

REGULAR SESSION OF THE MOWER COUNTY
BOARD OF COMMISSIONERS

February 9, 2021

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Regular Session February 9, 2021 at 9:00 a.m. at the Government Center in Austin, Minnesota.

All members present, viz: Polly Glynn, Chair (remote)
Jerry Reinartz, Vice-Chair
Mike Ankeny
Jeff Baldus
District One Seat Vacant
Trish Harren, County Administrator

The meeting was opened with the Pledge of Allegiance.

Motion made by Commissioner Baldus, seconded by Commissioner Ankeny, to approve the agenda adding 1) motion to approve late claim for reimbursement payment for employee 1607 and 2) motion to amend PTO cap policy. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4- 0.

Correctional Services Director Steve King provided the Board with a department update. Minnesota is probation centered and has the second lowest incarceration rate nationwide.

Waltham citizen Gene Anderson addressed the board with a concern about a property that is becoming a junk yard at an alarming rate. Staff is aware of the situation and has sent a letter to the property owner. Staff will continue to address the situation.

HUMAN SERVICES BOARD:

Motion made by Commissioner Ankeny, seconded by Commissioner Baldus, to approve the Health & Human Services accounts payable totaling \$135,288.24. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4- 0.

Motion made by Commissioner Ankeny, seconded by Commissioner Baldus to approve the contract with Intercounty Caseworks in the amount of \$5,700. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4- 0.

Under Human Services updates, Crystal Peterson reported that there have been 3907 cumulative cases with 29 deaths in Mower County. Only 5 new cases were reported yesterday. In Mower County 9.4% of its residents have received at least one dose of

vaccine. The 1A priority category is being wrapped up and working on the categories of child care and educators and residents 65 years and older. It is reported that pharmacies will start getting vaccine which will relieve some of the burden on public health.

Motion made by Commissioner Baldus, seconded by Commissioner Ankeny, to approve Purchase of Service Agreements (renewals effective 1/1/21-12/31/21) for the following:

Chemical Use Assessments

- Independent Management Services –Rule 25 Assessments

Mental Health

- Independent Management Services - Targeted Case Management Services
- Retterath, Pamela
- South Central Human Relations Center

The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4– 0.

Motion made by Commissioner Ankeny, seconded by Commissioner Baldus to approve the Social Service Actions. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4– 0.

Motion made by Commissioner Baldus, seconded by Commissioner Ankeny, to adjourn the Human Services Board meeting at 10:00 a.m. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4– 0.

COUNTY BOARD

The Regular Session of the Board was reconvened at 10:03 a.m. for regular business items.

The Board recessed at 10:03 a.m. for the purpose of a public hearing.

The Chair called the Public Hearing to order at 10:03 a.m. in regard to Housing Tax Abatement requests.

County Administrator Trish Harren reviewed the application of Bigelow & Lennon Construction, applicant, to construct a single-family home Lot 6, Block 2 Nature Ridge 2nd, Austin, Minnesota (PIN 34.467.0110) and recommended approval.

Jim Martin on behalf of the applicant was present and spoke in favor of the application on parcel 34.467.0110. No one else spoke for or against the Bigelow & Lennon Construction housing tax abatement application.

County Administrator Trish Harren reviewed the application of Bigelow & Lennon Construction, applicant, to construct a single-family home Lot 1, Block 3 Nature Ridge 2nd, Austin, MN (PIN 34.467.0130), Minnesota and recommended approval.

Jim Martin on behalf of the applicant was present and spoke in favor of the application on parcel 34.467.0130. No one else spoke for or against the Bigelow & Lennon Construction housing tax abatement application.

County Administrator Trish Harren reviewed the application of Lance & Snow Pogones, applicant, to construct a single-family home Parcel C located in Lot 3, Block 1, Valley View Acres, Lansing Township, Mower County (PIN split from 08.200.0030), Minnesota and recommended approval.

The applicant was not present. No one spoke for or against the Lance & Snow Pogones housing tax abatement application.

County Administrator Trish Harren reviewed the application of John & Sherri Forsythe, applicant, to construct a single-family home Lot 18, Block 2 Turtle Creek Estates, Austin Township, Mower County (PIN 02.850.0180) Minnesota and recommended approval.

The applicant was not present. No one else spoke for or against the John & Sherri Forsythe housing tax abatement application.

