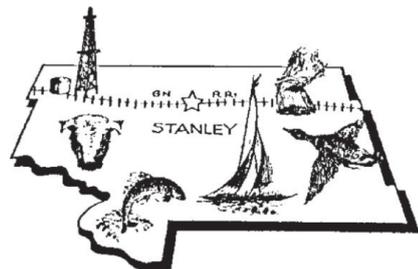


# Mountrail County



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## DRC Hosts Landowners To Discuss "Hype About Pipe"



Pictured above at the table, left to right, are panelists Don Morrison, Mark Trechock, Rose Person and Don Nelson.

The Dakota Resources Council hosted a panel discussion and question and answer time for landowners at the Mountrail County Fair Building on Thursday, Apr. 25. There were a number of landowners that turned out to listen to the stories of the panelists and then share their own stories or ask questions as the oil development continues in northwestern North Dakota. The meeting focused in great part on how to deal with the ever growing number of pipelines and companies that are working to install their pipelines for gathering purposes.

Don Morrison of Bismarck, Director of the DRC, served as moderator for the event. Panelists included Rose Person, a rancher from White Earth, who also serves on the Dakota Resource Council and is part of the Northwest Landowners Association. Also participating was Don Nelson, a rancher from Keene, who is chair of the Dakota Resource Council Oil and Gas Task Force. The final participant was Mark Trechock, Regional Organizer of Western Organization of Resource Councils from Dickinson.

Morrison welcomed those in attendance saying that the evening's meeting was time to learn from others and share information. Landowners often find themselves with a lack of experience and information and that by sharing information they can be better prepared to deal with their own issues.

The DRC is a statewide organization that found its roots during another boom in North Dakota in 1978. They work to ensure that farming and ranching could survive and thrive even as the landscape changes with the oil booms. To help meet those goals, the DRC has now hired Renae Evensvold as an organizer in the Bakken area. She will be a valuable resource for landowners as well. She is in Powers Lake and can be contacted at [renae@drcinfo.com](mailto:renae@drcinfo.com) or 701-261-3423.

First up was Don Nelson of Keene. He talked about the issues that landowners face as they go through this oil boom. A third generation rancher, Nelson says that his family has been through a couple of oil booms over the years. This boom has brought its own unique set of challenges on a much bigger scale than those in the past. North Dakotans tend to be a quiet group, each feeling that their own land and challenges are theirs to face, but he stresses that it is time to share information. This oil boom is here to stay and it is important to work with the companies as best you can.

Each company is different so it is important for landowners to be up front with the companies, finding agreements they can accept and then share them with other companies. Finding the right agreement will protect you and by being up front with companies they will know what to expect as they deal with you.

Price is no longer considered by Nelson to be the most important part of the agreement. It is important to talk about those things with your neighbors so you can stick together and work on the things that mean the most to them when it comes to protecting and using their land. In pipeline easements he stresses that it is important to look for a renewal clause. He is asking for a renewal after twenty years. That way future generations will also know what to expect on the land and to keep on top of what may be coming in the future in those easements. He also recommends a clause that indicates if they find gravel, scoria or clay that they

either mine it or pay you for those rights as well.

Most importantly he stresses that a landowner should not just sign the first thing that comes their way. They should talk to others and talk to their attorney. They should let the company know what they want. They want to put the pipeline in and there must be common sense to the process. Landowners want to know what is going in around them and they have a right to say go around us.

Rose Person shared her story dealing with people as they come to her home. She says that other people she has talked to have felt intimidated. For her, it is important not to let them see that. You must be confident. She also believes in the importance of legal help. Rose has found that she has seen so many easements and requests over the years that she is now able to read them and understand them, but it is important to have that legal assistance at times. Like Nelson she says that you cannot let them intimidate you. It is your land and you want to make sure that you and future generations are protected.

As she has dealt with companies, she has found that it is important to keep an eye on what is happening on your own land. It is also important to protect each other and work together to make sure that things are done right. If they are not, make sure you complain. Some of the companies have been great to work with. Others have been less so. Rose always makes sure she gets the business cards of the people who approach her and those working on her land. That way she knows who has been there and who to talk to should a problem arise.

Even with all of the time she has spent on landowner issues, including working to stop a oil waste facility in the White Earth valley, Rose says that she is still learning. It is important to share what you know so that others can learn from you as well.

The final panelist was Mark Trechock. Although he has not had as much experience with pipeline work, he has had experience with oil leasing, including the tiny bit of property under his home in Dickinson. In that process he points out it is important to figure out what right of entry into your property is worth to you. He discussed the Rule of 10. That says that your interests could be worth ten times as much as they are offering you. He points out it is about negotiating and being prepared to do so.

He also stresses the importance of getting together with neighbors and negotiating together whether it be with oil wells or pipelines. It is important to share the information and not allow yourself to be kept in the dark.

