To minimize expenditure of public money for costly flood control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding and
- (4) To minimize prolonged business interruptions;
- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in special flood hazard areas;
- (6) To help maintain a stable tax base by providing for the second use and development of special flood hazard areas so as to minimize future flood blight areas;
- (7) To ensure that potential buyers are notified that property is in a special flood hazard area;
- (8) To ensure that those who occupy the special flood hazard areas assume responsibility for their actions.

1.4 METHODS OF REDUCING FLOOD LOSSES

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (4) Controlling filling, grading, dredging, and other development which may increase flood damage; and,
- (5) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

SECTION 2.0 DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application. "Appeal" means a request for a review of the Renville County Commission's interpretation of any provision of this ordinance or a request for a variance. "Base flood or 100-year flood" means the flood having a one percent chance of being equaled or exceeded in any given year. "Base Flood Elevation" (BFE) means the height of the base flood or 100-year flood usually in feet, measured in the same datum (either NAVD88 or NGVD29) as the FIRM. "Basement" means any area of the building having its floor subgrade (below ground level) on all sides. "Best Available Information" (BAI) means water elevation information from any source used to estimate or determine a base flood elevation (i.e. high water mark). "Community" means any political subdivision that has the authority to zone, or any

Indian tribe or authorized tribal organization, which has authority to adopt and enforce flood plain management regulations for the areas within its jurisdiction. "Conveyance or hydraulic conveyance" means a geometric characteristic of a river or watercourse at a given point that determines the flow-carrying capacity at that point. "Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the special flood hazard area. "Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community. "Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads). "Flood Insurance Rate Map" (FIRM) means the official map issued by the Federal Emergency Management Agency where special flood hazard areas are designated as Zone A, AE, AO, AH, A1-A30 or A-99.

"Flood Insurance Study" (FIS) means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Insurance Rate Map, and the water surface elevation of the base flood. "Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or; from the unusual and rapid accumulation or runoff of surface waters from any source. "Floodproofing" (Dry) means protection provided a structure, together with attendant utilities and sanitary facilities, which is watertight two feet above the base flood elevation with walls that are substantially impermeable to the passage of water. "Floodway or regulatory floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. "Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. "Lowest floor" means the lowest floor of a structure including the basement. "Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle" but does include "mobile home". "Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale. "New construction" means structures for which the "start of construction" commenced on or after the effective date of this ordinance. "New Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community. "Person" means any person, firm, partnership, association, corporation, limited liability company, agency, or any other private or governmental organization, which includes any agency of the United States, a state agency, or any political subdivision of the state. "Reasonably safe from flooding" means base flood waters will not inundate the land or damage structures to be removed from the special flood hazard area, and that any subsurface waters related to the base flood will not damage existing or proposed buildings. "Recreational vehicle" means a vehicle which is:

- (a) built on a single chassis;

- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) designed to be self-propelled or permanently towable by a light duty truck;
- (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel, or seasonal use; including, but not limited to;
- (e) travel trailers, trailers on wheels, park-model trailers, and other similar vehicles.

"Special Flood Hazard Area" (SFHA) means an area of land that would be inundated by a flood having a one percent chance of being equaled or exceeded in any given year. "Start of construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. "Structure" means a walled and roofed building, including manufactured homes and gas or liquid above-ground storage tanks. "Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the building to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. "Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- 1) Before the improvement or repair is started; or
- 2) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

- 1) Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
- 2) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

"Watercourse" means only the channel and banks of an identifiable watercourse, and not the adjoining floodplain areas. The flood carrying capacity of a watercourse refers to the flood carrying capacity of the channel, except in the case of alluvial fans, where a channel is not typically defined. The definition of watercourse in N.D.C.C. § 61-01-06 is not applicable in this ordinance. "Variance" means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance. "Violation" means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by the community's floodplain management ordinance is presumed to be in violation until such time as that documentation is provided.

SECTION 3.0 GENERAL PROVISIONS

3.1 LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all special flood hazard areas within the jurisdiction of Renville County.

