# REGULAR SESSION OF THE MOWER COUNTY BOARD OF COMMISSIONERS

September 9, 2025

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Regular Session September 9, 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 Administrator Matthew Verdick and County Attorney Kristen Nelsen.

The meeting was opened with the Pledge of Allegiance.

Motion made by Commissioner Sparks, seconded by Commissioner Ankeny, to approve the agenda with the addition to 1) approve/deny the HM Auction Group contract for the sale of abandoned evidence property and 2) Table the public hearing and related items for cannabis and ordinance amendments to the September 23, 2025 meeting at 9:30 a.m. Motion carried unanimously.

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

1. Approve Minutes of August 26 and September 2 Work Session
2. Acknowledge the Receipt of Electronic Fund Transfer Payment Reports
3. Approve Fireworks Permit for Deer Creek Speedway, LLC for September 27, 2025 (rain date September 28, 2025)

Motion carried unanimously.

Solid Waste Officer Marcus Thompson presented to the Board for approval two resolutions that would modify the Hillier Composting Solid Waste Facility License.

**Date: September 9, 2025** **Res. #40-25**

**RESOLUTION**

**Establishing Findings of Fact and Granting a Waiver from the Solid Waste Management Ordinance for Hillier Composting**

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 September 9, 2025 at the Government Center, Austin, Minnesota.

**WHEREAS**, Mower County is a political subdivision organized and existing under the laws of the state of Minnesota; and,

**WHEREAS**, the Mower County Board of Commissioners has adopted a Solid Waste Management Ordinance (ORD-21) establishing authority for the entire County; and,

**WHEREAS**, Section 10.4(B) provides for the following: "All solid waste composting and source separated organic composting facilities shall be required to maintain a minimum of a 500-foot separation between the boundaries of the portion of the property used for the deposit and management of solid waste and source separated compostable materials, and the property line of the property described in the application. Access roads, replacement wetlands, storm water run-off ponds, berming, screening activities, and fencing may be located and occur within this minimum separation distance area upon approval by the Department. The required separation/buffer area shall not include public rights-of-way."

**WHEREAS**, On August 30, 2025, Hillier Composting submitted an Ord-21 Application for Waiver or Modification to allow for placement of Apple Peels and Apple Cores within the 500-foot separation distance as required in Section 10.4 (B) of Ord-21 at the Facility and.

**WHEREAS**, Pursuant to Section 3.6 of Ord-21, the County Board may waive or modify the strict application of the provisions of Ord-21.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mower County Board finds:

1) That the request is reasonable and meets the intent of this ordinance due to: *The intent of Ord-21 is to protect public health and the environment. Hillier Composting is currently permitted to accept Yard Waste and brush material for composting and currently diverts storm water away from existing windrows. Hillier Composting desires to accept Apple Peels and Apple Cores generated by Apple Valley Foods, Inc. for incorporating into their currently permitted Yard Waste operation. This single source organic waste stream contains less moisture than typical source separated organic materials and will immediately be incorporated into yard waste and brush materials, and therefore less likely to create a nuisance.*

2) That such requirements are unnecessary or impractical in light of the applicant's proposed operation due to: *Hillier Composting proposes to maintain an existing 250-foot separation distance as required by Yard Waste compost operations. Apple Peels and Apple Cores will be received at the designated location and immediately incorporated into the windrows as currently permitted. Relocating the current windrow operation another 250-feet would create operational challenges given existing farming practices and current brush pile. Further, the existing Yard Waste Compost operation currently meets the required 200-foot separation distance as required by ORD-21 and the Apple Peels and Apple Cores contain much less moisture than that of typical source separated organic waste that requires a 500-foot separation to property boundary.*

*3)* That the waiver or modification will not adversely impact human health or the environment due to: *The purpose of the 500-foot separation between waste limits and property boundary, among other, is to ensure sufficient distance to allow placement of* *access roads, replacement wetlands, stormwater ponds, berming, screening, and to minimize against potential odors and other nuisances that may occur as a result of source separated organics compost operation. Hillier Composting currently operates a permitted and license Yard Waste Compost operation that has current access roads in place. Berming is currently not necessary due to the location of this operation. Stormwater management is already in place and is diverted away from composting operations as required.*

4) <u>That the request will not adversely affect the County's ability to monitor and enforce compliance with ORD-21 and the applicant's license due to</u>: *Hillier Composting's waiver request aligns with existing separation distance for Yard Waste Compost operations. Access road and stormwater controls are currently in place for the existing operation that meets current 200-foot separation requirement.*