Overall, the importance comes in organizing, pulling together as they face similar problems, threats and challenges. That's where having a community group like the DRC can help share the knowledge to be successful to work together. They have worked to accomplish things already like increasing setbacks to improve the lives of people who live in the developing oil areas. They have also worked to get notice prior to staking. There is strength in numbers with shared knowledge and experience.

Rose Person talked about getting more information on all types of easements, whether they are electrical lines or pipelines. It is important to watch what is going where, the footage definitions and the definition of areas impacted, rather than just giving a blanket easement to a

large section of land. She says that it is important to get the advice she needs for her own protection. She believes it is her job to protect what she has, no one else will do it for her.

Don Nelson says that he went through it this year as well and it is important to look over those easements and make sure they are specific. He has five pipelines right now that want to cross over his property and he says that it is the company responsibility to make sure that the information is correct. As they have looked at one section of his property, they are finding a number of lines that were not identified on any mapping. The state's decision to require mapping will help some with these issues as well. There are a number of old lines out there, many of them undiscovered until another company goes to put one in.

Landowners also asked about what happens when one company sells to another and how to handle that. Nelson pointed out that is usually included in the easement, but it is important to make sure they abide by it. This is also a point where having a renewal clause will aid the landowner. Rose Person says that her contracts include clean-up and removal at the companies expense. She says they can and will fight this clause but it is in the best protection of the landowner. Don Nelson said that often people forget about a pipeline once it is installed, but landowners are left to remember and deal with it later. Reclamation and abandonment of lines may or may not be included in the easements so it is important for landowners to make sure it is included. He also says that it is important to clarify how many lines and what type of lines will be installed. Personally, he does not allow salt water lines any more after an incident.

As they talked about the number of lines running through property, a study has concluded that there is no clear definition of where all the pipelines are in the state. Record keeping is getting better now and there is current legislation that will require the mapping for more recent work that will help the landowners. In Mountrail County, County Planner Don Longmuir is a great resource on pipeline locations. The county has done a good job of tracking this development as it moves forward.

Don Nelson says that they are running a pilot project on his land described earlier. They are working to identify all of the lines in place as a method of tracking what are active lines and what may be abandoned or orphaned lines.

Another concern facing the oil industry is the high use of water. Mark Trechock talked about a recent WORC study on the use of water in fracking. The report indicates the amount of gallons used per well is highly consumptive and needs to be adequately tracked. The concern is that industry needs to look at water use and the potential for recycling that water. More on that report is contained elsewhere in this week's paper.

Landowner Brenda Jorgenson talked about how intimidating it can be to speak in front of the legislature, but stressed the importance of more voices. She says that she speaks frequently for others who cannot speak or are uncomfortable doing so. It is important that people make their voices heard so that those who make the laws can understand what is being faced by landowners and residents in northwestern North Dakota.

(Continued on Page 5)

## Blue Jay Boosters Project Will Install New Scoreboard And Sound System

Stanley's Blue Jay Boosters have been revitalized with a number of new members this year. As of last week's Athletic Banquet the number of members has reached around 100.

Earlier this school year, an Instant Alert message was sent out on the school's notification system that a meeting was being held to determine the future of the organization. It seems to have worked as a number of people turned out for that first meeting and the numbers have continued to grow. Normal meeting attendance sits between ten and twenty members and the ideas for new projects continues to grow.

Even more members turn out to help with projects and they hope to do a little more each year to help the school. The Booster Club is one way to help the school with projects that cannot be done in other ways.

This year, the Boosters have set a challenge before themselves. Their big project this year will revitalize the football field area with a new scoreboard and better sound system. They hope to have both in place at the start of the football season.

The scoreboard was ordered last week through Daktronics. They had looked at repairing the old scoreboard, but parts are not available to fix the problem. This new scoreboard should be easier to operate as well. It will be the same size, using the same structure, as a cost saving measure when it comes to mounting the new board. It will have colored lights on the board, rather than clear lights and the negative sign before the home score will be a thing of the past. The state championship banners will be relocated possibly to posts nearby. Cost for the new scoreboard is \$13,466.

The sound system is being ordered through Jacobson Music with the help of former music instructor John Spitzer. The original estimates for the cost of the system have gone up as they looked at recommendations for different equipment through a different vendor. The system they will be ordering will have higher and better quality. The Booster Club opted to make the change to be sure they do it right the first time as they look at ways to improve the sound system to better serve those on the visitors' sidelines and those that park on the other side of the field to watch from their vehicles. Cost for the sound system is estimated at \$12,095.

A third part of this project will provide travel bags for football gear. This project started early with Jim Enge and Bill Whitmore. They brought a proposal to the Boosters to purchase sideline coats for the football team. They met with the players and coach Lyne Enget to ask if they would be used. What they got back was a request for gear bags for their practicality and use. When that went back, the two men were in favor of the change. They had raised the funds to help cover the \$2,250 for this part of the project.

