

**SPECIAL SESSION OF THE MOWER COUNTY  
BOARD OF COMMISSIONERS**

May 8, 2018

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Special Session May 8, 2018 at 8:33 a.m. at the Government Center in Austin, Minnesota.

All members present, viz:     Jerry Reinartz, Chair  
  Tony Bennett, Vice-Chair  
  Mike Ankeny  
  Polly Glynn  
  Tim Gabrielson  
  Craig Oscarson, County Coordinator

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, to approve the agenda. Motion carried.

Joy Kanne, County Assessor, provided the Board with a department update.

**HUMAN SERVICES BOARD:**

Motion made by Commissioner Ankeny, seconded by Commissioner Gabrielson, to approve payment to vendors for Human Services Accounts Payable. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Bennett, to approve waiving the duplicate check fee for Discovery Learning Center. Motion carried.

The Director introduced the new staff member Molly Russell a Social Worker in the Child and Family Services Unit.

Motion made by Commissioner Bennett, seconded by Commissioner Gabrielson, to approve the Social Service Actions. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Bennett, to adjourn the Human Services Board meeting at 9:12 a.m. Motion carried.

**COUNTY BOARD**

The Special Session of the Board was reconvened at 9:15 a.m. for regular business items.

Motion made by Commissioner Glynn, seconded by Commissioner Gabrielson, to approve a late claim for payment of services from July 1, 2015 through December 31, 2017 to Thompson Reuters for tax software hosting services (Aumentum Hosting System) with a payment of \$104,457.22 (claim of \$109,954.97 less five percent reduction authorized by vendor) and to amend the County Data Processing 2018 budget for the hosting services for

tax software for the period of July 1, 2015 through December 31, 2018 in the amount of \$150,917.57 from reserve contingency. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Bennett, to authorize the County Coordinator Craig Oscarson to award the bid to the low bidder for the budgeted fairgrounds electrical upgrade project and if the low bidder requires a down payment, the payment is hereby authorized. Motion carried.

Under additional building committee business, the Board discussed the Sheriff's impound facility project regarding the size and scope of the project to meet the desired needs from the facility. No action took place.

A Public Hearing was held in regard to a Housing Tax Abatement request of Timothy White, applicant, to construct a single-family home in Frankford Township, Minnesota.

Craig Oscarson reviewed the application and the recommendation is to approve the application.

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

**Date: May 8, 2018**

**Res. #32-18**

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

On motion of Commissioner Gabrielson, seconded by Commissioner Glynn, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held May 8, 2018 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, Timothy White is the owner(s) of certain property within Mower County, legally described as follows:

Country Hills Estate, Lot 5, Block 1 SubDivision 06034 in Section 12 Frankford Twp, Minnesota (PIN 06.034.0050)

WHEREAS, Timothy White 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 May 8, 2018 before the Mower County Board of Commissioners, on said application.

WHEREAS, Timothy White 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 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 30<sup>th</sup> 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 8<sup>th</sup> day of May, 2018.

**THE MOWER COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
**Chairperson**

By: \_\_\_\_\_  
**Clerk/Coordinator**

Commissioner Ankeny had received a call from a citizen in SE Austin area confusion as to whether or not some parcels in the area are annexed into the City and pertaining to City sewer and water service availability. A discussion followed.

The Board recessed at 9:58 a.m. and reconvened at 10:05 a.m.

Mike Verdorn and Greg Mangold, Consultants from Fox Lawson, presented to the Board a report regarding the Classification and Compensation study performed by the company for Mower County.

Following the presentation, Commissioner Gabrielson, on behalf of the Personnel Committee informed the Board that the Committee had reviewed the results of the Compensation and Classification Study with the Human Resources Director. The Committee recommended approval of the results from the study.

Motion made by Commissioner Gabrielson, seconded by Commissioner Ankeny, to accept the results of the Compensation and Classification Study and approve and implement the following:

1. the proposed wage scale for both non-union and union employees with an effective date of January 1, 2018;
2. a new Job Classifications and Job Titles; and
3. apply to non-union employees the same implementation method defined in union contracts for converting the employees to the new wage scale

Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Glynn, to reappoint Wayne Madson as the Veterans Service Officer for a four year term effective June 1, 2018 through May 31, 2022. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Glynn, to approve the minutes of May 1, 2018. Motion carried.

Motion made by Commissioner Gabrielson, seconded by Commissioner Bennett, 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	13,785.08	Henricksen Psg	24,242.74
American Solutions For Business	3,346.78	Mpower Technologies Inc	3,000.00
Auto Value Austin	2,003.69	Thomson Reuters-West Payment Center	2,690.58
Baudoin Oil Company	3,252.76	53 Payments less than 2000	18,246.43
		<b>Final Total:</b>	<b>70,568.06</b>

Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Bennett, to approve the Liquor—On Sale and Sunday license effective July 1, 2018 through June 30, 2019 for Cedar River Country Club. Motion carried.

**Date: May 8, 2018**

**Res. #33-18**

**RESOLUTION**

On motion of Commissioner Gabrielson, seconded by Commissioner Bennett, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held May 8, 2018 at the Government Center, Austin, Minnesota.

