

LEGAL NOTICES

CITY OF BEULAH BOARD OF EQUALIZATION MEETING

April 6, 2026

CITY OF BEULAH
APRIL 6, 2026, 6:30 PM
BEULAH CITY HALL COUNCIL
CHAMBERS

BOARD OF EQUALIZATION

The Board of Equalization meeting was called to order at 6:30 pm by Mayor Sean Cheatley with Council Members Jason Isaak, Kevin Herrmann, Cameron Brown, Timothy Aichele, Bill Keller, Kameron Plienis and Adam Baker present. A quorum is present.

Also Present: City Attorney Scott Solem, City Engineer Jerod Klabunde, Asst. Engineer Aidan Kelly, Police Chief Frank Senn, Econ/Op Dir. Beaver Brinkman, City Assessor Heidi Hamelton, Deputy Assessor/Op Assist Jennifer Gabel, City Auditor Heather Ferebee, Beulah residents.

Jennifer Gabel, Deputy Assessor, presented the 2026 assessment results for equalization to the council. The purpose of this process is to ensure all property in Beulah is assessed fairly, consistently and in compliance with ND requirements. The State requires that assessed values fall between 90% and 100% of market value. After using three standards of measurement, Beulah's 2026 Median was 94, the Coefficient of Dispersion (COD) was 9.19, and the Price-Related Differential (PRD) was 1.03. While the county wide Median is 93.55%, commercial values fall below the 90% requirement and are undergoing a review. The city's valuation is \$277,412,320 for 2026 compared to \$263,664,413 for 2025, representing a 5.21% overall increase. Based on the analysis, it is the professional opinion of the City Assessor's office that Beulah's property values are equitable and meet state requirements. The City Council sits as the Board of Equalization and property owners may bring concerns forward. In 2026, State law now requires a notice to be sent to all property owners.

Heidi Hamelton, City Assessor, answered property owner questions.

Slade Ternes questioned the value of his lots, stating the lots in the area were being sold for \$1.00.

1907 3rd Ave NE, Parcel BB-144-88-68-06-05

1903 3rd Ave NE, Parcel BB-144-88-68-06-06

Lots 5 & 6, Block 6 Prairie Hills 2nd Addition

Hamelton stated that the land is valued at the same level in the area. There are three land values for residential in Beulah. The front footage of the lots will be reviewed.

Brock Seibel has an unfinished basement and requests his value be adjusted.

1912 3rd Ave NE, Parcel BB-144-88-68-05-01

Lots 1 & 2, Block 5, Prairie Hills 2nd Addition

Hamelton stated they will adjust the value to reflect the unfinished basement.

Michelle Tipton would like her

property reviewed as it is an older home and the increase was a lot in the last two years. She would like to know why the property is valued as it is.

109 4th Ave SW, Parcel BB-144-88-06-01-34C

N 132' & SW ADJ .092 Acre Tract of Lot 34, Chaffee Addition

Hamelton stated they can do a site visit. The property card was provided to Tipton.

Rebecca McKenna stated they bought their property in 2021 and the value has doubled.

307 19th St NE, Parcel BB-144-88-68-06-01

Lots 1, 2, 3 & 13, Block 6, Prairie Hills 2nd Addition

Hamelton stated a request for abatement can be filled out for a previous year to review the value. McKenna stated it went up in the current year as well with no major changes. The purchase price of the house was questioned. Hamelton stated the value is based on sales and within 10% of market value, and when the home is valued at \$480,000 and purchased it at \$659,000, market adjustments need to be made. The 2026 increase is consistent with other property increases. If a property owner is paying too little in taxes, then the rest of the residents are paying too much. An on-site review can be completed.

Marvin Bauer questioned the value of a lot he purchased that has a mobile home on it and what the value will be once the trailer is removed.

313 2nd Ave SE, Parcel BB-144-88-09-01-05A

Lots 2 & 3, Spier Addition

Hamelton stated he can set up a time to review his property.

Keith Bohn questioned when the increases stop. An individual property was not specified. Bohn mentioned a mobile home in the flood zone. Hamelton stated the value of the mobile home is not affected by the flood zone, but the land is affected and there is most likely obsolescence on the land. If there is a concern, the property can be visited. A site visit was offered.