**BE IT FURTHER RESOLVED THAT THE MOWER COUNTY BOARD OF COMMISSIONERS**: Grants a Waiver to Hillier Composting, in accordance with Section 3.6 of ORD-21, to allow for placement of Apple Peels and Apple Cores generated by Apple Valley Foods, Inc. within the 500-foot separation distance as depicted on License Document Exhibit A, and maintain the current 200-foot separation distance as required by Yard Waste Compost Facilities with the following conditions:

1) Applicant shall comply with and maintain compliance with ORD-21, County License, and all applicable Minn. Rules.
2) This waiver allows for the placement of Apple Peels and Apple Cores generated by Apple Valley Foods, Inc. within the 500-foot separation area for Hillier Composting as depicted on License Document Exhibit A by maintaining a 250-foot separation. Any change from Exhibit A (Hillier Composting: Site Map) nullifies this Waiver.
3) Applicant shall immediately notify the County of any changes in operations, odors, leachate seeps, ponding of water, and/or any other adverse impacts resulting from the compost operations.
4) Applicant shall allow employees of Mower County and its consultants to inspect the facility to ensure compliance with ORD-21 and its County License.
5) All conditions shall apply in full force and effect to any successor in interest to the property.

Passed and approved this 9th day of September, 2025.

**Date: September 9, 2025** **Res. #41-25**

**RESOLUTION**

**Establishing Findings of Fact and Granting a Waiver from the Solid Waste Management Ordinance for Hillier Composting**

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 September 9, 2025 at the Government Center, Austin, Minnesota.

**WHEREAS**, Mower County is a political subdivision organized and existing under the laws of the state of Minnesota; and,

**WHEREAS**, the Mower County Board of Commissioners has adopted a Solid Waste Management Ordinance (ORD-21) establishing authority for the entire County; and,

**WHEREAS**, Section 10.2(B) (2) provides for the following: "Landscape and grading plans that delineate the composting facility surface water and leachate drainage characteristics; and shall be designed, at a minimum, to manage a 24-hour 100-year storm event, prevent ponding within compost piles or windrows, and divert surface water drainage from off-site away from the composting facility."

**WHEREAS**, On August 30, 2025, Hillier Composting submitted an Ord-21 Application for Waiver or Modification to accept up to 3,200 cubic yards per year of Apple Peels and Apple Cores as a Source Separated Compostable Material without the need to manage a 24-hour 100-year storm event at the Facility and.

**WHEREAS**, Pursuant to Section 3.6 of Ord-21, the County Board may waive or modify the strict application of the provisions of Ord-21.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mower County Board finds:

1) <u>That the request is reasonable and meets the intent of this ordinance due to</u>: *The intent of Ord-21 is to protect public health and the environment. Hillier Composting is currently permitted to accept Yard Waste and brush material for composting and currently diverts storm water away from existing windrows. Hillier Composting desires to accept Apple Peels and Apple Cores generated by Apple Valley Foods, Inc. for incorporating into their currently permitted Yard Waste operation without having to provide for stormwater improvements as required by Section 10.2(B)(2). It is noted that the MPCA issued a Case Specific Beneficial Use Determination (CSBUD) that allows for the acceptance of up to 3,200 cubic yards of Apple Peels and Apple Cores for composting without the need to provide for engineered stormwater improvements as required by Minn. R. 7035.2836, Subd. 9 (3). Instead, the MPCA issued a CSBUD that requires Hillier Composting to divert stormwater around and away from windrows in accordance with Minn. R. 7035.2555, Subp. 2 (B).*

2) <u>That such requirements are unnecessary or impractical in light of the applicant's proposed operation due to</u>: *Hillier Composting is a currently permitted and licensed Yard Waste Compost operation and the addition of Apple Peels and Apple Cores generated by Apple Valley Foods, Inc. will not adversely impact overall stormwater operations. Hillier Composting is currently required to manage stormwater to prevent ponding by directing away and around from windrows. The construction of a 24-hour 100-year stormwater pond is unreasonable given the addition of a single stream organic material. Further, the MPCA has waived this requirement in their recently issued CSBUD.*

3) That the waiver or modification will not adversely impact human health or the environment due to: *The purpose of the 24-hour 100-year storm event is to ensure that stormwater is properly managed. Hillier Composting, as a license Yard Waste facility is currently required to manage stormwater around and away from windrows and storage areas in accordance with Ord-21. Further, the construction of a 24-hour 100-year stormwater pond is not required by MPCA in its recently issued CSBUD but instead requires that Hillier Composting divert stormwater away and around from windrows. Hillier Composting currently manages storm water to ensure it is diverted around and away from windrows.*