**WHEREAS** on September 5, 2017 by Resolution #67-17 the Mower County Board of Commissioners set the basic sales price of certain forfeited properties on the Auditor-Treasurer's List of Tax-Forfeited Lands #2017-1 dated September 5, 2017 and on file with the Auditor-Treasurer to be initially offered for sale on September 29, 2017; and

**WHEREAS** not all tax forfeited parcels on Auditor-Treasurer's Certified List of Tax-Forfeited Lands #2017-1 dated September 5, 2017 were sold; and

**WHEREAS**, on December 7, 2017 by Resolution #92-17 the Mower County Board of Commissioners reappraised the basic sale price as of December 7, 2017 on previously unsold tax forfeited parcels and set a public sale by the Auditor-Treasurer's to be held on January 17, 2018; and

**WHEREAS**, on February 27, 2018 by Resolution #15-18 the Mower County Board of Commissioners reappraised the basic sale price as of February 27, 2018 on previously unsold tax forfeited parcels, included additional parcels of tax-forfeited parcels and set a basic sales price and set a public sale by the Auditor-Treasurer's to be held on April 5, 2018;

**WHEREAS**, on April 3, 2018 by Resolution #22-18 the Mower County Board of Commissioners rescinded Resolution #62-17 for repurchase of tax forfeited parcel #02.042.0010 and set a minimum sale price of \$5,000 with the outstanding sewer assessment in the amount of \$3,072.09 be paid out of the proceeds; and

**WHEREAS**, the Auditor-Treasurer has requested that the Mower County Board of Commissioners set a date for public sale for all remaining unsold tax-forfeited lands and to include parcel #02.042.0010 in the public sale; and

**NOW, THEREFORE, BE IT RESOLVED** that Mower County Board of Commissioners hereby approves the basic sale price of each of the following tax forfeited parcels with authorization for a public sale of this land pursuant to M.S. 282.01; and

Parcel ID	Address	Legal Description	Appraised Value	Basic Sale Price Set 9/5/17	Reappraised Basic Sale Price Set 12/7/17	Reappraised and/or Basic Sale Price Set 2/27/18	Basic Sale Price Set 4/3/18	Assessments Subject to Reassessment
02.042.0010	2106 16 <sup>th</sup> St SE	Lot 1, Block 1 Belleman's First Restricted Subdivision					\$5,000	\$3,072.09 to be paid from the sale proceeds
26.001.1360	107 W Main St	LOT 16 & NETRLY 46FT RR ADJ BLOCK 12 ORIGINAL VILLAGE, LeRoy, MN	\$22,000	\$7,500	\$5,000	\$2500		\$0.00
26.001.1780	314 E Main St	LOTS 5-6 & N25FT STREET ADJ ON SW BLOCK 18 ORIGINAL VILLAGE, LeRoy, MN	\$9,700	\$3,500	\$1,000	\$500		\$23,700
34.095.0090	204 S Main Vacant Lot	S1/2 LOT 3 & N15.6FT LOT 4				\$1000		Pre-Forfeiture Assess: \$144.89 Reassess by City: \$22,118.04
34.193.0530	Vacant Lot	LOT 32 BLOCK 2 DINSMOOR ACRES, Austin, MN	\$7,200	\$4,500	\$2,000	\$1000		\$4,455.48 <i>does not include interest</i> <i>Interest rate is 6.5%</i>

COMMISSIONERS' RECORD MOWER COUNTY, MINNESOTA

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Parcel ID	Address	Legal Description	Appraised Value	Basic Sale Price Set 9/5/17	Reappraised Basic Sale Price Set 12/7/17	Reappraised and/or Basic Sale Price Set 2/27/18	Basic Sale Price Set 4/3/18	Assessments Subject to Reassessment
34.600.0420	802 7 <sup>TH</sup> PL NE- Vacant Lot	N80FT LOT 10 BLOCK 7 RAILROAD ADDN				\$200		Reassess by City: \$4,583.74
34.839.0190	38 <sup>TH</sup> Ave NE- Vacant Lot	.56 AC NE COR OL 9 BK 186-59 OLD #08.059.0190				\$1		Reassess by City: \$19,325.95
34.895.0330	Vacant Lot	.44AC S½ SW¼ E OF OL24 OF NORMAN PARK 2ND ADDN	\$29,000.00	\$10,000	\$1.00	\$1		\$14,804.18

**BE IT FURTHER RESOLVED** that said public sale will be held on June 6, 2018, at 1:00 p.m. by the Mower County Auditor-Treasurer in the Vault (Room 170) Conference Room of the Mower County Government Center at Austin, Minnesota, and parcels shall be sold to the highest bidder but for not less than the basic sale price – plus any special assessments authorized between date of forfeiture and the actual sale of the property – and that payment for all sales shall be consistent with the Payment Terms in the County Tax-Forfeited Land Policy on file in the office of the Auditor-Treasurer.

Passed and approved this 8<sup>th</sup> day of May, 2018.

**THE MOWER COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
Chairperson

By: \_\_\_\_\_  
Clerk/Coordinator

Motion made by Commissioner Ankeny, seconded by Commissioner Bennett, to adjourn the meeting at 10:44 a.m. Motion carried. The next meeting is scheduled for May 22, 2018 at 8:30 a.m.

**THE MOWER COUNTY BOARD OF COMMISSIONERS**

BY: \_\_\_\_\_  
Chairperson

Attest:

By: \_\_\_\_\_  
Clerk/Coordinator

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