

REGULAR SESSION OF THE MOWER COUNTY
BOARD OF COMMISSIONERS

October 24, 2023

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Regular Session October 24, 2023 at 9:00 a.m. at the Government Center in Austin, Minnesota.

Members present, viz: Chair Mike Ankeny, John Mueller, Dan Sparks and Polly Glynn. Member excused: Jerry Reinartz. Also in attendance were County Attorney Kristen Nelsen, County Administrator Trish Harren Gjersvik, Executive Assistant Denise Barthels, and Austin Daily Herald Editor Eric Johnson.

The meeting was opened with the Pledge of Allegiance.

Motion made by Commissioner Mueller, seconded by Commissioner Sparks, to approve the agenda adding 1) Adopt Resolution supporting Operation Greenlight for Veterans. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Sparks, to approve the consent agenda as presented:

1. Approve Minutes of October 10, 2023
2. Approve Resolutions adopting Assessments for Septic Loans for the following:
 - a. Res. #72-23 Lorine Marie Raddatz, single (PIN 03.028.0030): \$20,929.33 loan assessment

Date: October 24, 2023

Res. #72-23

RESOLUTION ADOPTING ASSESSMENT

On motion of Commissioner Glynn, seconded by Commissioner Sparks, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held October 24, 2023 at the Government Center, Austin, Minnesota.

WHEREAS, pursuant to the policies of the Mower County Septic Loan program the owner of property has requested a loan from Mower County for replacement of a failing septic system on the below-listed property and has requested to pay back that loan by assessment to the subject property, to Mower County, over a ten-year term.

Property owner(s): Lorine Marie Raddatz, single

Property address: 76976 170th Street, Ostrander MN 55961

Parcel Identification No: 03.028.0030

Tax parcel legal description: Section 28 Township 102 Range 014 S358FT E527FT SE1/4 SE1/4

Assessment amount: \$20,929.33, (Twenty Thousand Nine Hundred Twenty-nine dollars and 33/100)

NOW, THEREFORE, BE IT RESOLVED BY THE MOWER COUNTY BOARD OF COMMISSIONERS, MINNESOTA:

1. Such proposed assessment, made part hereof, is hereby accepted and shall constitute the special assessment against the lands named herein, and each tract of land herein included is hereby found to be benefitted by the proposed improvement and the amount of the assessment levied against it.

2. Such assessment shall be payable in simple decreasing installments extending over ten (10) years. The first of the installments shall be payable along with the first half taxes when due, as reflected on the tax statement payable year 2024, and shall bear interest at the rate of three percent per annum. Each payment including interest thereafter will be paid with taxes payable, until the assessment obligation is satisfied.
3. The owner of any property, so assessed, may pay the whole assessment on such property by December 31, (year of installation) without interest accrued.

Thereafter the owner of property, so assessed, may pay the annual assessment amount, or any amount exceeding the annual assessed amount so listed on the tax statement, with any unpaid interest accrued to December 31 of the year in which such payment is made.

Payments will be accepted by the County up until the close of business day December 31 in the year of payment. If December 31st is a weekend or holiday; payment must be received in advance of closing of the last business day in the year payment is made.
4. There shall be no penalty for early payment or pay-off of the full balance of the assessment.
5. The County Administrator / clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor-Treasurer to be extended on the property tax list of the County and such assessment shall be collected and paid over the same manner as other municipal taxes.
6. This assessment must be paid in full at time of property transfer to any other owner, owners, heirs, assigns or entity.

BE IT FURTHER RESOLVED, that the Mower County Board Chair is hereby authorized to execute the Promissory Note on behalf of the County for the loan of the funds from the Mower County Septic Loan program.

Passed and approved October 24, 2023.

- b. Res. #73-23 Glen Darren Horning & Tina Marie Horning, spouses (PIN 17.010.0050): \$20,565.00 loan assessment

Date: October 24, 2023

Res. #73-23

RESOLUTION ADOPTING ASSESSMENT

On motion of Commissioner Glynn, seconded by Commissioner Sparks, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held October 24, 2023 at the Government Center, Austin, Minnesota.

WHEREAS, pursuant to the policies of the Mower County Septic Loan program the owner of property has requested a loan from Mower County for replacement of a failing septic system on the below-listed property and has requested to pay back that loan by assessment to the subject property, to Mower County, over a ten-year term.