4) That the request will not adversely affect the County's ability to monitor and enforce compliance with ORD-21 and the applicant's license due to: *The recently issued CSBUD aligns with the existing Yard Waste operations as set forth in Ord-21. Further, the acceptance of Apple Peels and Apple Cores as requested will not adversely impact operations or interfere with the ability to ensure compliance with Ord-21.*

**BE IT FURTHER RESOLVED THAT THE MOWER COUNTY BOARD OF COMMISSIONERS**: Grants a Waiver to Hillier Composting, in accordance with Section 3.6 of ORD-21, to allow for acceptance of up to 3,200 cubic yards annually of Apple Peels and Apple Cores generated by Apple Valley Foods, Inc. without the requirement to manage a 24-hour 100-year stormwater event with the following conditions:

1) Applicant shall comply with and maintain compliance with ORD-21, County License, and all applicable Minn. Rules.
2) This waiver only allows for the acceptance of up to 3,200 cubic yards per year of Apple Peels and Apple Cores generated by Apple Valley Foods, Inc for composting. Any change in volume and/or type of source separated organic waste materials nullifies this Waiver.
3) Applicant shall immediately notify the County of any changes in operations, odors, leachate seeps, ponding of water, and/or any other adverse impacts resulting from the compost operations.
4) Applicant shall allow employees of Mower County and its consultants to inspect the facility to ensure compliance with ORD-21 and its County License.
5) All conditions shall apply in full force and effect to any successor in interest to the property.

Passed and approved this 9th day of September, 2025.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to approve the modified Hillier Composting License for the separation waiver and the 24-hour 100-year stormwater event waivers for Apple Valley food compost approved by the Board by the preceding actions. Motion carried unanimously.

County Assessor Michael Harvey provided an update highlighting the department's ongoing responsibilities, including property valuation, classification, and current tasks like field inspections and verifying sales. For 2025, notable tax shifts include an increase in the agricultural tier and a significant reduction in the low-income housing tax rate. The office is focused on customer service, community engagement, and reducing abatements. Real estate trends show a more balanced market with stable property values, though residential sales and new home construction appear to be down, partly due to interest rates and affordability issues. Higher-priced homes are sitting longer while entry-level properties continue to sell quickly.

The Board recessed at 9:30 a.m. for the purpose of the Health & Human Services Board.

**HEALTH & HUMAN SERVICES BOARD:**

Fiscal Manager Valerie Kruger presented Health & Human Services accounts payable for approval in the amount of $60,613.62 noting possible direct reimbursement is estimated at $25,036.60.

Motion made by Commissioner Reinartz, seconded by Commissioner Sparks, to approve the Health & Human Services accounts payable totaling $60,613.62. Motion carried unanimously.

Motion made by Commissioner Ankeny, seconded by Commissioner Sparks, to accept Nexus-Gerard Family Healing $200 donation for support of the Fatherhood Forum program. Motion carried unanimously.

Under Health & Human Services updates it was reported that the Fatherhood Forum, launched in April 2024 and funded by grants and donations, provides bi-monthly support meetings for fathers focused on recovery and strengthening family relationships, with outreach through flyers, social media, and community spaces. Opioid settlement funds have supported diverse initiatives including Teen Intervene screenings, Karen/Karenni-language opioid education sessions, recovery walks, NARCAN vending machine, and LUCAS life-saving devices, with over $805,000 received and thoughtful spending underway. Transitional housing like sober house for women are also supported through opioid funds, with ongoing emphasis on prevention, education, and strategic resource allocation.

Motion made by Commissioner Ankeny, seconded by Commissioner Mueller, to approve the Social Services actions. Motion carried unanimously.

Motion made by Commissioner Mueller, seconded by Commissioner Sparks, to approve the Purchase of Service Agreement housing support renewal agreement effective July 1, 2025 – June 30, 2026 for Meadow Manor. Motion carried unanimously.

Chair adjourned the Health & Human Services Board meeting at 9:48 a.m.

**COUNTY BOARD**

The Regular Session of the Board was reconvened at 9:48 a.m. for regular business items.

Human Resources Director Kris Kohn outlined the successful hiring incentive program that has been used by the County to hire detention deputies when there was a desperate need for staffing the jail. There is no longer a need for detention deputy recruitment and it is recommended by staff and the Personnel Committee to discontinue the hiring incentive program. Any outstanding incentives will be completed in accordance with the policy.

