

REGULAR SESSION OF THE MOWER COUNTY
BOARD OF COMMISSIONERS

April 22, 2025

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Regular Session April 22, 2025 at 9:00 a.m. at the Government Center in Austin, Minnesota.

All members present, viz: Chair Polly Glynn, Vice-Chair Dan Sparks, Jerry Reinartz, Mike Ankeny and John Mueller. 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 Ankeny, seconded by Commissioner Sparks, to approve the agenda. Motion carried.

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

1. Approve Minutes of April 8, 2025
2. Acknowledge Receipt of Electronic Fund Transfer Payment Reports
3. Authorize Board Chair Signature on Joint Powers Agreements for Cannabis regulation with Nevada and Udolpho Townships, and the Cities of Rose Creek and Racine

Motion carried.

Finance Director Loni Swenson presented to the Board the 2025 first quarter investment report and the financial report.

Motion made by Commissioner Mueller, seconded by Commissioner Reinartz, to acknowledge receipt and accept the first quarter investment report. Motion carried.

Property Appraiser Laurie Clendenning provided a brief overview of property tax administration and a status update in software upgrades and future implementation in Aumentum the tax administration software.

Xcel Energy Representatives Ross Lexvold (remotely) and Omar Mohamed (in-person) provided an update on Pleasant Valley Wind Repower Project which included the phasing of operations, road use agreement, laydown yard storage and decommission of parts following the 100 turbine repower upgrade (short-term before shipped to Iowa facility).

Motion made by Commissioner Ankeny, seconded by Commissioner Sparks, to approve the following Commissioner warrants for payment:

<u>Vendor Name</u>	<u>Amount</u>	<u>Vendor Name</u>	<u>Amount</u>
Aumentum Technologies	61,167.97	League of Minnesota Cities	2,520.00

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Austin Community Growth Ventures	15,000.00	MCHS SE Minnesota	3,924.00
Austin Daily Herald	2,124.59	Midwest Monitoring & Surveillance	3,963.25
Austin Electric Inc.	5,667.79	Minnesota Counties Computer Cooperative	10,000.00
Cedar Valley Services, Inc	62,565.34	MN Department Of Corrections	18,900.00
Cintas Corporation	3,119.23	Northland & Companies	3,831.36
Erickson Engineering Co., LLC	3,944.00	Petroblend Corp.	4,537.48
Evans Publishing & Printing Inc	2,336.31	Red Cedar Consulting, LLC	5,355.15
Everett Law, L.L.C.	6,020.00	Regents Of The University Of Minnesota	56,482.96
Fjetland/Tara	3,207.19	Schmidt Goodman Office Products Inc.	5,646.11
Harty Mechanical Inc	4,679.18	Sharrow Lifting Products	2,500.00
Imperial Dade	5,076.93	Sheriff Houston County	19,004.17
Institute for Environmental Assessment	11,535.72	The Master's Touch, LLC	10,467.95
J & S Repair Inc	6,000.00	Thomson Reuters-West Payment Center	2,297.06
Johnson Construction and Tree Service LL	5,500.00	Village Ranch Inc	8,422.39
Leadership Development Resources	3,403.00	53 Payments less than 2000	24,801.41
		Final Total:	384,000.54

Motion carried.

County Administrator Trish Harren Gjersvik was recognized for her 6 years of service for Mower County (*with prior public service*). The Commissioners, county and city staff commented with appreciation on the leadership provided by Ms. Gjersvik and wished her success in her new position with the City of Crosby.

Due to the fact that Ms. Gjersvik was leaving prior to the annual core value recognition banquet at which she honors one employee as the Leader of the Year, Ms. Gjersvik choose to recognize this year's award winner during this Board meeting. Ms. Gjersvik honored and declared Human Resource Director Kristina Kohn as the 2025 Leader of the Year.

The Board recessed at 9:59 a.m. for the purpose of a public hearing.

The Chair called the Public Hearing to order at 10:00 a.m. regarding a Housing Tax Abatement application of Debra Strelow for a single-family home manufactured home on a permanent foundation located at Lot 13, Block 2, Olson Addition, City of LeRoy, MN (PIN 26.500.0300)

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

The Applicant Debra Strelow was not present. No one spoke for or against the Strelow housing tax abatement application.