Property owner(s): Glen Darren Horning, and Tina Marie Horning, spouses

Property address: 32570 650th Avenue, Sargeant MN 55973

Parcel Identification No: 17.010.0050

Tax parcel legal description: Section 10 Township 104 Range 016 W1070FT N370FT S570FT NW1/4

Assessment amount: \$20,565.00, (Twenty Thousand Five Hundred Sixty-five dollars and no/100)

NOW, THEREFORE, BE IT RESOLVED BY THE MOWER COUNTY BOARD OF COMMISSIONERS, MINNESOTA:

1. Such proposed assessment, made part hereof, is hereby accepted and shall constitute the special assessment against the lands named herein, and each tract of land herein included is hereby found to be benefitted by the proposed improvement and the amount of the assessment levied against it.

2. Such assessment shall be payable in simple decreasing installments extending over ten (10) years. The first of the installments shall be payable along with the first half taxes when due, as reflected on the tax statement payable year 2024, and shall bear interest at the rate of three percent per annum. Each payment including interest thereafter will be paid with taxes payable, until the assessment obligation is satisfied.
3. The owner of any property, so assessed, may pay the whole assessment on such property by December 31, (year of installation) without interest accrued.
Thereafter the owner of property, so assessed, may pay the annual assessment amount, or any amount exceeding the annual assessed amount so listed on the tax statement, with any unpaid interest accrued to December 31 of the year in which such payment is made.
Payments will be accepted by the County up until the close of business day December 31 in the year of payment. If December 31st is a weekend or holiday; payment must be received in advance of closing of the last business day in the year payment is made.
4. There shall be no penalty for early payment or pay-off of the full balance of the assessment.
5. The County Administrator / clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor-Treasurer to be extended on the property tax list of the County and such assessment shall be collected and paid over the same manner as other municipal taxes.
6. This assessment must be paid in full at time of property transfer to any other owner, owners, heirs, assigns or entity.

BE IT FURTHER RESOLVED, that the Mower County Board Chair is hereby authorized to execute the Promissory Note on behalf of the County for the loan of the funds from the Mower County Septic Loan program.

Passed and approved October 24, 2023.

Motion carried.

University of Minnesota Extension Regional Director Lisa Dierks and 4-H Extension Educator Adam Stevermer presented a department update to the Board. Ms. Dierks reported that statewide twenty-five new educator positions have been added. Of those twenty-five, the region is benefiting with a position for leadership and civic engagement, also a Fruit Educator and a Family Health & Wellbeing educator. A Clean Energy Resource Team increased from part-time positions to full-time. Mr. Stevermer provided an annual summary of 4-H activities, fair participation and membership numbers. There has been a 9% increase in membership enrollment and a 13% increase in new membership enrollment. The fair was a great success and there was an increase in the number of entries and exhibitors. Approximately 85 youths went to State with their projects. There was a change in the ribbon auction procedures from a set price for a ribbon to a bid amount. The youth receive 60% and 4-H receives 40% of the amount bid on a ribbon to support animal science. There were more buyers and more proceeds. For 4-H membership options there are both community clubs and project-based clubs. Another 4-H educator (Jessica) has started a soccer club. All 4-H clubs have the goal for teaching the youth how to learn and lead.

Motion made by Commissioner Mueller, seconded by Commissioner Glynn, to approve the following Commissioner warrants for payment:

<u>Vendor Name</u>	<u>Amount</u>	<u>Vendor Name</u>	<u>Amount</u>
Austin Automotive LLC	3,517.04	Harty Mechanical Inc	13,051.67
Avenu Insights & Analytics	7,162.09	Metro Sales, Inc	2,137.83
Beckleys	2,210.00	Midwest Monitoring & Surveillance	2,432.63
Bliss Concrete	14,971.00	Pro-West & Associates, Inc.	3,000.00
Bureau Of Criminal Apprehension	4,470.00	Rochester Sand And Gravel, Inc	14,671.67
CDW Government	13,704.32	Scott County Treasurer	4,200.00
City Of Austin	9,083.33	Squires, Waldspurger & Mace P.A.	4,992.08

COMMISSIONERS' RECORD MOWER COUNTY, MINNESOTA

Consolidated Correctional Foodservice	19,860.00	Stantec Consulting Services Inc.	8,932.50
Dakota County Financial Services	9,425.00	Syverson Truck Center/Dave	3,242.60
David C Patterson Plumbing LLC	3,665.00	Thomson Reuters-West Payment Center	3,530.31
Diamond Drugs, Inc.	2,646.94	Tiny's Body Shop	4,710.27
Donnelly Law Firm, PLLC	6,262.79	WIESE USA	44,341.00
Erickson Engineering Co., LLC	2,880.00	Ziegler, Inc	11,227.05
Gallagher Benefit Services Inc	4,000.00	93 Payments less than 2000	37,989.56
			Final Total: 262,316.68

Motion carried.

