

**SPECIAL SESSION OF THE MOWER COUNTY  
BOARD OF COMMISSIONERS**

August 28, 2018

The Mower County Board of Commissioners in and for the County of Mower, Minnesota, met in Special Session August 28, 2018 at 8:31 a.m. at the Government Center in Austin, Minnesota.

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

Motion made by Commissioner Gabrielson, seconded by Commissioner Glynn, to approve the agenda to include the following items: 1) declare surplus property; 2) recommendation on Rural Energy Board Participation; 3) Award bid on Adam's salt shed; and 4) Resolution to adopt SSTS Loan Assessment. Motion carried.

Steve King, Correctional Services Director, provided the Board with a department update.

Motion made by Commissioner Gabrielson, seconded by Commissioner Ankeny, to approve the minutes of August 14, 2018. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Glynn, 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	25,809.82	Hose/Conveyors, Inc	9,375.00
Ancom Communications	2,112.00	Kiker Brothers, Inc.	16,882.00
Anoka County Corrections	4,300.00	Mathy Construction Company	8,225.43
Austin Daily Herald	3,312.17	Mille Lacs Academy	11,463.49
Beckleys	3,512.00	Office Of Mn It Services	2,583.97
Bob Barker Company Inc.	2,118.20	Olmsted County Community Services	15,400.00
Cedar Valley Services, Inc	52,638.35	School District 492	3,000.00
Donnelly Law Firm, PLLC	5,624.79	Stonebrooke Engineering, Inc	2,227.75
Election Systems & Software, LLC.	13,592.50	Uhl Company Inc	2,634.00
Emergency Automotive Technologies, Inc	11,251.55	WatchGuard, Inc.	93,850.00
Erickson Engineering Co., LLC	7,264.20	Welcome Center Inc	3,097.50
Flint Hills Resources, LP	207,339.54	83 Payments less than 2000	33,010.39
Fox Electric Company	6,512.74	<b>Final Total:</b>	<b>547,137.39</b>

Motion carried.

Motion made by Commissioner Glynn, seconded by Commissioner Gabrielson, to ratify the Professional Services Agreement between TriMin Systems, Inc. and the Minnesota Counties Computer Cooperative (MnCCC) for the maintenance and support of IFS effective January 1, 2019 through December 31, 2021. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Glynn, to deny the Mower County Fair Board's funding request for \$5,000 for operational expenses for off season events. Motion carried.

Motion made by Commissioner Ankeny, seconded by Commissioner Glynn, to approve the Memorandum of Agreement with the State of Minnesota and Minnesota State University, effective until June 2023 to provide clinical experiences to nursing students. Motion carried.

Motion made by Commissioner Gabrielson, seconded by Commissioner Glynn, to ratify the PH-DOC Maintenance and Support Agreement between Conduent State and Local Solutions, Inc. and MnCCC effective January 1, 2019 through December 31, 2021. Motion carried.

Lisa Kocer, Director of Health & Human Services, informed the Board that the vaccine refrigerator quit over the weekend and vaccines were lost. Staff is working at acquiring a new refrigerator and replacement vaccines to meet the demand of scheduled immunization clinics.

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

Commissioner Ankeny left at 9:14 a.m. returned at 9:15 a.m.

Motion made by Commissioner Gabrielson, seconded by Commissioner Glynn, to pledge a \$10,000 donation in 2019 for the future Veterans Nursing Home in Fillmore County in response to the funding request of the City of Preston. Motion carried.

Motion by Commissioner Glynn, seconded by Commissioner Ankeny, to approve the following list of surplus property for disposal and/or auction:

<u>Quantity</u>	<u>Item</u>	<u>Department</u>
5	Office Chairs	Attorney

Motion carried.

**Date: August 28, 2018**

**Res. #84-18**

**RESOLUTION**

On motion of Commissioner Glynn, seconded by Commissioner Ankeny, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held August 28, 2018 at the Government Center, Austin, Minnesota.

**WHEREAS**, pursuant to the policies of the Mower County Septic Loan program the owner of property has requested a loan from Mower County for replacement of a failing septic

system on the below-listed property and has requested to pay back that loan by assessment to the subject property, to Mower County, over a ten year term.

