

Unapproved
Morton County Water Resource District
December 23, 2025

1. The Morton County Water Resource District met in special session at 1pm on Tuesday, December 23, 2025, at the Missouri West Water offices at 2816 37t St. NW, Mandan, ND.

2. The following persons were present: Chairman Wade Bachmeier, Managers: James Wetsch, Bruce Engelhardt, Todd Norton, Jim Schmidt, Brenda Winckler, Sec-Treas., and Nathan Schlosser

3. Chairman Bachmeier called the special meeting to order at 1pm.

4. Discussion on the potential purchase of 18.7 acres of land, N on Hwy 1806, SCT: 33 TWN: 140, RNG:81, 18.7 PT W ½ NW 1/4 Lying NE of RR 18.70 acres, located in the flood plain and Harmon inundation zone. Chairman Bachmeier presented material on a piece of land 18.7 acres, owned by Wyatt and Tamera Fransen. This land is generally wet, due to its low-lying nature as well as various subdivisions being developed by and around this piece of land. List price is \$120,000, Mgr. Schmidt suggested that the Board has various options as follows:

1. Do nothing: this is not a viable option for the board because of the High likelihood of flooding from potential and existing developments draining water on this land. This will likely create future complaints for the Board with requests to provide adequate drainage.
2. Purchase the development rights (flowage easement). Board consensus is not a viable option because the best way of determining those rights is to purchase and put easements on and sell remainder.
3. Purchase: give the option for someone to hay if it can and possibly be used for wetland mitigation.
4. Purchase it, install drain tile and put it up for rental for haying. Too expensive to be a good option. There are houses immediately east so it needs to be cut to reduce chance of a fire.
5. Most viable option is to purchase and search for programs for mitigation. If the Board decided to purchase the 18.7 acres to eliminate the problems that can be caused by the high likelihood of flooding from potential and existing developments draining water on this land. Purchasing this land will give the Board a way to distinguish the criteria for purchasing land to prevent flooding. After a lengthy discussion about value including comparing this tract to other lands in the area that have sold recently, Mgr. Schmidt moved to make an offer of \$85,000 for the 18.7 acres. Mgr. Engelhardt seconded the motion. Bruce, yes, Jim, yes, Todd, yes, Jamie, yes, Wade yes. MCU. Further discussion included earnest money: Mgr. Schmidt moved to provide \$5,000 earnest money, with a closing date of January 29, 2026, without a financing contingency clause. The Board will not ask for subsurface minerals but will retain surface rights. Mgr. Wetsch seconded the motion. MCU.

Meeting was adjourned at 2:15 pm.

Wade M. Bachmeier, Chairman

Brenda Winckler, Sec-Treas.

