

REGULAR SESSION OF THE MOWER COUNTY  
BOARD OF COMMISSIONERS

June 11, 2019

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Regular Session June 11, 2019 at 8:30 a.m. at the Government Center in Austin, Minnesota.

All members present, viz:     Mike Ankeny, Chair  
  Jeff Baldus  
  Polly Glynn  
  Tim Gabrielson  
  Jerry Reinartz  
  Trish Harren, County Administrator

Motion made by Commissioner Glynn, seconded by Commissioner Gabrielson, to approve the agenda adding 1) two Kiker Brothers proposals for needed repairs, 2) a discussion regarding the jail food service contract and 3) a discussion regarding a Nationwide Deferred Compensation plan. Motion carried.

Sherry Roth, Human Resource Director, provided the Board with a department update. Information shared included staffing levels and comparisons with prior years as well as statistics on upcoming possible retirements. Positions that continue to be hard to fill continue to be Correctional Services Officers and Dispatchers. There was a brief discussion concerning Dispatcher call volumes related to City of Austin vs. County emergencies and the cost split between the City and County. The new Payroll/Benefits Coordinator has been trained in payroll and procedures are being further developed. The department is looking at payroll software and e-timecard reporting.

**HUMAN SERVICES BOARD:**

Motion made by Commissioner Glynn, seconded by Commissioner Baldus, to approve payments in the total amount of \$271,404.96 to vendors for Human Services Accounts Payable, including the approval of late payment to Sunset Mobility. Motion carried.

Motion made by Commissioner Gabrielson, seconded by Commissioner Glynn, to approve the following list of renewed Purchase of Service Agreements for Group Residential Housing effective July 1, 2019 through June 30, 2020 and authorize the Director to sign the agreements:

Adams Home Health Agency	Lang's Board & Lodge	REM Woodvale, Inc.
Cardinal of Minnesota, Ltd.	Our House	Sargent, Stephanie & Stacy
Carlson Home (Colony Home)	Primrose	Skinness, Julie
Hanson, Diane	Quality Community Services, Inc.	St. Mark's Lutheran Home
	REM Heartland, Inc.	Whispering Pines Ranch

Motion carried.

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

Motion made by Commissioner Reinartz, seconded by Commissioner Glynn, to adjourn the Human Services Board meeting at 9:19 a.m. Motion carried.

**COUNTY BOARD**

The Regular Session of the Board was reconvened at 9:24 a.m. for regular business items.

County Administrator Trish Harren provided a status update on the construction of the Purple Ribbon Plaza. Construction is progressing. The Ag Society has experienced unexpected additional costs including water hookup, cement for handicap ramp and sand and gravel for foundation.

A Public Hearing was held in regard to a Housing Tax Abatement request of Lakeside Properties, LLC, applicant, to construct a single-family home located at Lot 7, Block 2 South Pointe Addition Austin, Minnesota. (PIN 34.661.0062)

Trish Harren, County Administrator, reviewed the application and the recommendation is to approve the application.

The Applicant was not present. No one spoke for or against the Lakeside Properties, Inc. housing tax abatement application.

**Date: June 11, 2019**

**Res. #59-19**

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

On motion of Commissioner Gabrielson, seconded by Commissioner Reinartz, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held June 11, 2019 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, Lakeside Properties, LLC is the owner of certain property within Mower County, legally described as follows:

Lot 7, Block 2 South Pointe Addition, Austin, Minnesota (PIN: 34.661.0062)

WHEREAS, Lakeside Properties, 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 June 11, 2019 before the Mower County Board of Commissioners, on said application.

WHEREAS, Lakeside Properties, 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;

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 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 11<sup>th</sup> day of June, 2019.

Motion made by Commissioner Gabrielson, seconded by Commissioner Reinartz, to approve the minutes of June 4, 2019. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Baldus, 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	14,093.86	Mower County Soil & Water Cons	17,636.89
Benchmark Behavioral Health	14,725.00	Northland Business Systems Inc.	3,241.86
Dave Lucas Consulting	7,372.71	Ronco Engineering Sales Co., Inc.	2,488.80
Election Systems & Software, LLC.	12,437.50	48 Payments less than 2000	21,022.05
MEI Total Elevator Solutions	4,287.56	<b>Final Total:</b>	<b>97,306.23</b>

Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Baldus, to approve the request of the County Administrator to enroll and participate in the Leadership Austin program at a cost of \$750. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Reinartz, to approve the liquor On Sale and Sunday renewal license effective July 1, 2019 through June 30, 2020 for Four Daughters Vineyard and Winery, LLC. Motion carried.