3.2 BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS

The special flood hazard areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for the Renville County, dated June 1st, 2026," with an accompanying Flood Insurance Rate Map is hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file at the Renville County Courthouse, located at 205 Main Street, Mohall, North Dakota, 58761.

3.3 COMPLIANCE

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations.

3.4 GREATER RESTRICTIONS

This ordinance is not intended to repeal, remedy, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

3.5 INTERPRETATION

In the interpretation and application of this ordinance, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and,
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

3.6 WARNING AND DISCLAIMER OR LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This ordinance does not imply that land outside the special flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of Renville County, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

3.7 SEVERABILITY

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of law, the remainder of this ordinance shall not be affected and shall remain in full force.

SECTION 4.0 ADMINISTRATION

4.1 ESTABLISHMENT OF DEVELOPMENT PERMIT

A development permit shall be obtained before construction or development begins within any special flood hazard area established in Section 3.2. Application for a development permit shall

be made on forms furnished by the Renville County Commission and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill storage materials, drainage facilities; and the location of the foregoing.

Specifically, the following information is required:

- (1) Elevation in the same datum (either NAVD88 or NGVD29) as the FIRM, of the lowest floor of all structures;
- (2) Elevation in the same datum (either NAVD88 or NGVD29) as the FIRM to which any structure has been floodproofed;
- (3) Certification by a registered professional engineer or architect that the floodproofing methods for any non-residential structure meet the floodproofing criteria in Section 5.2-2; and,
- (4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

4.2 DESIGNATION OF THE RENVILLE COUNTY COMMISSION

The Renville County Commission is hereby appointed to administer and implement this ordinance by granting or denying development permit applications in accordance with its provisions.

4.3 DUTIES AND RESPONSIBILITIES OF THE RENVILLE COUNTY COMMISSION.

Duties of the Renville County Commission shall include, but not be limited to:

4.3-1 Permit Review

- (1) Review all development permits to determine that the permit requirements of this ordinance have been satisfied.
- (2) Approve or deny all applications for development permits required by adoption of this ordinance.
- (3) Review all development permits to determine that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required.
- (4) Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of Section 5.4 are met.

4.3-2 Use of Other Base Flood Data

When base flood elevation data has not been provided in accordance with Section 3.2, BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS, the Renville County Commission shall obtain, review, and reasonably utilize any base flood elevation data and floodway data available (known as best available information) from any other federal, state, or other source, as criteria for requiring that new construction, substantial improvements, or other development in the floodplain are administered in accordance with Section 5.2, SPECIFIC STANDARDS.

4.3-3 Information to be Obtained and Maintained

- (1) Obtain and record the actual elevation (in the same datum (either NAVD88 or NGVD29) as the FIRM), of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
- (2) For all new or substantially improved floodproofed structures:

- (i) obtain and record the actual elevation (in the same datum (either NAVD88 or NGVD29) as the FIRM), to which the structure has been floodproofed;
 - (ii) maintain the floodproofing certifications required in Section 4.1(3).
- (3) Maintain for public inspection all records pertaining to the provisions of this ordinance.

4.3-4 Alteration of Watercourses

The responsible person shall:

- (1) Notify nearby communities, water resource districts, and the North Dakota Department of Water Resources, as necessary, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- (2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished; and,
- (3) Notify the appropriate water resource district prior to removal or placement of fill within two hundred feet of the bank of a body of water during normal flow or stage.

4.3-5 Interpretation of Flood Insurance Rate Map (FIRM) Boundaries

Make interpretation where needed, as to the exact location of the boundaries of the special flood hazard areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 4.4.

4.3-6 Encroachment Analysis

When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the community first applies for and receives a Conditional Letter of Map Revision (CLOMR) through FEMA.

