

REGULAR SESSION OF THE MOWER COUNTY
BOARD OF COMMISSIONERS

September 10, 2024

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Regular Session September 10, 2024 at 9:00 a.m. at the Government Center in Austin, Minnesota.

All members present, viz: Chair John Mueller, Vice-Chair Polly Glynn, Mike Ankeny, Dan Sparks and Jerry Reinartz. Also in attendance were County Attorney Kristen Nelsen and County Administrator Trish Harren Gjersvik.

The meeting was opened with the Pledge of Allegiance.

Motion made by Commissioner Glynn, seconded by Commissioner Sparks, to approve the agenda adding a presentation from Arleace Green regarding Small Business Administration (SBA) Disaster Loans. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to approve the consent agenda as presented:

1. Approve Minutes of August 27 and Work Session September 3, 2024
2. Approve Request for approval to extend an unpaid Leave of Absence for employee #1526 for an additional 20 days effective 09.10.24-09.29.24

Motion carried.

Assessor Michael Harvey provided a department update that highlighted the annual activities of assessors including inspecting, valuing and classifying properties, and administering property tax programs. Based on the high volume of sales, there is an anticipated tax shift to commercial and industrial properties anticipated for pay 2025. One goal the department is working on is to develop an online homestead application.

U.S. Small Business Administration Public Affairs Specialist Arleace Green presented to the Board that in response to the local June 16, 2024-July 4, 2024 flooding and weather related disaster(s) there are SBA Disaster Loans available for Homeowners and Renters and for Businesses and Non-Profits. The application deadline is September 30, 2024 for loans related to physical damage to property.

The Board recessed at 9:26 a.m. for the purpose of the Health & Human Services Board.

HEALTH & HUMAN SERVICES BOARD:

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to approve the Health & Human Services accounts payable totaling \$142,504.55. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Sparks, to accept two scholarships (\$980 each) from the State of Minnesota on behalf of Minnesota West Community and Technical College to offset the cost of Community Health Worker training. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Glynn, to approve applying for Medica's Innovation Funds up to \$10,000 to be used for the mobile clinic (WOW – wellness on wheels) supplies and educational materials. Motion carried.

Under Health and Human Services updates, new employees Kelsea Dundas (WIC) and Rebecca Zuniga (Financial Assistance) were introduced. The Board was informed that the afterhours pilot programs has been a success, and the program will continue at Health & Human Services on the first Tuesday of the Month modifying the hours to 4:30 – 6:00 pm. The department continues to enhance their presence outreach at community events.

Community Health Division Manager Pam Kellogg provided a brief update on the status of the Community Health Assessment which is required to be done every five years. In collaboration with Mayo, 1000 random households in Mower County communities will be receiving surveys with corresponding notice post cards to encourage participation in completing the survey.

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, to approve the Purchase of Service Agreement (renewals) for housing support effective 1/1/24 – 6/30/25 for 1) Independent Management Services, Inc. (1st & 3rd Apartments) and 2) REM Woodvale, Inc. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Sparks, to approve the Social Service Actions. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, to adjourn the Health & Human Services Board meeting at 9:47 a.m. Motion carried.

COUNTY BOARD

The Regular Session of the Board was reconvened at 9:47 a.m. for regular business items.

Motion made by Commissioner Sparks, 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>
Advanced Correctional Healthcare, Inc	40,378.17	MEIGS Paving	30,639.02
Austin Automotive LLC	43,061.31	Metro Sales, Inc	4,237.89
Bauer Built Tire	3,730.00	Motorola Solutions Inc	25,579.52
CivicPlus, LLC	18,736.52	Nienow Cultural Consultants LLC	4,500.00
Consolidated Correctional Foodservice	19,510.22	Ratwik, Roszak & Maloney, P.A.	8,206.61
Dell Marketing L P	14,512.35	Rochester Sand And Gravel, Inc	2,052.47
Driftless Pathways, LLC	20,000.00	Scott County Treasurer	4,376.00
Election Systems & Software, LLC.	5,475.00	Talos Dynamics	2,240.49
General Parts, LLC	3,325.43	Thomson Reuters-West Payment Center	2,219.02
Harty Mechanical Inc	8,985.56	TOWMASTER	3,189.00
Healthiest You	3,500.00	Zarnoth Brush Works, Inc.	3,072.00
Kamphoff/Cindra	11,500.00	53 Payments less than 2000	28,889.92
LSQ Funding Group, LLC	3,989.76		
		Final Total:	315,906.26

Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Glynn, to set the 2025 preliminary tax levy at 4.99% over the 2024 levy or \$26,252,538. (2025 budget of \$70,164,059). Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz to set Monday, December 16, 2024 at 6:30 p.m. in the County Board Room as the date and time for the 2025 budget and levy public hearing. Motion carried.

Under Miscellaneous Correspondence the Board received an invitation to attend the 5-year anniversary celebration for the Third Judicial District Veterans Treatment Court.

Under Committee Reports Commissioner Ankeny reported that he attended a Finance Committee meeting on 9/3 and 9/10. Commissioner Sparks reported he attended the Joint Work Force Development meeting on 9/5 and was happy to report in employment numbers Mower County is doing better than most of the neighboring counties. Commissioner Sparks also attended a DEED Child Care License Discussion on 9/9. Commissioner Mueller reported he attended the Farm Bureau annual meeting on 9/4. Commissioner Glynn reported that she attended a Finance Committee meeting on 9/3 and 9/10, the Farm Bureau annual meeting on 9/4, and the SEMCAC meeting on 9/9.

The Board recessed at 10:01 a.m. for the purpose of a public hearing.

The Chair called the Public Hearing to order at 10:01 a.m. regarding a Housing Tax Abatement application of Bigelow & Lennon Construction for a single-family home located at Lot 16, Block 1 Nature Ridge 3rd, Austin, MN (PIN 34.468.0160)

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

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

The Chair closed the Public Hearing at 10:03 a.m. regarding the Bigelow & Lennon Construction Housing Tax Abatement application.

The County Board reconvened its regular session at 10:03 a.m.

Date: September 10, 2024

Res. #68-24

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

On motion of Commissioner Sparks, seconded by Commissioner Reinartz, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held September 10, 2024 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, Saw Aung Kyaw is the owner of certain property within Mower County, legally described as follows:

Lot 16, Block 1, Nature Ridge Third, Austin, MN (34.468.0160)

WHEREAS, Bigelow & Lennon Construction (builder) 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 September 10, 2024 before the Mower County Board of Commissioners, on said application.

WHEREAS, Saw Aung Kyaw (Owner) and Bigelow & Lennon Construction (Applicant/Builder) 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 10th day of September, 2024.

COMMISSIONERS' RECORD MOWER COUNTY, MINNESOTA

The Chair adjourned the meeting at 10:03 a.m. The next meeting is scheduled for September 24, 2024 at 9:00 a.m.

THE MOWER COUNTY BOARD OF COMMISSIONERS

BY: John D. Mueller Chairperson

Attest:

By: Christa Hann-Cegusik
Clerk/Administrator