Hamelton stated the council sets the budget which determines taxes. It is the job of the City Assessor to make sure the properties in Beulah are valued appropriately according to State law, so that everyone in the city who owns property is paying the appropriate share of the budget. This meeting is about valuations of property.

Monte Rueb stated the value of his property is higher than what it is worth.

309 1st St SW, Parcel BB-144-88-31-03-04

Lots 4 & 5, Block 3, Neuberger Addition

Hamelton stated that the property can have a site review. Isaak stated that a property appraisal could be obtained. Hamelton would then review the appraisal in addition to the property information. Brown requested Hamelton make a site visit to verify the value of the shop.

Herrmann moved for the City Assessor to work with the individuals who addressed the Council tonight to assess the value of their property, if requested, and report findings back to the City Council. Baker seconded. Hamelton stated the on-site visit may cause the value to increase or decrease. Herrmann stated that the requirements are set by the state and the City Assessor is following the law. Roll call vote found Herrmann, Baker, Isaak, Brown, Aichele, Plienis and Keller in favor. Motion passed. Only the individuals attending the Equalization meeting tonight will have properties reviewed.

Plienis moved to postpone the Equalization meeting until the next regular meeting on April 20, 2026. Isaak seconded. Roll call vote found Plienis, Isaak, Baker, Keller, Aichele, Brown and Herrmann in favor. Motion passed.

Aichele moved to adjourn. Brown seconded. Roll call vote found Aichele, Brown, Keller, Baker, Isaak, Plienis and Herrmann in favor. Motion passed.

Adjourned at 8:00 pm.
Sean Cheatley, Mayor
Heather Ferebee, City Auditor
(April 23, 2026)

NOTICE OF PUBLIC HEARING

City of Beulah May 4, 2026

A public hearing will be held with City Council on May 4, 2026, at 6:30 p.m. at City Hall located at 120 Central Ave Nin Beulah, North Dakota, concerning an application for a Conditional Use Permit to construct a wireless telecommunications facility consisting of a 125-foot monopole with lightning rod, for a total height of 134 feet, to be located at 1208 Highway 49 North in Beulah, North Dakota, on property owned by Joel Freidt.

All interested parties may attend.
BY ORDER OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEULAH, NORTH DAKOTA.


Secretary/Building Official

(April 16 & 23, 2026)

NOTICE OF PUBLIC HEARING

Beulah Planning & Zoning April 27, 2026

A public hearing will be held with Planning & Zoning on April 27, 2026, at 5:00 p.m. at City Hall located at 120 Central Ave Nin Beulah, North Dakota, concerning an application for a Conditional Use Permit to construct a wireless telecommunications facility consisting of a 125-foot monopole with lightning rod, for a total height of 134 feet, to be located at 1208 Highway 49 North in Beulah, North Dakota, on property owned by Joel Freidt.

All interested parties may attend.
BY ORDER OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEULAH, NORTH DAKOTA.


Secretary/Building Official

(April 16 & 23, 2026)

CITY OF BEULAH SPECIAL MEETING MINUTES

April 13, 2026

CITY OF BEULAH
APRIL 13, 2026, 6:30 PM
BEULAH CITY HALL COUNCIL
CHAMBERS

SPECIAL CITY COUNCIL MEETING

The Special Meeting of the Beulah City Council was called to order at 6:30 pm by Mayor Sean Cheatley with Council Members Tim Aichele, Bill Keller, Jason Isaak, Adam Baker, Cameron Brown, Kameron Plienis and Kevin Herrmann present.

Also Present: HR City Attorney Sarah Wear, City Attorney Scott Solem, City Auditor Heather Ferebee, Beulah residents.

TOPIC

Employee performance reviews following 30-day restriction of duties.

Isaak commented on the restriction of duties for Marcie Krumwiede. Currently there is no access to Odyssey, CJIS, the evidence room, money transactions and she has resigned from CVB. Isaak described the job duties she has been performing to stay busy. Isaak is not recommending any changes. Senn is performing some of the job duties. Senn is salary so it is no extra cost to the City. Plienis stated the City is making a lot of exceptions and putting duties on others. Isaak stated it opened up a lot of succession training. Baker stated the other employees should be asked how it affects them. Brown questioned how Senn is doing with the duties. Isaak stated Senn said it is very good for him to learn. Plienis questioned if the position could be part time. Isaak commented on the issue is currently only allegations. Plienis stated she still can't do her job. Brown stated

there is still due process.