**Property owner(s):** Luke L. Schlee & Samantha J. Neptune

**Property address:** 26554 745<sup>th</sup> Avenue, Grand Meadow, MN 55936

**Parcel Identification No:** 06.001.0060

**Tax parcel abbreviated description:** (20 ac) Section 07 Township 103 Range 014 S1/2 SE1/4 NE1/4

**Assessment amount:** \$14,000.00 (Fourteen Thousand dollars)

**NOW, THEREFORE, BE IT RESOLVED BY THE MOWER COUNTY BOARD OF COMMISSIONERS, MINNESOTA:**

1. Such proposed assessment, made part hereof, is hereby accepted and shall constitute the special assessment against the lands named herein, and each tract of land herein included is hereby found to be benefitted by the proposed improvement and the amount of the assessment levied against it.
2. Such assessment shall be payable in equal bi-annual installments extending over ten (10) years. The first of the installments shall be payable along with the first half taxes when due, as reflected on the tax statement payable year 2019, and shall bear interest at the rate of three percent per annum from the date of the adoption of this assessment resolution. Each payment including interest is due thereafter will be paid with taxes payable, until the assessment obligation is satisfied.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole assessment on such property, with interest accrued to the date of payment, to the County Auditor, except no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may do so at any time thereafter, to the County Auditor, the entire amount of the assessment remaining unpaid with interest accrued to December 31, of the year in which such payment is made. Such payment must be made before November 15, or interest will be charged through December 31 of the next succeeding year.
4. There shall be no penalty for early payment or pay-off of the full balance of the assessment.
5. The County Coordinator / clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax list of the County and such assessment shall be collected and paid over the same manner as other municipal taxes.

6. This assessment must be paid in full at time of property transfer to any other owner, owners, heirs, assigns or entity.

Passed and approved this 28<sup>th</sup> day of August, 2018.

**THE MOWER COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
**Chairperson**

By: \_\_\_\_\_  
**Clerk/Coordinator**

The Board recessed at 9:23 a.m. and reconvened at 9:30 a.m.

A Public Hearing was held in regard to a Housing Tax Abatement request of Lakeside Properties, LLC, applicant, to construct a single-family home, Lot 9, Block 4 Oakridge Addition, Austin, Minnesota (PIN 34.523.0360)

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 Lakeside Properties housing tax abatement application.

**Date: August 28, 2018**

**Res. #85-18**

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

On motion of Commissioner Gabrielson, seconded by Commissioner Ankeny, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held August 28, 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, Linda Kaye Halvorson (a/k/a Linda Kaye Munson) and Marshall D. Halvorson are the owner(s) and sellers of certain property within Mower County, legally described as follows:

Lot 9, Block 4 Oakridge Addition, Austin, Minnesota (PIN 34.523.0360)

WHEREAS, Lakeside Properties, LLC, developer and purchaser of property, 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 August 28, 2018 before the Mower County Board of Commissioners, on said application.

WHEREAS, the Linda Kaye Halvorson (a/k/a Linda Kaye Munson) and Marshall D. Halvorson, landowners/sellers, and Lakeside Properties, LLC, developer/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 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 28<sup>th</sup> day of August, 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 Nathan Stencil, applicant, (Burton J. Plehal Trust, owner) to construct a multi-family housing unit, Bustad 2nd Addition Subdivision Cd34114 OL A EXC S400Ft W50FT and OL B (PINs 34.114.0040 and 34.114.0050)

Craig Oscarson reviewed the application and the recommendation is to approve the application. The hearing on this tax abatement application was set aside until the applicant was expected to arrive.

A Public Hearing was held in regard to a Housing Tax Abatement request of Donald & Sandra Livingston, applicant, to construct a single-family home W1060FT North of River NW¼ Section 26, Austin TWP, Minnesota (PIN 02.023.0011).

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 Livingston housing tax abatement application.

**Date: August 28, 2018**

**Res. #86-18**

**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 August 28, 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, Donald & Sandra Livingston are the owner(s) of certain property within Mower County, legally described as follows:

W1060FT North of River NW¼ Section 26, Austin TWP (PIN 02.023.0011)

WHEREAS, Donald & Sandra Livingston 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 August 28, 2018 before the Mower County Board of Commissioners, on said application.