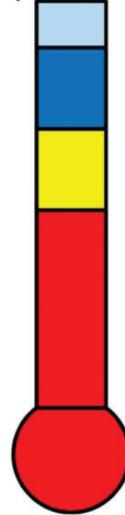
All totaled that brings the project to a cost of \$27,811. To date, the School Board has committed to funding half the cost of the scoreboard and sound system, a commitment of \$12,797. The Stanley Lions Club donated \$5,320. That donation includes a commitment by the organization as well as donations from individual members. Jamie and Cory Rice have donated \$4,000 towards



Money Raised:

- School - \$12,797
- Lions - \$5,320
- Boosters - \$9,727
- Donated - \$5,485
- Left to go - \$4,242

\$27,811



the project. The donation for the travel bags and other donations have brought the total to \$5,485. That leaves the Boosters with \$4,242 to raise to finish covering the costs of the project.

They are actively seeking donations at this time to help meet that goal. Once finished, they will be putting up a plaque to recognize the individuals and organizations that have donated to help cover the costs.

A Community Variety Show will be held on Friday, May 3 at 7:00 p.m. at the Stanley High School. This joint effort between the school's music department and the Boosters will also help fund this project. The Boosters hope to find a way to hold an annual event like this variety show or a dinner theater, something to bring the community together to support the projects at the school and have fun while doing it.

Members have been busy with fundraising ideas and projects to help cover the costs of their normal activities, including the athletic banquet. They have Blue Jay emblem decals for sale. They've worked with candy sales. They've held pop shoots at home games. They also worked some junior high wrestling concessions. They are also coordinating with a company to do sports posters for the 2013-14 school year as another fundraiser. They have also received donations from both Stanley's and Ross's gaming funds to help meet their expenses for their projects.

Working with coaches and ad-

visors at the school, the Blue Jay Boosters have also identified upcoming projects. They include nets, antennas, referee stand and pads for the stand for volleyball; a new scorer's table in the gym; a breakaway banner and mascot or cheerleading; ball storage bins for basketball; mat lights, gear bags and technique videos for wrestling; exercise bands in the workout room; and junior high pants and pads for football.

The overall goal of the Booster Club is to work with projects that will make a lasting impression for the school and the classes to come. Interested in getting involved? Their next meeting is planned for Wednesday, May 8 at 7 p.m. at the high school. Interested in donating to the scoreboard and sound system project? Donations can be mailed c/o Kyle Hanson, 624 8th Ave SE, Stanley. You can remain anonymous if you wish or you can have your name listed on the plaque. The Booster Club asks that if your donation is to be used for any specific project that you note that with your donation.

If you want more information on the Booster Club or any of their projects you can contact any of the officers: Kyle Hanson, president, 701-421-8500; Jackie Rudolph, vice-president, 701-629-0385; or Lori Holland, treasurer, 214-704-4696. You can all keep up with the Booster Club meetings and projects on Facebook by looking for the Blue Jay Booster Club page.



## City Reappraisal Project Starts May 12

Preliminary work for the reappraisal program, which includes door to door inspections of all properties in Stanley City, will begin May 12th, 2013. Representatives of Vanguard Appraisals, Inc. will be reappraising all residential and commercial real estate for property tax assessment purposes. Each Vanguard representative will have a photo ID, identifying them as such.

The purpose of the reappraisal is to equalize property assessments. Each taxpayer is responsible for paying only his/her fair share of the property tax burden. Stanley City assessment records have very little information on which to base an accurate assessment. The City of Stanley office does not have the resources to complete the project in a timely manner. Vanguard Appraisals, Inc. was hired because they have considerable reappraisal experience and have conducted successful reappraisal projects in the upper

Midwest, including North Dakota.

Data collectors will make interior and exterior inspections of all properties. They will be compiling information to be used to estimate fair market value of each property. Information to be collected includes: type of construction, type of interior finish, physical condition of the property, age of structures and exterior measurements. A complete sales analysis, local construction costs and economic conditions are also considered. No estimate of value will be given at the time of inspection.

The City of Stanley asks that you cooperate by allowing a complete inspection of your property and provide accurate information in order to determine a fair and equitable assessment for your property. Denial of access to the property, or providing inaccurate information does not release Vanguard representative from placing a value on your prop-

erty. Incomplete or inaccurate information may result in an assessment that may not be a fair reflection of the property's actual value. For this reason, our office requests your assistance to ensure that the reappraisal project is completed successfully.

Notice of final value estimates will be mailed to each property owner after the completion of the project, tentatively around June 1st. Property owners will have an opportunity to meet informally to discuss their revaluation with representatives of Vanguard Appraisals, Inc.

The Stanley City Hall, and the Director of Equalization Office will have a listing of all names and license plate numbers of assessors involved in the project.

If you have any questions regarding the reappraisal project, please call City Hall, phone at 701-628-2225, or mail at PO Box 249, Stanley, ND 58784.