Motion made by Commissioner Sparks, seconded by Commissioner Reinartz, to discontinue the hiring incentive program. Motion carried unanimously.

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

| Vendor Name | Amount | Vendor Name | Amount |
|---|---|---|---|
| Above All Cleaning, Inc | 8,895.74 | Harbaugh Septic LLC | 13,555.00 |
| Active911 | 2,769.00 | Harty Mechanical Inc | 3,443.99 |
| Advanced Correctional Healthcare, Inc | 39,409.00 | Healthiest You | 4,225.00 |
| Austin Automotive LLC | 2,191.29 | Husemoller Excavating Inc | 3,250.00 |
| Austin Utilities | 4,259.62 | Jones Haugh & Smith Inc | 20,787.00 |
| Brush and Weed Control Specialists Inc. | 4,905.00 | Marco Technologies LLC | 119,850.74 |
| CDW Government | 3,760.74 | Midwest Machinery Co | 2,789.66 |
| CliftonLarsonAllen LLP | 15,855.00 | New Line Mechanical, Inc. | 7,643.11 |
| Contegrity Group, Inc. | 13,342.50 | Nexus-Mille Lacs Family Healing | 17,238.48 |
| Damel Corporation Morem Tree Service | 8,371.40 | Office Of Mn It Services | 3,202.94 |
| Dave Lucas Consulting | 6,025.00 | Schneider/Thomas A | 2,424.00 |
| DDA Human Resources, Inc. | 11,423.00 | Sign Solutions USA | 2,068.10 |
| Dell Marketing L P | 12,057.35 | Sunshine Enterprise LLC | 18,630.00 |
| Falk Construction Co./L.R. | 17,850.09 | Valor Mechanical, Inc. | 265,382.50 |
| Freeborn County Co-Operative Oil Co. | 9,669.15 | White Cap | 7,712.33 |
| Games People Play | 3,045.85 | 72 Payments less than 2000 | 35,854.92 |
| | | **Final Total:** | **691,887.50** |

Motion carried unanimously.

The Board recessed at 10:00 a.m. for the purpose of a public hearing.

The Chair called the Public Hearing to order at 10:02 a.m. regarding the Housing Tax Abatement request of Tyson Drinkall, applicant, to construct a single-family home located at E422 N550 S1605 SE¼ Section 26 Bennington Twp Mower County, MN (PIN 03.026.0020)

County Administrator Matthew Verdick reviewed the application and recommended approval.

The applicant Tyson Drinkall was not present. No one spoke for or against the Drinkall housing tax abatement application.

The Chair closed the Public Hearing at 10:03 a.m. regarding the Drinkall Housing Tax Abatement application.

The Chair called the Public Hearing to order at 10:03 a.m. regarding the Housing Tax Abatement request of Wescott Apartments, LLC, applicant, to construct a multi-family apartment building located at Block 3 Bel Air First Addition 342.6 FT X 260.92 FT SE COR BK 213-67, Austin, MN (PIN 34.065.0090).

County Administrator Matthew Verdick reviewed the application noting that taxes are currently not paid. The Board could consider denying the application or possibly tabling action on the application until taxes are paid.

The applicant Curtis Sorenson for Wescott Apartments was present and spoke on his own behalf. No one else spoke for or against the Sorenson housing tax abatement application.

The Chair closed the Public Hearing at 10:14 a.m. regarding the Wescott Apartments Housing Tax Abatement application.

The Chair called the Public Hearing to order at 10:14 a.m. regarding the Housing Tax Abatement request of Bigelow & Lennon Construction, applicant, to construct a single-family home located at Lot 12, Block 1 Nature Ridge 3rd, Austin, MN (PIN 34.468.0120).

County Administrator Matthew Verdick 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 10:15 a.m. regarding the Bigelow & Lennon Housing Tax Abatement application.

The Chair called the Public Hearing to order at 10:15 a.m. regarding the Housing Tax Abatement request of Kristin Bovee, applicant, to construct a single-family manufactured home on a permanent foundation located on a 3.2 AC Bldg Site W Side NW¼ NW¼ Section 7 Frankford Twp, Grand Meadow, MN (PIN 06.001.0034).

County Administrator Matthew Verdick reviewed the application and recommended approval.

The applicant Kristin Bovee was not present. No one spoke for or against the Bovee housing tax abatement application.

The Chair closed the Public Hearing at 10:16 a.m. regarding the Bovee Housing Tax Abatement application.

The County Board reconvened its regular session at 10:16 a.m.