The Chair closed the Public Hearing at 10:01 a.m. regarding the Strelow Housing Tax Abatement application.

The Chair called the Public Hearing to order at 10:01 a.m. regarding a Housing Tax Abatement application of Lincoln Ngin, Sr. for the construction of a single-family home located at Lot 1, Block 1 Buckridge Estates, Grand Meadow Township, MN (PIN 07.045.0010)

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

The Applicant Lincoln Ngin, Sr. was not present. No one spoke for or against the Ngin housing tax abatement application.

The Chair closed the Public Hearing at 10:02 a.m. regarding the Ngin Housing Tax Abatement application.

The County Board reconvened its regular session at 10:02 a.m.

Date: April 22, 2025

Res. #20-25

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

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 April 22, 2025 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, Debra Strelow is the owner(s) of certain property within Mower County, legally described as follows:

Section 28 Township 101 Range 014 SubdivisionName OLSON ADDITION
Lot 013 Block 002 SubdivisionCd 26500 (PIN 26.500.0300)

WHEREAS, Debra Strelow 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 April 22, 2025 before the Mower County Board of Commissioners, on said application.

WHEREAS, Debra Strelow has 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 manufactured home on a permanent foundation.

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 22nd day of April, 2025.

Date: April 22, 2025

Res. #21-25

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

On motion of Commissioner Ankeny, seconded by Commissioner Reinartz, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held April 22, 2025 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, Lincoln Ngin, Sr. is the owner(s) of certain property within Mower County, legally described as follows:

SubdivisionName BUCKRIDGE ESTATES SUBD Lot 001 Block 001 SubdivisionCd 07045 (PIN 07.045.0010)

WHEREAS, Lincoln Ngin, Sr. 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 April 22, 2025 before the Mower County Board of Commissioners, on said application.

WHEREAS, Lincoln Ngin, Sr. has 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 22nd day of April, 2025.

Fiscal Services Supervisor Trisha Blaser presented Health & Human Services accounts payable for approval in the amount of \$157,779.25 noting expected reimbursement is \$83,547.56.

Motion made by Commissioner Reinartz, seconded by Commissioner Sparks, to approve the Health & Human Services accounts payable totaling \$157,779.25. Motion carried.

Commissioner Glynn noted for the record that a letter of commendation was received from the MN Dept of Revenue indicating that the Mower County Health & Human Services had meet all 2024 financial reporting requirements on time and in perfect order.

Motion made by Commissioner Mueller, seconded by Commissioner Ankeny, to authorize Board Chair signature on letters of support for congressionally directed funds and state bonding support under SF 332 and HF 502 for the Olmsted County Materials Recovery Facility (MRF). Motion carried.

Motion made by Commissioner Sparks, seconded by Commissioner Reinartz, to approve the renewal of the SELCO Library Service Agreement effective 1/1/26 – 12/30/30. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Sparks, to approve the inclusion of Mower County on the list of district counties supporting the Community Services Block Grant (CSBG) on the letter to Representative Finstad (letter sent 4/16/25) urging continued support of the grant that funds SEMCAC and other community action agencies. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to set a public hearing on May 13 at 10:00 a.m. regarding the County's intention to repeal the Ordinance adopted 1/27/1976 that established the book entitled "The Code of the County of Mower, Minnesota" that "revises and codifies, adopts and prints in book form" all the "special laws, ordinances, resolutions and rules in force in the County as of November 26, 1974" and declare all other Ordinances posted on the Mower County website as the special laws, ordinances and rules in force for Mower County operations. Ordinances upon future amendments will be amended to be "stand-alone" ordinances removing references to chapters of the repealed Code of the County. Motion carried.

Motion made by Commissioner Mueller, seconded by Commissioner Sparks, to table to May 13, 2025 an action to terminate the contract with CivicPlus for the Municode software to codify the Mower County Code of the County / Ordinances. Motion carried.

Environmental Technician Danielle Anderson reviewed the prepared 2024 Feedlot Annual Report.