4.4 VARIANCE PROCEDURE

4.4-1 Appeal Board

- (1) The as established By the Renville County Commission shall hear and decide appeals and requests for variances from the requirements of this ordinance.
- (2) The shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the in the enforcement or administration of the Renville County Commission in this ordinance.
- (3) Those aggrieved by the decision of the Renville County Commission, or any taxpayer, may appeal such decision to the District Court, Renville County, North Dakota as provided in N.D.C.C. §§ 40-47-11, 11-33-12, or 58-03-14.
- (4) In passing upon such applications, the Renville County Commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance; and:

- (i) the danger that materials may be swept onto other lands to the injury of others;
 - (ii) the danger to life and property due to flooding or erosion damage;
 - (iii) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (iv) the importance of the services provided by the proposed facility to the community;
 - (v) the necessity to the facility of a waterfront location, where applicable;
 - (vi) the availability of alternative locations, for the proposed use which are not subject to flooding or erosion damage;
 - (vii) the compatibility of the proposed use with existing and anticipated development;
 - (viii) the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - (ix) the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (x) the expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 - (xi) the costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- (5) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre to less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (i-xi) in Section 4.4-1(4) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- (6) Upon consideration of the factors of Section 4.4-1(4) and the purposes of this ordinance, the Renville County Commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
- (7) The Renville County Commission shall maintain the records of all appeal actions the report any variances to the Federal Emergency Management Agency upon request.

4.4-2 Conditions for Variances

- (1) Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section.
- (2) Variances shall not be issued within the identified floodplain if any increase in flood levels during the base flood discharge would result.
- (3) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (4) Variances shall only be issued upon:
 - (i) a showing of good and sufficient cause;
 - (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and,
 - (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, cause fraud on or

victimization of the public as identified in Section 4.4-1(4), or conflict with existing local laws or ordinances.

(5) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

SECTION 5.0 PROVISIONS FOR FLOOD HAZARD REDUCTION

5.1 GENERAL STANDARDS

In all special flood hazard areas the following standards are required:

5.1-1 Anchoring

- (1) All new construction and substantial improvements, including additions, shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
- (2) All manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

5.1-2 Construction Materials and Methods

- (1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (2) All new and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- (3) All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

5.1-3 Utilities

- (1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and,
- (3) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

5.1-4 Subdivision Proposals

- (1) All subdivision proposals shall be consistent with the need to minimize flood damage;
- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,
- (4) Base flood elevation data shall be provided for subdivision proposals and other proposed development which contain at least 50 lots or 5 acres (whichever is less).

5.2 SPECIFIC STANDARDS

In all special flood hazard areas where base flood elevation data have been provided as set forth in Section 3.2 BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS or Section 4.3-2, Use of Other Base Flood Data, the following provisions are required:

5.2-1 Residential Construction

- (1) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to at least one foot above the base flood elevation.

5.2-2 Nonresidential Construction

Construction and substantial improvement of any nonresidential structure shall either have the lowest floor, including basement, elevated to at least one foot above the base flood elevation or, together with attendant utility and sanitary facilities shall:

- (1) Be floodproofed to at least two feet above the base flood elevation, so that below this elevation the structure is watertight with walls substantially impermeable to the passage of water.
- (2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- (3) Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certification shall be provided to the official as set forth in Section 4.3-3(2).

5.2-3 Manufactured Homes

- (1) Require all manufactured homes placed within Zone A shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist floatation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
- (2) Require all manufactured homes placed or substantially improved within Zones 1-30, AH, or AE on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision which has incurred substantial damage, be elevated on a permanent foundation so the lowest floor of the manufactured home is elevated one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.
- (3) Require that manufacture homes placed or substantially improved on sites in an existing manufacture home park or subdivision within Zones A 1-30, AH, or AE not subject to other requirements of this section be elevated so that either:
 - (i) the lowest floor of the manufacture home is one foot above the base flood elevation, or
 - (ii) the manufacture home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36" in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

5.2-4 Recreational Vehicles

In A1-30, AH, and AE Zones, all recreational vehicles to be placed on a site must

- (i) be elevated and anchored to meet the requirements in 5.2-3; OR

(ii) be on the site for less than 180 consecutive days; AND

(iii) be fully licensed and highway ready

5.3 Shallow Flooding AO and AH Zones (Section 5.3 is only required if the community has Flood Zones AO and/or AH on the effective FIRM. Located within the areas of special flood hazard established in Section 3.2, are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

(1) All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated one foot above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).

