

SPECIAL SESSION OF THE MOWER COUNTY
BOARD OF COMMISSIONERS

November 14, 2017

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Special Session November 14, 2017 at 8:32 a.m. at the Government Center in Austin, Minnesota.

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

Motion made by Commissioner Reinartz, seconded by Commissioner Bennett to approve the agenda. Motion carried.

Jill Cordes, County Recorder, provided the Board with a department update.

HUMAN SERVICES BOARD:

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

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, to approve the Mower County MFIP Biennial Services Agreement with the Minnesota Department of Human Services. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Bennett, to authorize the Chair and the Director to sign the following Purchase of Service Agreements:
Group Residential Housing Services

- Independent Management Services – renew agreement effective July 1, 2017 to June 30, 2018.
- MSOCS (Minnesota State Operated Community Services) – renew agreement effective July 1, 2017 to June 30, 2018.

Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Reinartz, to approve the Social Service Actions. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Glynn to adjourn the Human Services Board meeting at 9:17 a.m. Motion carried.

The Board recessed at 9:17 a.m. and reconvened at 9:22 a.m.

COUNTY BOARD

The Special Session of the Board was reconvened at 9:23 a.m. for regular business items.

There weren't any business items under committee reports. Craig Oscarson informed the Board that there appears to be a leak in a pipe in the geothermal field that will need to be addressed. The problem is still being analyzed and tested.

A Public Hearing was held in regard to a Housing Tax Abatement request of New Horizon Homes LLC, applicant, to construct a single family home Austin, Minnesota.

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, LLC housing tax abatement application.

Date: November 14, 2017

Res. #90-17

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

On motion of Commissioner Bennett, seconded by Commissioner Glynn, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held November 14, 2017 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 of certain property within Mower County, legally described as follows:

Lot 2, Block 2, Nature Ridge in the North Half of the Southwest Quarter of Section 36, Township 103 North, Range 18 West, Austin, Mower County, Minnesota (PIN 34.465.0103)

WHEREAS, by Purchase Agreement dated July 14, 2017 New Horizon Homes, LLC has agreed to purchase the above-described parcel; and

WHEREAS, New Horizon Homes, 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 November 14, 2017 before the Mower County Board of Commissioners, on said application.

WHEREAS, Nature Ridge Properties of Austin Co., property owner, and New Horizon Homes, LLC, proposed 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 CONTINGENT UPON VERIFICATION THAT THE PROPOSED HOUSING PROJECT HAS NOT YET COMMENCED:

1. Mower County hereby grants an abatement of Mower County's share of real estate taxes upon the above-described parcel for the construction of a single family home.
2. The tax abatement will be for no more than five years commencing with the receipt of the Certificate of Occupancy, or not more than one year following approval of the taxing authority's resolution, whichever is first, on the first year of taxes payable for the assessed value(s) related to the capital improvements outlined in Paragraph 1.
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 tax abatement shall be for up to the full amount of the real estate taxes collected from added tax base of the newly constructed housing/home annually. Land values and the current base value are not eligible and will not be abated.

Passed and approved this 14th day of November, 2017.

THE MOWER COUNTY BOARD OF COMMISSIONERS

By: _____
Chairperson

By: _____
Clerk/Coordinator

Motion made by Commissioner Ankeny, seconded by Commissioner Glynn, to approve the minutes of November 7, 2017. Motion carried.

COMMISSIONERS' RECORD MOWER COUNTY, MINNESOTA

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, 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	5,926.72	Lake Superior College	9,000.00
Baudoin Oil Company	17,894.96	Mayo Clinic Health System-Albert Lea &	2,972.00
Cedar Valley Services, Inc	2,285.40	Morton Salt Inc	93,710.20
City Of Austin	2,478.50	Olmsted County Community Services	49,025.00
Falk Construction Co./L.R.	11,661.27	Prairie Lakes Youth Programs	6,727.00
Hancock Concrete Products, Llc	11,374.40	Ulland Brothers Inc.	7,056.84
Jakes Custom Mowing	11,000.00	67 Payments less than 2000	25,830.62
Kindred Family Focus	2,740.40	Final Total:	259,683.31

Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz to reappoint Jim Risius to the Planning Commission and Board of Adjustment for his second term effective January 1, 2018 through December 31, 2020. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to approve an agreement with CliftonLarsonAllen for limited term, part-time accounting services due to a pending vacancy in Finance effective November 14, 2017 and to continue for up to two weeks after the Senior Accountant position is filled to assist with training. Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Reinartz, to approve the investment reports dated January 2017 through September 2017. Motion carried.

Justin Hanson, Mower County SWCD, provided the Board with an update on the buffer strip program. A proactive approach is being implemented to get everyone into compliance with the buffer law. About ninety-six percent of Mower County land impacted by the buffer law is already in compliance or has a designated plan to be brought into compliance. Staff at the SWCD is validating the buffer strips. Staff will be working with those that have not responded to bring all parcels into buffer strip compliance. The goal is to bring all parcels into compliance without enforcement.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz to adjourn the meeting at 10:22 a.m. Motion carried. The next meeting is scheduled for November 28, 2017 at 8:30 a.m.

THE MOWER COUNTY BOARD OF COMMISSIONERS

BY: _____
Chairperson

Attest:

By: _____
Clerk/Coordinator

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