

REGULAR SESSION OF THE MOWER COUNTY  
BOARD OF COMMISSIONERS

September 14, 2021

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Regular Session September 14, 2021 at 9:00 a.m. at the Government Center in Austin, Minnesota.

All members present, viz: Chair Polly Glynn, Vice-Chair Jerry Reinartz, Mike Ankeny, Jeff Baldus, and John Mueller. Also in attendance was 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 Baldus, seconded by Commissioner Reinartz, to approve the agenda. Motion carried.

Public Works Director Michal Hanson provided the Board with a department update, including information on recycling, the status of road and bridge projects, and proposed 2022 road and bridge projects.

**HUMAN SERVICES BOARD:**

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to approve the Health & Human Services accounts payable totaling \$251,483.03. Motion carried.

Motion made by Commissioner Baldus, seconded by Commissioner Mueller, to approve the Children's Mental Health Respite Care Services Grant amendment that extends the term to June 30, 2022 and increases the total grant amount to \$44,334. Motion carried.

Motion made by Commissioner Baldus, seconded by Commissioner Ankeny, to approve the COVID Vaccine Federal Implementation Grant amendment that extends the grant period to December 31, 2023 and increases the total grant amount to \$776,332. Motion carried.

Health and Human Director Crystal Peterson requested Community Health business items be included as part of the monthly Human Services Board rather than at a separate board meeting. The separation is a holdover from before public health and human services combined. After a brief discussion, the concurred this would be an operational efficiency.

Director Peterson reported that they received a CUE Covid testing system from the Minnesota Department of Health. It is a molecular test similar to the standard PCR Covid tests. The advantage to this system is that public health can administer the test and the results

are available in 15-20 minutes. The jail has used this system for staff and inmates and found it to be effective.

In Covid updates there have been 5439 cumulative cases and 35 deaths in Mower County. From 8/31 – 9/12 there have been 253 new cases with the majority of the cases (153) in the age group of 19-64. Thirteen persons are currently hospitalized ranging in age from 20 – 70.

Motion made by Commissioner Ankeny, seconded by Commissioner Baldus, to approve Purchase of Service Agreement for housing support effective July 1/ 2021 to June 30, 2022 for Lang's Board & Lodge. Motion carried.

Motion made by Commissioner Reinartz, seconded by Commissioner Mueller, to approve social service actions. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Mueller, to adjourn the Human Services Board meeting at 10:00 a.m. Motion carried.

### **COUNTY BOARD**

The Regular Session of the Board was reconvened at 10:01 a.m. for regular business items.

The Board recessed at 10:01 a.m. for the purpose of a public hearing.

The Chair called the Public Hearing to order at 10:01 a.m. in regard to a Housing Tax Abatement request of Bigelow & Lennon Construction for construction of a single-family home Lot 3, Block 2, Nature Ridge 2<sup>nd</sup>, Austin, MN (PIN 34.467.0080).

County Administrator Trish Harren reviewed the application and recommended approval.

A representative of the applicant was present but did not speak. No one spoke for or against the Bigelow & Lennon Construction housing tax abatement application (PIN 34.467.0080).

The Chair closed the Public Hearing at 10:02 a.m. in regard to the Bigelow & Lennon Construction Housing Tax Abatement application (34.467.0080).

The Chair called the Public Hearing to order at 10:03 a.m. in regard to a Housing Tax Abatement request of Justin & Lynsey O'Donnell for construction of a single-family home Lot 5, Block 1 Subdivision Cd 34324 SubdivisionName Hirsch Subdivision (PIN 34.324.0014) AND Hirsch Subdivision Lot OLA Block 001 Subdivision Cd 34324 Old #08.800.0060 (PIN 34.324.0060).

County Administrator Trish Harren reviewed the application and recommended approval.

The applicant Justin O'Donnell was present and spoke on his own behalf. No one else spoke for or against the O'Donnell housing tax abatement application.

The Chair closed the Public Hearing at 10:05 a.m. on the Justin & Lynsey O'Donnell Housing Tax Abatement application (34.324.0060).

The County Board reconvened its regular session at 10:05 a.m.

**Date: September 14, 2021**

**Res. #67-21**

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

On motion of Commissioner Ankeny, seconded by Commissioner Mueller, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held September 14, 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 of certain property within Mower County, legally described as follows:

Lot 3, Block 2 Nature Ridge 2<sup>nd</sup> Austin, MN (PIN 34.467.0080)

WHEREAS, Bigelow & Lennon Construction (Buyer) 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 September 14, 2021 before the Mower County Board of Commissioners, on said application.

WHEREAS, Nature Ridge Properties of Austin, Co. (Seller) and Bigelow & Lennon Construction (Buyer) 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 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 14<sup>th</sup> day of September, 2021.

**Date: September 14, 2021**

**Res. #68-21**

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

On motion of Commissioner Baldus, seconded by Commissioner Reinartz, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held September 14, 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, Paul Hirsch Construction Co. (Seller) is the owner(s) of certain property within Mower County, legally described as follows:

Lot 5, Block 1 Subdivision Cd 34324 SubdivisionName Hirsch Subdivision (PIN 34.324.0014)

AND

Hirsch Subdivision Lot OLA Block 001 Subdivision Cd 34324 Old #08.800.0060 (PIN 34.324.0060)

WHEREAS, Justin and Lynsey O'Donnell (Buyers) 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 September 14, 2021 before the Mower County Board of Commissioners, on said application.

WHEREAS, Paul Hirsch Construction Co. (Seller) and Justin and Lynsey O'Donnell (Buyers) 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 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 14<sup>th</sup> day of September, 2021.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to approve the minutes of September 7, 2021 as amended. Motion carried.

Motion made by Commissioner Reinartz, seconded by Commissioner Mueller, to approve the following Commissioner warrants for payment:

<u>Vendor Name</u>	<u>Amount</u>	<u>Vendor Name</u>	<u>Amount</u>
180 Degrees, Inc.	6,051.24	Freeborn County Co-Operative Oil Co.	10,524.15
Above All Cleaning, Inc	2,128.00	Henry G Meigs, LLC	24,551.66
Advanced Correctional Healthcare, Inc	15,054.41	MJ O'Connor Inc	7,814.23
Ancom Communications	4,893.00	Nexus-Mille Lacs Family Healing	6,263.24
Cedar Valley Services, Inc	57,686.40	Thomson Reuters-West Payment Center	2,204.63
City Of Austin	9,320.00	Ulland Brothers Inc.	8,159.45
Commissioner Of Transportation	4,932.21	Village Ranch Inc	10,620.00
Dave Lucas Consulting	3,725.00	WatchGuard, Inc.	2,082.00
DTN, LLC	2,047.68	60 Payments less than 2000	26,543.43
Fox Electric Company	10,059.87	<b>Final Total:</b>	<b>214,660.60</b>

Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Baldus, to authorize the chair to sign the FEMA Form CC-230 Verification (Audit) for Mower County's continued participation in CRS (Community Rating System). Motion carried.

Under Committee Reports, Commissioner Glynn noted attending the SEMCAC meeting and Commissioner Baldus noted attending the Library Board meeting.

Motion made by Commissioner Baldus, seconded by Commissioner Ankeny, to adjourn the meeting at 10:26 a.m. Motion carried. The next meeting is scheduled for September 28, 2021 at 9:00 a.m.

**THE MOWER COUNTY BOARD OF COMMISSIONERS**

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

**Attest:**

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

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