

SPECIAL SESSION OF THE MOWER COUNTY
BOARD OF COMMISSIONERS

July 31, 2018

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Special Session July 31, 2018 at 8:30 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 Gabrielson, seconded by Commissioner Ankeny, to approve the agenda with the additions of 1) Consulting contract with David Drown Associates for an executive recruitment search due to the retirement notice received from the County Coordinator and 2) Set letting date for two Public Works projects: CP 50-18-17 and CP 50-18-05. Motion carried.

Steven Reinartz, County Auditor-Treasurer, provided the Board with a departmental update.

Motion made by Commissioner Glynn, seconded by Commissioner Gabrielson, to approve the request of Melissa Johnson and waive the \$500 septic system permit fee replacing the expired permit and allow up to one year for the new system to be installed. Motion carried.

Motion made by Commissioner Bennett, seconded by Commissioner Glynn, to approve the Health & Human Services accounts payable. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Bennett, to approve the minutes of July 17, 2018. Motion carried.

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

<u>Vendor Name</u>	<u>Amount</u>	<u>Vendor Name</u>	<u>Amount</u>
3D Specialties Inc	2,118.27	Office Of Mn It Services	2,495.00
Advanced Correctional Healthcare, Inc	13,982.31	Olmsted County Community Services	11,004.00
Anoka County Corrections	34,802.54	Robinson/Gerald W	11,004.00
Baudoin Oil Company	20,741.28	Rochester Sand And Gravel, Inc	6,473.43
Bruening Rock Products Inc	18,203.67	Rochester Service Company	5,457.50
Department Of Corrections	15,960.00	SLOWINSKI FLOORING	3,600.00
EO Johnson Business Technologies	2,338.04	Stonebrooke Engineering, Inc	3,412.50
Gallagher Benefit Services, Inc	10,612.50	Titan Machinery	2,798.58
Hansen Hauling & Excavating Inc	9,900.00	72 Payments less than 2000	34,786.96
Metro Sales Inc	2,332.89		
		Final Total:	211,579.47

Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, to set the project letting date to August 30, 2018 at 1:00 p.m. at the office of Public Works and awarded at the County Board of Commissioner's meeting for the following County projects:

CP 50-18-17: Class 2 Aggregate shoulders and appurtenant construction

CP 50-18-05: Shooting Star Trail Alternative Transportation Trail

Motion carried.

A Public Hearing was held in regard to a Housing Tax Abatement request of Bigelow & Lennon Construction LLC, applicant, to construct a single-family home Lot 8, Block 2, Nature Ridge Subdivision Cd34465, Austin, Minnesota (PIN 34.465.0115)

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

A representative for the applicant was present and spoke on behalf of the applicant. No one else spoke for or against the Bigelow & Lennon Construction, LLC housing tax abatement application.

Date: July 31, 2018

Res. #75-18

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

On motion of Commissioner Ankeny, seconded by Commissioner Gabrielson, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held July 31, 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, Nature Ridge Properties of Austin Co. is the owner and seller of certain property within Mower County, legally described as follows:

Lot 8, Block 2, Nature Ridge Subdivision Cd34465, Austin, Minnesota (PIN 34.465.0115)

WHEREAS, Bigelow & Lennon Construction, LLC is the developer and purchaser making 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 July 31, 2018 before the Mower County Board of Commissioners, on said application.

WHEREAS, Nature Ridge Properties of Austin Co., seller, and Bigelow & Lennon Construction, LLC, developer and purchaser, 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 31st day of July, 2018.

THE MOWER COUNTY BOARD OF COMMISSIONERS

By: _____
Chairperson

By: _____
Clerk/Coordinator

A Public Hearing was held in regard to a Housing Tax Abatement request of Benjamin Farrell, applicant, to construct a single-family home in Red Rock Township, Minnesota.

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

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

Date: July 31, 2018

Res. #76-18

**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 July 31, 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, Benjamin Farrell is the owner of certain property within Mower County, legally described as follows:

S283.9FT W1731.3FT NW1/4, Section 21, Red Rock Township (PIN 16.021.0010)

WHEREAS, Benjamin Farrell 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 July 31, 2018 before the Mower County Board of Commissioners, on said application.

