

REGULAR SESSION OF THE MOWER COUNTY
BOARD OF COMMISSIONERS

November 22, 2022

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Regular Session November 22, 2022 at 9:00 a.m. at the Government Center in Austin, Minnesota.

All members present, viz: Chair Jeff Baldus, Vice-Chair Mike Ankeny, Jerry Reinartz, Polly Glynn, and John Mueller. Also in attendance were County Attorney Kristen Nelsen, County Administrator Trish Harren, Executive Assistant Denise Barthels, and Austin Daily Herald Editor Eric Johnson.

The meeting was opened with the Pledge of Allegiance.

Motion made by Commissioner Glynn, seconded by Commissioner Mueller, to approve the agenda with one addition: Review/approve ARPA municipality application from Taopi. Motion carried.

Assessor Candice Lahann provided a Board update. The department complete the annual quintile and 4436 parcels were reviewed primarily in the SE and SW cities and townships of the county. In market trends there has been a 13% increase in residential sales and a 28% increase in Ag sales.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to approve the minutes of November 8, 2022. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, 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	37,116.92	G & G Heating And Air Conditioning	6,875.00
Austin Automotive LLC	5,636.95	Gallagher Benefit Services Inc	4,000.00
Austin Automotive LLC	42,556.35	Harty Mechanical Inc	24,510.17
Austin Automotive LLC	42,556.35	Henricksen PSG	6,921.99
Austin Automotive LLC	42,556.35	Hunter/Timothy	2,500.00
Austin Daily Herald	3,332.39	Insight Direct USA, Inc	14,693.52
Baudoin Oil Company	28,881.91	Midwest Machinery Co	5,316.00
CDW Government	6,269.08	Midwest Monitoring & Surveillance	2,122.50
Cedar Valley Services, Inc	59,424.76	Northland Business Systems Inc.	2,997.28
CliftonLarsonAllen LLP	3,465.00	Northwestern Minnesota Juvenile Center	7,538.00
Compass Minerals	48,298.51	Olmsted Co Public Health	2,000.00
Consolidated Correctional Foodservice	18,791.22	Petroblend Corp.	2,576.38
Dalco Enterprises, Inc.	4,436.31	Softree Technical Systems Inc	2,970.00
Department Of Corrections	12,495.00	South Central College	2,050.34
Diamond Drugs, Inc.	4,619.71	Thomson Reuters-West Payment Center	2,334.00
Erickson Engineering Co., LLC	3,565.00	Village Ranch Inc	10,724.16
Fox Electric Company	10,207.07	Zahl Equipment Service Inc	6,767.75
Freeborn County Co-Operative Oil Co.	10,044.15	84 Payments less than 2000	43,654.76
		Final Total:	534,804.88

Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Mueller, to designate Jerry Reinartz as the MCIT annual meeting delegate for the County and Trish Harren to serve as the alternate. Motion carried.

Motion made by Commissioner Mueller, seconded by Commissioner Reinartz, to appoint Abby VanPelt and Lydia Drees to the Extension Committee for a 1-year youth term effective October 1, 2022 through September 30, 2023. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Mueller, to accept the proposal of Municode to Recodify the Mower County Code of the County / Ordinances with annual supplemental updating and on-line code hosting premium bundle. A contract with statement of work will be provided following the acceptance of the proposal. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, to approve the Professional Services Agreement with Stantec Consulting Services, Inc. for a Community Assessment Report for the Dobbins Creek South Branch project. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Mueller, to approve the Harty Mechanical quote to replace Geothermal System Compressor, (replace Compressor B in Multistack #6 \$12,153). Motion carried.

The Board recessed at 9:31 a.m. for the purpose of a public hearing.

The Chair called the Public Hearing to order at 9:31 a.m. regarding a Housing Tax Abatement application of Caleb Heimer for a single-family home located on a 7.42 AC BLDG site W $\frac{1}{2}$ SW $\frac{1}{4}$ Doc#669222, Marshall Township, MN (PIN 12.022.0060).

County Administrator Trish Harren reviewed the application and recommended approval.

The applicant Caleb Heimer was present remotely and spoke on his own behalf. No one else spoke for or against the Caleb Heimer housing tax abatement application.

The Chair closed the Public Hearing at 9:34 a.m. regarding the Caleb Heimer Housing Tax Abatement application.

The County Board reconvened its regular session at 9:34 a.m.

Date: November 22, 2022

Res. #137-22

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

On motion of Commissioner Glynn, seconded by Commissioner Mueller, the following Resolution was passed and adopted by the Mower County Board of

Commissioners at a meeting held November 22, 2022 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, Caleb Heimer is the owner of certain property within Mower County, legally described as follows:

Section 22, Twp 102, Range 16 7.42 BLDG Site W½ SW¼ Doc#669222, Marshall Township, MN PIN 12.022.0060

WHEREAS, Caleb Heimer 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 November 22, 2022 before the Mower County Board of Commissioners, on said application.

WHEREAS, Caleb Heimer 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 November, 2022.

Facilities Supervisor Jason Murphy presented a request to purchase a used enclosed trailer to use for department needs.

Motion made by Commissioner Ankeny, seconded by Commissioner Glynn, to table the discussion for the purchase of a used enclosed trailer. Motion carried.