(2) All new construction and substantial improvements of non-residential structures;

(i) have the lowest floor (including basement) elevated one foot above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or;

(ii) together with attendant utility and sanitary facilities be completely floodproofed to that level to meet the floodproofing standard as specified

in Section 5.2-2.

(3) Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

5.4 FLOODWAYS

Located within the special flood hazard areas established in Section 3.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

(1) Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. Any increase, as is used in this section, means any modeled impact greater than 0.00 feet.

(2) If Section 5.4 (1) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction requirements of this ordinance.

(3) Under the provisions of 44 CFR Section 65.12 of the NFIP Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in BFEs, provided that the community first applies for and receives a Conditional Letter of Map Revision (CLOMR) through FEMA.

5.5 ENCLOSURES

New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

- (1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- (2) The bottom of all openings shall be no higher than one foot above grade.
- (3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they allow the automatic entry and exit of floodwaters.

SECTION 6.0 VIOLATIONS

6.1 PENALTIES FOR VIOLATIONS

- (1) Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violations on conditions and safeguards established in connection with grants or variances or conditional uses, shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be punished by a fine not exceeding \$500 or by imprisonment not to exceed 30 days or by both such fine and imprisonment for each such offense, and in addition shall pay costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.
- (2) Nothing herein contained shall prevent the Renville County Commission from taking such other lawful action as is necessary to prevent or remedy any violation.

PASSED THIS 18th day of August, 2026

APPROVED:


Andy Gates, Renville County Commission Chair



ATTEST:


LeAnn M. Pollman Renville County Auditor

Sean Mattern, Road Supervisor, met with the Board. The top cut mowing is done. They will start the second cut in September. They have picked rock on CR#1 and fixed a couple bad spots on CR#1 and CR#3. Sean will be ordering four motorgrader tires. They are approximately \$900.00 each. He will be holding monthly safety meetings for his department. He has place an order for culverts.

Moved by Comm. Haman, second by Comm. Hansen to approve the October 15th weed mowing deadline for all township roads. Motion carried by unanimous vote of aye.

Sean and the Board discussed the motorgrader that was bid in December and has not been delivered yet. Sean called Brad Murphy at RDO Equipment. He stated the machine was delivered to Minot this morning and would be in Mohall by the end of the week.

Moved by Comm. Hansen, second by Comm. Haman to approve the 2027 preliminary budget as presented. Motion carried by unanimous vote of aye.

At 10:15 a.m. the meeting was opened for the public to be heard for or against the First District Health Unit's 2027 budget. The total dollars requested by the FDHU from Renville County increased by \$1,910.00 for the 2027 budget year. The total dollars requested for 2026

Tax Year are \$65,465.00. Moved by Comm. Haman and second by Comm. Hansen to accept the FDHU budget request for 2027. Motion carried by unanimous vote of aye.

Roger Hutchinson, County Sheriff, met with the Board. He informed the Board that he, Chief Deputy Donohue and Sgt. Alex Cook have agreed to forgo their proposed raises in order to give them to other deputies in the department. The body cameras have arrived and are being assigned to the deputies. Roger is taking the 2018 Ford Expedition to Minot to get decommissioned. Moved by Comm. Hansen, second by Comm. Haman to send the decommissioned patrol vehicle to auction. Motion carried by unanimous vote of aye.

County Recorder, Danielle Petersen, gave the Board a presentation from US Imaging. They do backscanning of documents. The proposed cost to scan the images is \$156,000.00; and to process and add names to the documents would be \$277,464.00. The Board asked if she would look into any grant opportunities to help with the cost of this project. The Document Preservation fund would not be able to fund such a project. She will also be taking the plat maps to Mountrail County to scan.