WHEREAS, Benjamin Farrell 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 31st day of July, 2018.

THE MOWER COUNTY BOARD OF COMMISSIONERS

By: _____
Chairperson

By: _____
Clerk/Coordinator

A Public Hearing was held in regard to a Housing Tax Abatement request of New Horizon Homes, applicant, to construct a single-family home at Lot 8, Block 2, South Pointe Subdivision Cd34661, Austin, Minnesota (PIN 34.661.0064).

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

The Applicant was present and spoke on his own behalf. No one else spoke for or against the New Horizon Homes housing tax abatement application.

Date: July 31, 2018

Res. #77-18

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

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

Commissioners at a meeting held July 31, 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, William and Shirley Stratton are the owner(s) of certain property within Mower County, legally described as follows:

Lot 8, Block 2, South Pointe Subdivision Cd34661, Austin, Minnesota (PIN 34.661.0064)

WHEREAS, New Horizon Homes, LLC, developer, 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 July 31, 2018 before the Mower County Board of Commissioners, on said application.

WHEREAS, William and Shirley Stratton, owners and New Horizon Homes, LLC, developer and applicant, 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 31st day of July, 2018.

THE MOWER COUNTY BOARD OF COMMISSIONERS

By: _____
Chairperson

By: _____
Clerk/Coordinator

Motion made by Commissioner Glynn, seconded by Commissioner Bennett, to approve a 2018 budget amendment for the Auditor-Treasurer's department for an increase of up to \$5,000 for the purpose of hiring election judges at \$10 per hour for the primary and general election. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Bennett, to amend the 2018 Auditor-Treasurer / Election budget to purchase a second ballot counter at a cost of \$5595 (with grant funds paying 50% of the cost). Motion carried.

Motion made by Commissioner Gabrielson, seconded by Commissioner Ankeny, to accept the retirement notice of Craig Oscarson, County Coordinator, effective September 28, 2018 and to enter into a contract for an executive search with the firm David Drown Associates. Motion carried.

Finance Committee reported that the 2019 budget process is proceeding. The preliminary budget needs to be set by the end of September.

The Building Committee reported that the fairgrounds electrical project is completed.

Motion made by Commissioner Gabrielson, seconded by Commissioner Glynn, to approve out-of-state travel for LEC and Sheriff staff to attend a Zuercher One User conference. Motion carried.

Motion made by Commissioner Gabrielson, seconded by Commissioner Bennett, to approve the 3.2 On/Off Sale liquor license application effective upon approval through June 30, 2019 of Adventure Bound BT LLC d/b/a Yogi Bears Jellystone Park and also the temporary 1-4 day full liquor license application effective August 3, 4 & 5, 2018 of Olaf B. Damm VFW Post 1216 for event at Meadow Greens Golf Course. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Glynn to approve the Second Amendment to Medical Examiner/Autopsy Services Agreement

effective January 1, 2019 through December 31, 2022 and authorize the County Coordinator to sign the amendment. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Gabrielson, to approve the Agreement effective January 1, 2019 through December 31, 2021 with the University of MN Extension to provide extension programs locally and employ extension staff. Motion carried.

Under miscellaneous correspondence there was a brief discussion in response to the letter of notification from the Third Judicial District Court regarding Veterans Court which is scheduled to be implemented in 2019 to serve veterans in the district for criminal and family law issues. More information will be received at a later date.

There was a brief discussion regarding possible membership in Mn Rural Counties. No action was taken at this time.

The Board briefly discussed a request from the City of Preston for a pledge of financial support for the construction of a Veteran Home in Fillmore County. No action took place at this time.

Motion made by Commissioner Gabrielson, seconded by Commissioner Bennett, to adjourn the meeting at 10:14 a.m. Motion carried. The next meeting is scheduled for August 7, 2018 at 1:00 p.m.

THE MOWER COUNTY BOARD OF COMMISSIONERS

BY: _____
Chairperson

Attest:

By: _____
Clerk/Coordinator

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