Wear commented she spoke with the attorney for the CVB and his estimate is that it should be weeks, not months, before there is a resolution. Aichele moved to terminate employment. Wear interjected stating the Personnel Policy should be followed. The first step in the Personnel Policy would be for the supervisor, the Chief of Police and/or Council Member Isaak, to make a recommendation for extension or termination and if the council didn't agree, then there could be discussion. Motion failed for lack of a second. Baker moved to hold an Executive Session before the next council meeting at 5:30 pm on April 20. Plienis seconded. Aichele questioned if the policy leaves it in the hands of one or two people. Wear stated that is how the policy is written. Keller questioned what the fall back would be if she is found innocent. Wear stated that will be discussed on Monday. This meeting is for the two reviews and to report on the findings. Brown questioned if Senn gave his recommendation. Isaak stated that Senn would like to continue with the restriction of duties that are set now. The timeline of 30 or 60 days would be acceptable.

Herrmann stated that the council should have all the facts before going to Executive Session. Isaak commented on the impression this will make on city employees and whether the council will have their back. Plienis stated his issue is not the accusation but that she can't do the job she was hired to do. Solem stated during the Executive Session there would be more candid discussions on the options that may affect the City from a legal standpoint. Roll call

vote found Baker, Plienis, Aichele, Brown and Keller in favor. Isaak and Herrmann opposed. Motion passed.

Keller commented he spent time with Beaver Brinkman. Brinkman is busy with construction projects, housing, and new businesses. Keller encouraged other council members to sit in with Brinkman to find out what he's doing and that he has been doing all the job duties he is expected to do. Keller stated that the Economic Development Director should be the liaison between the City and JDA, not on the board. Cheatley stated that his recommendation is to allow Brinkman to continue in his restricted duties until the City hears from the Attorney General. Brinkman is currently not on the JDA or CVB Board. Wear commented on the need for a timeline.

Baker questioned if the evaluation was looked at as a whole. Cheatley stated that Brinkman has had good reviews over the past years. Isaak stated that there haven't been any issues brought to Employee Relations. Cheatley recommended revisiting in 30 days. Aichele moved to have Executive Session regarding this issue on Monday, April 20 as well. Plienis seconded. Roll call vote found Aichele, Plienis, Baker, Brown and Keller in favor. Isaak and Herrmann opposed. Motion passed.

Brown questioned if legal has any advice. Wear stated the charges for these individuals could be resolved before other individuals with the CVB. Wear clarified the same job restrictions and parameters will continue.

The meeting adjourned at 7:01 pm.
Sean Cheatley, Mayor
Heather Ferebee, City Auditor
(April 23, 2026)

CITY OF DODGE

April 14, 2026

Beckman took notes for the meeting. Absent Mayor Gervers and Mark Klein.

Director Acosta called the meeting to order.

Director Jones made a motion to accept/approve valuation as presented by Holly Hutchinson, Dunn County Tax Director. Director Wolff seconded the motion. Roll call vote

with all council members voting Aye-Motion Carried.

Jones made a motion to adjourn the meeting. Director Wolff seconded the motion- Motion Carried.

Brenda Acosta, President
Jenn Beckman, Auditor
(April 23, 2026)

NOTICE TO CREDITORS

Probate No. 29-2026-PR-00009

NOTICE TO CREDITORS -
Probate No. 29-2026-PR-00009

IN THE DISTRICT COURT OF MERCER COUNTY, STATE OF NORTH DAKOTA In the Matter of the Estate of Jeannette Louise Ray, Deceased

NOTICE IS HEREBY GIVEN that all persons having claims against the said deceased are required to present their claims within three months after the date of the first publication of this

notice or said claims will be forever barred. Claims must be presented to Thomas W. Severin, Attorney at Law, 913 Ponderosa Drive, Severance, CO 80550, or presented to the Court at: Clerk of Court, Mercer County, 410 Van Slyck Ave, Stanton, ND 58571.

Dated April 8, 2026.

/s/ Thomas W. Severin

(701) 433-1411

tom@severinlawfirm.com

ND State Bar ID #08827

(April 23, 30 & May 7, 2026)

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