Trish Harren, County Administrator, reviewed the proposed 2020 Budget Planning Calendar. Commissioner Baldus indicated that the Paramount was also looking for funding. Commissioner Gabrielson indicated that EMS (Emergency Medical Services) did not get additional funding from the State again this year and may be coming to the County. Such requests would be considered with other outside agencies.

The Board received an update concerning the bids received for the jail food contract. Two bids were received and the bids were higher than what surrounding counties are paying however the bid specifications had requested bids for higher quality food. The Board has three options: 1) award to the lowest bidder – DARCAN at \$3.75 per meal quoted; 2) reject all bids and rebid the contract with a new set of specifications, or 3) reject all bids and authorize the Sheriff, Jail Administrator and County Administrator to negotiate for jail food services with the current provider. A discussion followed.

Motion made by Commissioner Glynn, seconded by Commissioner Reinartz, to authorize sheriff and jail administrator and county administrator to negotiate a 12-month contract with Darcan for jail food service . Motion carried.

Heather Lukes, MnDOT District 6 Planning Director, reviewed with the Commissioners MnDOT's 10-year work plan in southeast Minnesota.

Trish Harren, County Administrator, reviewed the Nationwide Deferred Compensation Investment Option Agreement received for consideration. One of the fund / investment options offered will no longer be available. Two alternative options are available for consideration. The Board requested that the Finance Manager review the options and provide an opinion. The matter will be brought back to the Board on June 25 for consideration.

The Board was informed that the Building Maintenance Supervisor had received quotes for fixing the roof edging at Public Works and the east wall of the mechanical suite on the roof of the Government Center which has been causing leaks into Health & Human Services.

Motion made by Commissioner Glynn, seconded by Commissioner Reinartz, to approve the \$31,550 quote from Kiker Brothers for roof repairs at Public Works. Motion carried.

Motion made by Commissioner Baldus, seconded by Commissioner Gabrielson, to approve the \$4,100 quote from Kiker Brothers to add a vapor barrier and steel to the east cinder block wall of the mechanical suite on the roof of the Government Center commonly referred to as the "penthouse" to alleviate water seepage into Health & Human Services. Motion carried.

Commissioner Glynn reported to the Board that she had received a communication that an Olmsted resident was starting a petition to get his land out of Olmsted County and into Mower County. It will be a long time before any action, if any would be required by the County. According to Statute a public vote would be necessary for land to be transferred into another county.

There was a brief discussion regarding wind farms and revenues. There is another company petitioning for a wind farm.

Trish Harren informed the Board that the Building Maintenance Supervisor and staff had attended a conference highlighting innovations in building maintenance which included information pertaining to solar systems for individual buildings. Some counties are moving in this direction. There is a company that will purchase/install a system on your building and then they get the revenue for the first six years. A brief discussion on solar farms followed.

Motion made by Commissioner Reinartz, seconded by Commissioner Baldus, to adjourn the meeting at 10:58 a.m. Motion carried. The next meeting is scheduled for June 25, 2019 at 8:30 a.m.

**THE MOWER COUNTY BOARD OF COMMISSIONERS**

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

**Attest:**

**By:** \_\_\_\_\_  
**Clerk/Administrator**

**INDEX**

**A**

adjourn, 132  
adjourn Human Services Board, 129  
agenda as amended, 128

**H**

Human Services Accounts Payable, 128

**I**

Investment Option Agreement  
    Nationwide Deferred Compensation  
    TABLED, 131

**J**

jail food service  
    negotiate 12-mo contract w/DARCAN, 131  
    reject all bids, 131

**L**

late claim for payment  
    Sunset Mobility, 128  
Leadership Austin program  
    County Administrator enrollment, 131  
liquor license  
    on sale & Sunday  
    Four Daughters Vineyard and Winery, 131

**M**

minutes 6.4.19, 130  
MnDOT District 6 WorkPlan presentation, 131

**P**

Public Hearing

Housing Tax Abatement

    Lakeside Properties, Inc. 34.661.0062, 129

Purchase of Service Agreements

Group Residential Housing

    Adams Home Health Agency, 128

    Cardinal of Minnesota, Ltd., 128

    Carlson Home (ColonyHome), 128

    Hanson, Diane, 128

    Lang's Board & Lodge, 128

    Our House, 128

    Primrose, 128

    Quality Community Services, Inc., 128

    REM Heartland, Inc., 128

    REM Woodvale, Inc., 128

    Sargeant, Stephanie & Stacy, 128

    Skinness, Julie, 128

    St. Mark's Lutheran Home, 128

    Whispering Pines Ranch, 128

**Q**

quote award

    Kiker Brothers

        roof repairs PW, 131

        wall (roof suite) repair Government Center, 132

**R**

Res. #59-19 housing tax abatement Lakeside Properties  
    34.661.0062, 129

**S**

Social Service Actions, 129

**W**

warrants

    Commissioner, 130