The Chair closed the Public Hearing at 10:10 a.m. in regard to Housing Tax Abatement requests.

The County Board reconvened its regular session at 10:11 a.m.

Motion made by Commissioner Baldus, seconded by Commissioner Ankeny, to approve the minutes of February 2, 2021 county board and work session. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4– 0.

Motion made by Commissioner Ankeny, 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>
Above All Cleaning, Inc	2,128.00	CliftonLarsonAllen LLP	8,662.50
Advanced Correctional Healthcare, Inc	15,030.57	Commissioner Of Transportation	4,980.49
Aumentum Technologies	50,809.82	Dave Lucas Consulting	4,286.25
Austin Automotive LLC	3,138.75	DH Wireless Solutions	3,032.71
Austin Electric Inc.	11,786.92	Donnelly Law Firm, PLLC	3,052.55
Baudoin Oil Company	18,568.29	Freeborn County Co-Operative Oil Co.	10,261.29
Beckleys	4,001.99	Minnesota Counties Computer Cooperative	69,641.17
Bustad Dozing & Excavating Inc	26,177.50	West Central Indexing	16,912.00
Cedar Valley Services, Inc	3,604.55	61 Payments less than 2000	20,743.11
		Final Total:	276,818.46

The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4– 0.

Motion made by Commissioner Ankeny, seconded by Commissioner Baldus, to approve 8 hours of PTO as an incentive prize for Paint the Town Pink fundraising drive in support of cancer research at the Hormel Institute. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4– 0.

Date: February 9, 2021

Res. #09-21

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

On motion of Commissioner Baldus, seconded by Commissioner Ankeny, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held February 9, 2021 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 6, Block 2 Nature Ridge 2nd, Austin, MN (PIN 34.467.0110)

WHEREAS, Bigelow & Lennon Construction (Buyer/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 February 9, 2021 before the Mower County Board of Commissioners, on said application.

WHEREAS, Nature Ridge Properties of Austin Co. (Seller) and Bigelow & Lennon Construction (Buyer/Developer) 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 February, 2021 with a vote of 4 - 0. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye.

Date: February 9, 2021

Res. #10-21

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

On motion of Commissioner Ankeny, seconded by Commissioner Baldus, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held February 9, 2021 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 1, Block 3 Nature Ridge 2nd, Austin, MN (PIN 34.467.0130)

WHEREAS, Bigelow & Lennon Construction (Buyer/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 February 9, 2021 before the Mower County Board of Commissioners, on said application.

WHEREAS, Nature Ridge Properties of Austin Co. (Seller) and Bigelow & Lennon Construction (Buyer/Developer) 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 February, 2021 with a vote of 4 - 0. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye.

Date: February 9, 2021

Res. #11-21

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

On motion of Commissioner Baldus, seconded by Commissioner Ankeny, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held February 9, 2021 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, Lance & Snow Pogones are the owner(s) of certain property within Mower County, legally described as follows:

Parcel C located in Lot 3, Block 1, Valley View Acres, Lansing Township, Mower County (PIN split from 08.200.0030)

WHEREAS, Lance & Snow Pogones have 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 February 9, 2021 before the Mower County Board of Commissioners, on said application.

WHEREAS, Lance & Snow Pogones 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 February, 2021 with a vote of 4 - 0. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye.

Date: February 9, 2021

Res. #12-21

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

On motion of Commissioner Ankeny, seconded by Commissioner Baldus, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held February 9, 2021 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, John and Sherri Forsythe are the owner(s) of certain property within Mower County, legally described as follows:

Lot 18, Block 2 Turtle Creek Estates, Austin Township, Mower County (PIN 02.850.0180)

WHEREAS, John and Sherri Forsythe have 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 February 9, 2021 before the Mower County Board of Commissioners, on said application.

WHEREAS, John and Sherri Forsythe 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 February, 2021 with a vote of 4 - 0. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye.

Date: February 9, 2021

Res. #13-21

RESOLUTION ADOPTING ASSESSMENT

On motion of Commissioner Ankeny, seconded by Commissioner Baldus, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held February 9, 2021 at the Government Center, Austin, Minnesota.