**Date: September 9, 2025** **Res. #42-25**

**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 September 9, 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, Tyson Drinkall is the owner(s) of certain property within Mower County, legally described as follows:

E422 N550 S1605 SE¼ Section 26 Bennington Twp Mower County, MN (PIN 03.026.0020)

WHEREAS, Tyson Drinkall 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 9, 2025 before the Mower County Board of Commissioners, on said application.

WHEREAS, Tyson Drinkall 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 9th day of September, 2025.

**Date: September 9, 2025** **Res. #43-25**

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

On motion of Commissioner Ankeny, seconded by Commissioner Mueller, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held September 9, 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, Westcott Apartments LLC is the owner(s) of certain property within Mower County, legally described as follows:

Block 3 Bel Air First Addition 342.6 FT X 260.92 FT SE COR BK 213-67, Austin, MN (PIN 34.065.0090)

WHEREAS, Westcott Apartments LLC 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 9, 2025 before the Mower County Board of Commissioners, on said application.

WHEREAS, Westcott Apartments LLC 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 except current 2025 property taxes due and payable are outstanding as of September 9, 2025;

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 multi-family apartment building upon verification that outstanding property taxes with any applicable penalties and interest are paid in full. (Per the applicant, estimated payment expected on or about November 1, 2025).
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 9th day of September, 2025.

**Date: September 9, 2025** **Res. #44-25**

**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 9, 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, Nature Ridge Properties of Austin, Co. (Seller) is the owner(s) of certain property within Mower County, legally described as follows:

Lot 12, Block 1 Nature Ridge 3rd, Austin, MN (PIN 34.468.0120)

WHEREAS, Bigelow & Lennon Construction, LLC (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 September 9, 2025 before the Mower County Board of Commissioners, on said application.

WHEREAS, Nature Ridge Properties of Austin, Co. (Seller) and Bigelow & Lennon Construction, LLC (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 9th day of September, 2025.

**Date: September 9, 2025** **Res. #45-25**

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

On motion of Commissioner Ankeny, seconded by Commissioner Sparks, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held September 9, 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, Kristin Bovee is the owner(s) of certain property within Mower County, legally described as follows:

3.2 AC Bldg Site W Side NW ¼ NW ¼ Section 7, Grand Meadow, MN (PIN 06.001.0034)

WHEREAS, Kristin Bovee 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 9, 2025 before the Mower County Board of Commissioners, on said application.

WHEREAS, Kristin Bovee 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 replacement 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 9th day of September, 2025.

County Administrator Matthew Verdick reported the Law Enforcement Center (LEC) Committee is updating a 1993 agreement between the County with the City of Austin to reflect current shared building use of the Law Enforcement Center, IT parameters, and dispatch services, including per-user billing and shared capital project costs. Key issues include vague contract language, software independence, cloud-based data access, and financial responsibilities for upgrades and staffing. The City and County are close to agreeing on terms for a new drafted agreement. The request is to approve the pre-contract terms for an LEC agreement allowing any additional negotiated non-financial pre-contract term changes to be approved by the board chair and county attorney.

Motion made by Commissioner Ankeny, seconded by Commissioner Mueller, to approve the Pre-Contract Summary of Terms regarding the Law Enforcement Center Operation between the City of Austin and County of Mower allowing any additional negotiated non-financial pre-contract term changes to be approved by the board chair and county attorney. Motion carried unanimously.

Motion made by Commissioner Ankeny, seconded by Commissioner Sparks, to approve the HM Auction Group Contract to sell abandoned evidence property. Motion carried unanimously.

Under Committee Reports Commissioner Ankeny reported that on 8/26 he attended a building committee meeting; 8/27 the joint city/county meeting and on 9/8 a solid waste/recycling study meeting. Commissioner Reinartz reported no meetings. Commissioner Sparks reported that on 9/2 he attended a personnel committee meeting. Commissioner Mueller reported on 8/19 finance committee meeting; 8/26 finance committee and building committee meeting; 8/27 Assoc of Mn Extension meeting; 9/2 the Board work session as well as the fair board meeting; 9/3 the Farm Bureau annual meeting and on 9/8 solid waste/recycling meeting. Commissioner Glynn reported that on 8/27 she attended the joint city/county meeting; on 9/2 the work session; and on 9/8 a SEMCAC meeting.

The Chair adjourned the meeting at 10:43 a.m. The next meeting is scheduled for 9/23 at 9:00 a.m.

**THE MOWER COUNTY BOARD OF COMMISSIONERS**

**BY:** Polly Glynn

**Chairperson**

**Attest:**

**By:** Matt W Vedder

**Clerk/Administrator**