Date: November 22, 2022

Res. #138-22

RESOLUTION ADOPTING ASSESSMENT

On motion of Commissioner Glynn, seconded by Commissioner Reinartz, the following Resolution was passed and adopted by the Mower County Board of Commissioners at meeting held Tuesday, November 22, 2022 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): Kevin Vogt and Brandon Vogt

Property address: 17511 610th Ave, Rose Creek MN 55912 and 17537 610th Ave, Rose Creek MN 55912

Parcel Identification No: 20.026.0050

Tax parcel legal description:

The South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 26, Township 102 North, Range 17 West, Mower County, Minnesota

Assessment amount: \$26,902.35 (Twenty-Six Thousand Nine Hundred Two dollars and 35/100)

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 2023, and shall bear interest 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 entire assessment on such property by December 31, 2022 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 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 funds from the Mower County Septic Loan program.

Passed and approved this 22nd day of November, 2022.

Motion made by Commissioner Glynn, seconded by Commissioner Mueller, to approve payment of \$600,000 of American Rescue Plan Act funds for the SEMCAC new Headstart Facility. Motion carried.

Motion made by Commissioner Mueller, seconded by Commissioner Reinartz, to approve the Municipality Grant application of Taopi and authorize the payment of American Rescue Plan Act funds (\$25,000). Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, to reschedule the December 1, 2022 Board meeting from 1:00 p.m. to 9:00 a.m. Motion carried.

Date: November 22, 2022

Res. #139-22

RESOLUTION

On motion of Commissioner Ankeny, seconded by Commissioner Glynn, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held November 22, 2022 at the Government Center, Austin, Minnesota.

WHEREAS, project number SAP 50-621-004 completed by Fox Electrical Company, has in all things been completed and the County Board being fully advised in the premise.

NOW THEN BE IT RESOLVED that we do hereby accept said completed project for and on behalf of the County of Mower and authorize final payment as specified herein:

Contract Amount: \$ 79,827.00
Final Amount: \$ 79,827.00 [100%]
Final Payment: \$ 41,596.15

Passed and approved this 22nd day of November, 2022.

Mike Hanson, Public Works Director, presented bid information received for project SP 050-646-006.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to award the low bid of Ulland Brothers on project SP 050-646-006 (\$7,874,016.38) and have the project commence. Motion carried. Full bid abstract on file in the office of the County Auditor-Treasurer and Public Works Director.

Date: November 22, 2022

Res. #140-22

RESOLUTION

On motion of Commissioner Mueller, seconded by Commissioner Reinartz, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held November 22, 2022 at the Government Center, Austin, Minnesota.

Whereas, The Minnesota Department of Transportation wishes to cooperate closely with local units of government to coordinate the delivery of transportation services and maximize the efficient delivery of such services at all levels of government; and

Whereas, MnDOT and local governments are authorized by Minnesota Statutes sections 471.59, 174.02, and 161.20, to undertake collaborative efforts for the design, construction, maintenance and operation of state and local roads; and

Whereas, the parties wish to be able to respond quickly and efficiently to such opportunities for collaboration, and have determined that having the ability to write “work orders” against a master contract would provide the greatest speed and flexibility in responding to identified needs.

Therefore, be it resolved:

1. That the County of Mower enter into a Master Partnership Contract with the Minnesota Department of Transportation, a copy of which was before the County Board of Commissioners.
2. That the proper County officers are authorized to execute such contract, and any amendments thereto.
3. That the County Engineer is authorized to negotiate work order contracts pursuant to the Master Contract, which work order contracts may provide for payment to or from MnDOT, and that the County Engineer may execute such work order contracts on behalf of the County of Mower without further approval by this County Board of Commissioners.

Passed and approved this 22nd day of November, 2022.

Under Committee Reports Commissioner Glynn reported attendance at the SWCD meeting. Commissioner Reinartz reported attending the Senior Center Board meeting on November 18. The Commissioners noted the Sicora work session attended by them. Commissioner Baldus attended the groundbreaking ceremony with the Library Board and attended the HRA Board meeting.

Under Miscellaneous business the Board briefly discussed how they would host this year's employee cookie party and what is expected of them at the Mower County round table discussion/presentation at the Association of Minnesota Counties' annual conference.

Motion made by Commissioner Glynn, seconded by Commissioner Reinartz, to approve the Health & Human Services accounts payable totaling \$345,650.46. Motion carried.

The Chair adjourned the meeting at 10:58 a.m. The next meeting is scheduled for December 1, 2022 at 9:00 a.m.

THE MOWER COUNTY BOARD OF COMMISSIONERS

BY: _____
Chairperson

Attest:

By: _____
Clerk/Administrator

INDEX

A

adjourn, 372
agenda, 366
ARPA
 Municipality Grant
 Taopi \$25,000, 370
ARPA funding
 SEMCAC Headstart Facility \$600,000, 370
award bid
 SP 050-646-006 Ulland Brothers, 371

B

Board meeting 12.1.22 rescheduled to 9 am, 370

C

Code of the County / Ordinances
 recodification - Municode, 367

D

department update
 Assessor, 366
Dobbins Creek South Branch Project Assessment Report
 Stantec Consulting - Professional Services Agr, 367

E

enclosed trailer purchase - tabled, 369
Extension Committee
 youth appointments, 367

H

Human Services accounts payable, 372

M

MCIT annual meeting delegates, 367
minutes, 366
Municode, 367

P

Professional Services Agreement
 Stantec Consulting Services
 Dobbins Creek South Branch Project Assessment
 Report, 367
Public Hearing
 housing tax abatement
 Heimer 12.022.0060, 367

R

Repair Quote
 Geothermal System Compressor
 Harty Mchanical, 367
Res. #137-22 housing tax abatement 137-22 Heimer
 12.022.0060, 367
Res. #138-22 SSTS loan assessment Vogt 20.026.0050,
 369
Res. #139-22 Final Payment
 SAP 50-621-004 Fox Electrical, 371
Res. #140-22 MnDOT Master Partnership Agr, 371

W

warrants
 Commissioner, 366