Motion made by Commissioner Mueller, seconded by Commissioner Sparks, to approve the Health & Human Services accounts payable totaling \$264,547.09. Motion carried.

The Board recessed at 9:36 a.m. for the purpose of a public hearing.

The Chair called the Public Hearing to order at 9:36 a.m. regarding Housing Tax Abatement application of Bigelow & Lennon Construction for a single-family home located on Lot 7, Block 1 North Pointe, Austin, MN (PIN 34.509.0070).

County Administrator Trish Harren Gjersvik reviewed the application and recommended approval.

The applicant was not present. No one spoke for or against the Bigelow & Lennon housing tax abatement application.

The Chair closed the Public Hearing at 9:37 a.m. regarding the Bigelow & Lennon Housing Tax Abatement application.

The County Board reconvened its regular session at 9:37 a.m.

Date: October 24, 2023

Res. #74-23

**RESOLUTION APPROVING TAX ABATEMENT
FOR CERTAIN PROPERTY PURSUANT TO MINN. STAT. 469.1813**

On motion of Commissioner Glynn, seconded by Commissioner Sparks, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held October 24, 2023 at the Government Center, Austin, Minnesota.

WHEREAS, Minnesota Statute 469.1813 gives authority to the County of Mower to grant an abatement of property taxes imposed by the County if certain criteria are met; and

WHEREAS, in addition to the statutory requirements, Mower County has adopted the Tax Abatement Policy for new construction of Single and Multi-family homes which includes criteria which must be met before an abatement of taxes will be granted; and

WHEREAS, Austin HRA (Seller) is the owner of certain property within Mower County, legally described as follows:

Lot 7, Block 1 North Pointe, Austin, MN (PIN 34.509.0070)

WHEREAS, Bigelow & Lennon Construction (Buyer) has made application to Mower County for the abatement of taxes as to the above-described parcel; and

WHEREAS, Notice having been duly given, a public hearing was held on June 13, 2023 before the Mower County Board of Commissioners, on said application.

WHEREAS, Austin HRA (Seller) and Bigelow & Lennon Construction (Buyer) have met the statutory requirements outlined under Minnesota Statute 469.1813 Subdivision 1(1) and Subdivision 2(i) as well as Mower County's criteria for tax abatement;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MOWER COUNTY, MINNESOTA:

1. Mower County does, hereby grant an abatement of Mower County's share of real estate taxes upon the above-described parcel for the construction of the single-family home.
2. The tax abatement will be for no more than five years commencing, in the tax year the property realizes a value increase over original value due to construction of the housing project. Partially constructed housing may result in an abatement in the first abatement year that may be significantly less than the following years. This will still be considered one of the five years of eligible abatement. In the event construction has not commenced within one year of approval, the abatement is eliminated and the property owner will need to reapply in accordance with this policy.
3. The County shall provide the awarded abatement payment following payment of due real estate taxes annually. One single payment shall be made to the owner of record at the time of the payment, by December 30th of that calendar year.
4. The real estate taxes to be abated shall be for up to the full amount of the real estate taxes collected due to the added tax base of the newly constructed housing/home annually. The current value of the property is not eligible for the abatement, will not be abated as part of this program and is further defined as the "original value." Any eligible abatement years are calculated on the tax increase due to a value increase over the original value.

Passed and approved this 24th day of October, 2023.

By Consensus the Board set the date of November 8, 2023 at 4:00 p.m. at the County for a joint meeting of the County Board and the City of Austin Council to discuss the public safety needs assessment.

Veteran Service Officer Rod Streich reported he had received a supply of green lights that he will be distributing to the public upon request. The green lights are for display in support of our veterans.

Date: October 24, 2023

Res. #75-23

RESOLUTION
Supporting Operation Green Light for Veterans

On motion of Commissioner Mueller, seconded by Commissioner Sparks, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held October 24, 2023 at the Government Center, Austin, Minnesota.