Correspondence addressed to the Board's attention was reviewed and discussed. Travel requests and officer's reports were approved as presented.

Moved by Comm. Hansen, second by Comm. Haman to approve the School Resource Officer agreement for the 2026-2027 school year with MLS School. Motion carried by unanimous vote of aye.

RESOLUTION-2026-17

Resolution Allowing Claims & Ordering Payment Thereof

Whereas, the County Auditor has audited and the Departments have approved the following claims against the County of Renville and have certified that such claims are properly payable by said County, and that the said County Auditor has verified such claims to be paid and has satisfied herself that such bills and claims are proper charges against the County of Renville;

Now therefore, be it resolved by the County Commissioners of the County of Renville, North Dakota, that the following bills and claims be and thereby are, ordered paid.

<u>Payee</u>	<u>For</u>	<u>Amount</u>
AT&T	Monthly Charges/SHE	458.30
Attorney General	24/7 Program	155.00
Bowers Aerial	Chemical/Cthse	146.25
Cameron Hardware	Gas Can/R&B	42.99
Cenex Fleet Fueling	Jul/Gas	3,840.03
Envision Cooperative	Gas/Round Up/Oil Filter/R&B/MRP	2,263.79
First District Health Unit	3 rd Quarter Mill Levy	15,885.25
Heisler Auto	Vehicle Maintenance	506.98

Information Technology Department	WAN/Office 365	1,610.05
Kevin's Autobody	F-150 Accident Repair	12,215.18
Mohall City	Water	384.20
Mohall Jack & Jill	Pop/Garbage Bags/Cleaner	144.85
Montana Dakota Utilities	Electricity	5,848.27
North Country Mercantile	Mower Repair/Belt	572.49
Propane Services	Propane/Cthse	1,059.32
Quadient Finances USA	Postage	1,886.00
Renville County Farmer	Comm/Abstract/Def Driving/Tax	2,040.63
Richardson Ag	Fuel/MRP	546.52
Sherwood City	Water/Sanitation	86.86
Sign Solutions	Pickleball Court Signs/MRP	99.19
Gabriel Titus	Mileage/Meals	445.60
Westlie Motor Company	Vehicle Maintenance	6,445.09
WEX Health	Monthly Admin Fee	70.00

Be it further resolved, that the County Auditor be, and she hereby is authorized and directed to draw warrants for the above claims from the respective funds, and that the County Auditor be, and she hereby is, authorized to execute and deliver such warrants.

The above and foregoing resolution was offered at a regular meeting of the County Commissioners held on August 18, 2026 by Commissioner Haman who moved its adoption, was seconded by Commissioner Hansen and adopted by a unanimous vote of aye.



Andy Gates, Board Chairman

Attest:

LeAnn M. Pollman, County Auditor

The Board discussed recommended salaries for 2027. Several of the recommended salaries had been computed at a 2% increase and were supposed to be 1%. Auditor Pollman will make those corrections and send out corrected budget reports to the Sheriff, County Recorder, Road Supervisor and the DES Coordinator.

The meeting adjourned at 11:10 a.m.

Board ordered the following bills paid for the month of August 2026:

Check History

Check Number	Date	Payee	Amount
148142	08/04/2026	BOTTINEAU COUNTY SHERIFF	\$45.00
148143	08/04/2026	CIRCLE SANITATION INC	\$140.00
148144	08/04/2026	COPELAND'S GARAGE	\$45.00
148145	08/04/2026	FARDEN CONSTRUCTION INC	\$5,194.50
148146	08/04/2026	FREEMAN, LYLE	\$38.00
148147	08/04/2026	GAFFANEY'S OF MINOT	\$2,599.60
148148	08/04/2026	GATES, BETHANY	\$386.08
148149	08/04/2026	GLENBURN CITY	\$55.60
148150	08/04/2026	HANSEN, DARIN	\$250.00
148151	08/04/2026	HENDERSON, DAVID	\$25.84
148152	08/04/2026	JOHN DEERE FINANCIAL	\$2,013.96
148153	08/04/2026	LEXIPOL LLC	\$4,925.27
148154	08/04/2026	MINOT DAILY NEWS	\$312.00
148155	08/04/2026	ND ASSOCIATION OF COUNTIES	\$63.00
148156	08/04/2026	NDACO RESOURCES GROUP INC	\$1,732.50
148157	08/04/2026	NDSU	\$7,303.39
148158	08/04/2026	O'KEEFFE OIL COMPANY	\$19,087.43
148159	08/04/2026	OTTER TAIL POWER COMPANY	\$72.75
148160	08/04/2026	PETERSEN, DANIELLE	\$429.62
148161	08/04/2026	ROSS CARTER	\$2,000.00
148162	08/04/2026	SHERWOOD CITY	\$88.58
148163	08/04/2026	SOURIS RIVER TELEPHONE	\$1,183.17
148164	08/04/2026	STEINS INC	\$269.37
148165	08/04/2026	UPPER SOURIS WATER DISTRICT	\$818.20
148166	08/04/2026	VERIZON WIRELESS	\$173.91
148167	08/04/2026	VETTER, JULIE	\$2,090.00
148168	08/04/2026	WESTERN DAKOTA	\$2,646.00
148169	08/04/2026	WESTLIE MOTOR CO	\$53,165.00
148170	08/04/2026	WOLD ENGINEERING	\$6,000.00
148224	08/12/2026	KEVIN'S AUTO BODY	\$12,215.18
148225	08/17/2026	SPRINKLERS PLUS	\$200.00
148226	08/18/2026	AT & T	\$458.30
148227	08/18/2026	ATTORNEY GENERAL	\$155.00
148228	08/18/2026	BOWERS AERIAL LLC	\$146.25
148229	08/18/2026	CAMERON HARDWARE	\$42.99
148230	08/18/2026	CENEX FLEETCARD	\$3,840.03
148231	08/18/2026	ENVISION COOPERATIVE	\$2,263.79
148232	08/18/2026	FIRST DISTRICT HEALTH UNIT	\$15,885.25
148233	08/18/2026	HEISLER AUTO	\$506.98
148234	08/18/2026	INFORMATION TECHNOLOGY	\$1,610.05
148235	08/18/2026	MOHALL CITY	\$384.20
148236	08/18/2026	MOHALL JACK & JILL	\$144.85
148237	08/18/2026	MONTANA-DAKOTA UTILITIES CO.	\$5,848.27
148238	08/18/2026	ND ASSOCIATION OF COUNTIES	\$248.00
148239	08/18/2026	NORTH COUNTRY MERCANTILE	\$572.49
148240	08/18/2026	PROPANE SERVICE INC	\$1,059.32
148241	08/18/2026	QUADIENT FINANCE USA	\$1,886.00
148242	08/18/2026	RENVILLE COUNTY FARMER	\$2,040.63
148243	08/18/2026	RICHARDSON AG INC	\$546.52
148244	08/18/2026	SHERWOOD CITY	\$86.86
148245	08/18/2026	SIGN SOLUTIONS USA	\$99.19
148246	08/18/2026	TITUS, GABRIEL	\$445.60
148247	08/18/2026	WESTLIE MOTOR	\$6,445.09
148248	08/18/2026	WEX HEALTH	\$70.00

Payroll \$167,968.59

Expenditures, by fund, approved by the Board for the month of August, 2026: General, \$234,445.71; Road & Bridge, \$51,280.77; Highway Tax, \$49,145.69; 9-1-1, \$1,232.00; Veteran Service, \$1,077.11; County Agent, \$12,892.72; Weed Control, \$6,140.13; Sheriff Reserve, \$19,211.08.

Details of the bills are on file in the Auditor's office.

RENVILLE COUNTY BOARD OF COMMISSIONERS



Andy Gates, Board Chairman

Attest:

LeAnn M. Pollman, County Auditor