WHEREAS, pursuant to the policies of the Mower County Septic Loan program, Mower County provides low interest loans to property owners for replacement of a failing septic system; and

WHEREAS, the property owners consent to pay back that loan by assessment to the subject property, to Mower County, over a ten-year term; and

WHEREAS, such assessment shall be payable in simple decreasing installments extending over ten (10) years. The first of the installments is payable along with the first half taxes when due, as reflected on the tax statement payable and shall bear interest at the rate of three percent per annum. Each payment including interest thereafter will be paid with taxes payable, until the assessment obligation is satisfied; and

WHEREAS, in the year 2019, septic assessments interest was inadvertently assessed beginning on the date the Board approved the loan rather than beginning on January 1, 2020; and

WHEREAS, this led to an error on original loan principal and amortization of the loan; and

WHEREAS, the Auditor/Treasurer requests authorization to make the necessary corrections in the tax system.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby authorize the County Auditor/Treasurer to make the necessary corrections in the tax system and refund property owners any extra principal and interest paid to date.

Passed and approved this 9th day of February, 2021 with a vote of 4 - 0. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye.

Motion made by Commissioner Baldus, seconded by Commissioner Ankeny, to approve the monthly investment report for the months ending November and December 2020. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner

Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4–0.

Motion made by Commissioner Ankeny, seconded by Commissioner Baldus, to approve the 2021 SSTS Program Grant Agreement. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4–0.

Motion made by Commissioner Baldus, seconded by Commissioner Ankeny, to approve and authorize the chair to sign Financial Reports to close out the following grants:
2018 Septic Treatment Systems Incentive – NRBG
2020 Septic Treatment Systems – NRBG
2020 Shoreland-NRBG

The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4–0.

Motion made by Commissioner Ankeny, seconded by Commissioner Baldus, to approve late claim for payment on an expense report for employee 1607. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4–0.

The Board was informed that the Personnel Committee had discussed there was an adverse impact of placing the caps back in place to the PTO/Vacation accruals. The impact was that a handful of employees were already over the cap and were not given the opportunity to use up some PTO/Vacation time prior to the cap being put back in place. The Human Resources Director suggested revising the previous motion to have the caps remain lifted and there be an extended notice to employees about the caps going back in place. The Personnel Committee recommends the suggested action.

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, to approve the maximum accrual caps on PTO/Vacation remain lifted effective January 1, 2021 through May 1, 2021 and to make whole anyone who was over the cap on January 1, 2021. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4–0.

Motion made by Commissioner Baldus, seconded by Commissioner Ankeny, to set the project letting date to March 18, 2021 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 seasonal projects:

- CP 50-21-03 GASOLINE & DIESEL
- CP 50-21-04 ROADWAY STRIPING
- CP 50-21-05 BITUMINOUS MATERIAL FOR SEALCOAT
- CP 50-21-06 ROADSIDE SPRAYING
- CP 50-21-07 ROADWAY AGGREGATE DELIVERED

The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4–0.

Under committee reports the following items were noted. Personnel had nothing to report. Building Committee noted that interviews for the Facility Supervisor would be taking place and there was a planned discussion at the request of Extension regarding the 4H building. Finance Committee would be meeting to review the list of proposed grant awards compiled by the DCA following the grant deadline of February 15. Solid Waste Committee noted a struggle to obtain qualified applicants to replace the retiring Solid Waste Officer. It was noted there is an interested internal candidate and a training program will be implemented. Commissioner Baldus reported that he had attended the Minnesota Rural Counties meeting and there will be a resolution to consider in support of Minnesota Clean Car. Commissioner Baldus attended the Austin Homeownership Fund meeting. There has been an increase in the number of loan applications in 2020. Commissioner Baldus reported attending the Library Board meeting and that a small addition to the library is being considered. Commissioner Glynn attended the SEMCAC meeting and that the organization has been given the responsibility of Covid funds and has been busy reviewing energy programs. And lastly, Trish Harren reported that Public Works and Building Maintenance have coordinated to purchase a scissor lift that can be used by both departments.

Motion made by Commissioner Ankeny, seconded by Commissioner Baldus, to adjourn the meeting at 10:50 a.m. The Commissioners voted as follows: Commissioner Baldus aye, Commissioner Ankeny aye, Commissioner Glynn aye, and Commissioner Reinartz aye. Motion carried 4- 0. The next meeting is scheduled for February 23, 2021 at 9:00 a.m.

THE MOWER COUNTY BOARD OF COMMISSIONERS

BY: _____
Chairperson

Attest:

By: _____
Clerk/Administrator

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