WHEREAS, the residents of Mower County have great respect, admiration, and the utmost gratitude for all of the men and women who have selflessly served our country and this community in the Armed Forces; and

WHEREAS, the contributions and sacrifices of the men and women who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS, Mower County seeks to honor these individuals who have paid the high price for freedom by placing themselves in harm's way for the good of all; and

WHEREAS, Veterans continue to serve our community in the American Legion, Veterans of Foreign Wars, religious groups, civil service, and by functioning as County Veteran Service Officers in 29 states to help fellow former service members access more than \$52 billion in federal health, disability and compensation benefits each year; and

WHEREAS, Approximately 200,000 service members transition to civilian communities annually; and

WHEREAS, an estimated 20 percent increase of service members will transition to civilian life in the near future; and

WHEREAS, studies indicate that 44-72 percent of service members experience high levels of stress during transition from military to civilian life; and

WHEREAS, Active Military Service Members transitioning from military service are at a high risk for suicide during their first year after military service; and

WHEREAS, the National Association of Counties encourages all counties, parishes and boroughs to recognize Operation Green Light for Veterans; and

WHEREAS, Mower County appreciates the sacrifices of our United State Military Personnel and believes specific recognition should be granted;

THEREFORE, BE IT RESOLVED, with designation as a Green Light for Veterans Mower County hereby declares from October through Veterans Day, November 11, 2023 a

time to salute and honor the service and sacrifice of our men and women in uniform transitioning from Active Service; and

BE IT FURTHER RESOLVED, that in observance of Operation Green Light, Mower County encourages its citizens in patriotic tradition to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying a green light in a window of their place of business or residence from November 6 through November 12, 2023.

Passed and approved this 24th day of October, 2023.

Finance Manager Loni Swenson presented the Third Quarter Financial Update to the Board and the Third Quarter Investment Report. For the financial update the year-to-date comparison to the budget reflects that expenses are on track at 75% and revenues are at 63% which is acceptable as there is an estimated \$4.8 million in taxes still in the process of being collected. Salary and benefits are also on track. In the general fund operation expenses are at 103% but this doesn't reflect the use of ARPA funding for expenditures. For the investment report the news is good. Interest rates are favorable and securities are staying stable. As bonds mature the funds are being reinvested.

The Commissioners acknowledged the receipt and accepted the third quarter 2023 investment report presented by the Finance Manager.

Motion made by Commissioner Glynn, seconded by Commissioner Sparks, to approve the purchase of the mulcher attachment from Ziegler (\$35,200.28). Motion carried.

Under Committee Reports Commissioner Glynn reported that she attended the SWCD meeting on 10/11/23, the SE MN EMS meeting on 10/12 and the Association of Minnesota Counties District IX meeting on 10/23/23 along with Commissioner Mueller. Commissioner Mueller reported that he had also attended a Siebel Center meeting on 10/18. A summary of items discussed at the District IX meeting was shared with the other commissioners who were unable to attend. The district counties shared their preliminary 2024 budget and levy amounts. All were similar with that set by Mower County (5-7% increases). The mental health specifically among children was a major topic that the district would like brought to state legislators. There is a desire to have state funded mental health facilities reactivated to take pressures off the sheriff departments and jails. Other concerns to be addressed included a modernization of DHS, tax forfeiture procedures, cyber security and election funding. County Administrator Trish Gjersvik also noted that there had been a good discussion on the workforce shortage. Counties may need to tap into the age group of 60-70 to address shortages and bring their valuable talents into the workforce.

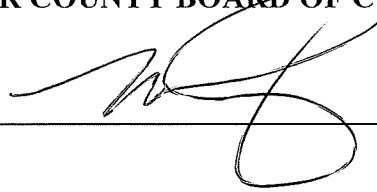
County Administrator Trish Gjersvik informed the Board that the state approved a state-wide housing fund that can be used to stabilize housing and prevent homelessness in our communities. The county has options on how to spend this money in our community and can partner with the Mower County HRA.

County Administrator Trish Gjersvik also brought to the attention some upcoming meetings and events: Opioid Advisory Committee open meeting on November 16, Mentally Strong presentation for employees by Cindra Kamphoff on December 6 and the Senior Official Emergency Management meeting on December 14.

The Chair adjourned the meeting at 10:22 a.m. The next meeting is scheduled for November 7, 2023 at 1:00 p.m.

THE MOWER COUNTY BOARD OF COMMISSIONERS

BY: _____



Chairperson

Attest:

By: Trish Ham-Gjersvik
Clerk/Administrator