Motion made by Commissioner Reinartz, seconded by Commissioner Mueller, to approve the 2024 Feedlot Annual Report. Motion carried.

Motion made by Commissioner Reinartz, seconded by Commissioner Sparks, to approve the requests of the City of Rose Creek for temporary road closures for seasonal events as follows:

Close CSAH 104/Main St. from 2nd St. SE to 3rd St. S every Tuesday from June 3, 2025 - September 30, 2025 from 3:30-6:30 PM for the Farmers Market;

Close CSAH 104/Main St. from 2nd St. SE to 3rd St. S July 11 starting at 3:00 p.m. through – 4:00 p.m. July 12, 2025 for Rose Creek Fun Days; and

Close CSAH 19/1st St SE from Oak St E to CSAH 4/Maple St SE on July 12, 2025 from 11:30 a.m. – 1:30 p.m. for the Rose Creek Fun Days Parade

Motion carried.

County Engineer Mitch Wenum presented bid information received for project CP 50-25-07.

Motion made by Commissioner Ankeny, seconded by Commissioner Mueller, to award the CP 50-25-07 contract for 2025 seasonal weed spraying to the low bidder Sunshine

Ent. LLC (\$18,630). Motion carried. Full bid abstract on file in the office of the County Auditor-Treasurer and Public Works.

Human Resources Director Kris Kohn presented items for board review and approval as recommended by the Personnel Committee.

Motion made by Commissioner Ankeny, seconded by Commissioner Sparks, to approve creating a Fraud Prevention Specialist position classification (DBM B24). Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to approve the Health & Human Services request for reallocating positions in HHS Financial Assistance unit to incorporate fraud prevention services by reallocating the equivalent of 2.5 FTEs from the total of 19 FTE eligibility workers to 16.5 FTE Eligibility Workers, 2 FTE Case Aides and .5 FTE Fraud Prevention Specialist. A reflection of the changes in the HHS Finance Assistance unit is as follows:

Current Financial Assistance Unit (FTEs)	New Financial Assistance Unit (FTEs)
Financial Assistance Supervisor (1)	Financial Assistance Supervisor (1-no change)
Lead Workers (2)	Lead Workers (2-no change)
Office Support (1)	Office Support (1-no change)
Eligibility Workers (19)	Eligibility Workers (16.5) Fraud Prevention Specialist (.5) Case Aides (2)
TOTAL FTE 23	TOTAL FTE 23

Motion carried.

Motion made by Commissioner Sparks, seconded by Commissioner Ankeny, to approve the reclassification of the Solid Waste Officer II position (DBM C41) (non-supervisory, union position) to a Solid Waste Program Administrator position (DBM C42) (a supervisory, non-union position) as reviewed and recommended by David Brown & Associates and the Personnel Committee effective 4/22/25. Motion carried.

The Board discussed the filling of the County Administrator position and the possible division of duties to current staff as outlined by the Human Resources Director.

Motion to Commissioner Reinartz, seconded by Commissioner Ankeny, to approve the list of separation of the County Administrator duties as on file in the office of Human Resources effective April 23, 2025 until the start date of the new County Administrator. Motion carried.

Under Committee Reports Commissioner Ankeny reported that on 4/1 and 4/15 he attended Personnel Committee. Commissioner Reinartz reported that on 4/14 he attended the joint school, city, county meeting. Commissioner Sparks reported that on 4/14 he attended the joint school, city, county meeting and on 4/1 and 4/15 he attended Personnel Committee. Commissioner Mueller reported that on 4/14 he attended the joint school, city, county meeting. Commissioner Glynn reported that on 4/10 she attended a SWCD meeting and on 4/14 the joint school, city, county meeting.

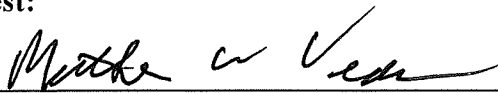
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The Chair adjourned the meeting at 11:07 a.m. The next meeting is scheduled for May 6, 2025 at 1:00 p.m.

THE MOWER COUNTY BOARD OF COMMISSIONERS

BY:  Chairperson

Attest:

By: 
Clerk/Administrator