WHEREAS, Donald & Sandra Livingston 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 28<sup>th</sup> day of August, 2018.

**THE MOWER COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
Chairperson

By: \_\_\_\_\_  
Clerk/Coordinator

The Public Hearing was continued on the Housing Tax Abatement request of Nathan Stencil, applicant, (Burton J. Plehal Trust, owner) to construct a multi-family housing unit, Bustad 2nd Addition Subdivision Cd34114 OL A EXC S400Ft W50FT and OL B (PINs 34.114.0040 and 34.114.0050)

The Applicant was present and spoke on his/her own behalf. One other person spoke in favor of the Stencil housing tax abatement application. No one spoke against the application.

**Date: August 28, 2018**

**Res. #87-18**

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

On motion of Commissioner Gabrielson, seconded by Commissioner Ankeny, the following Resolution was passed and adopted by the Mower County Board of Commissioners at a meeting held August 28, 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, Burton J. Plehal Trust is the owner of certain property within Mower County, legally described as follows:

Bustad 2<sup>nd</sup> Addition Subdivision Cd34114 OL A EXC S400Ft W50FT and OL B (PINs 34.114.0040 and 34.114.0050)

WHEREAS, Nathan Stencil, developer, and Burton J. Plehal Trust, landowner, 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 August 28, 2018 before the Mower County Board of Commissioners, on said application.

WHEREAS, Nathan Stencil, developer, and Burton J. Plehal Trust, landowner, 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 multi-family housing unit.
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 28<sup>th</sup> day of August, 2018.

**THE MOWER COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
**Chairperson**

By: \_\_\_\_\_  
**Clerk/Coordinator**

Commissioner Gabrielson provided recommendations on Personnel Committee related actions. The following actions took place.

Motion made by Commissioner Gabrielson, seconded by Commissioner Glynn, to authorize the Human Resource Director to sign the 2019 renewals for Blue Cross Blue Shield health insurance renewal. Motion carried.  
Motion carried.

Motion made by Commissioner Gabrielson, seconded by Commissioner Ankeny, to add Critical Illness and Accident Insurance to the optional insurance plans available to employees and authorize the Human Resources Director to sign the 2019 plan documents. Motion carried.

Motion made by Commissioner Gabrielson, seconded by Commissioner Glynn, to approve payroll deductions for Board approved optional insurance plans and to grandfather payroll deductions for non-approved optional insurance plans for the current employees participating in these optional plans. Motion carried.

Motion made by Commissioner Gabrielson, seconded by Commissioner Ankeny, to authorize the Human Resources Director to sign 2019 renewals for the Medicare Supplement and Prescription insurance plans. Motion carried.

Motion made by Commissioner Gabrielson, seconded by Commissioner Glynn, to authorize the Human Resources Director to sign the PERA Phased Retirement Option Agreement with Craig Oscarson, County Coordinator, with the following parameters:

- a. Effective September 29, 2018 with anticipated end date of December 31, 2018;
- b. Work up to 24 hours per week to be determined by the employee in order to maintain the duties currently performed; and
- c. Rate of pay the same as the current rate of pay of \$54.8883/hours.

Motion carried.

Commissioner Ankeny under Building Committee business reported that Public Works remodel of the breakroom and bathrooms should be completed by the end of November.

Mike Hanson, Public Works Director, presented bid information received for the Adam's Salt Shed project. Two bids were received.

Motion made by Commissioner Glynn, seconded by Commissioner Gabrielson, to award the bid to the low bidder Phoenix Corporation with a low bid of \$191,000 for the salt shed project at the Adams Shop and amend the Highway budget by \$62,000 from highway reserves and have the project commence. Motion carried. Full bid abstract on file in the office of the County Auditor-Treasurer and Public Works Director.

The Mower County Board of Commissioners as the hearing officer for dangerous dog appeals continued its hearing tabled from August 21, 2018.

Motion made by Commissioner Gabrielson, seconded by Commissioner Glynn, to affirm the dangerous dog declaration made by the Sheriff's department of Bryton Bustad and Savannah Hernandez's American Staffordshire terrier, Lola. Motion carried.

The Board discussed participation in the Rural Energy Board PACE program.

Motion made by Commissioner Ankeny, seconded by Commissioner Glynn, to table the decision to participate in PACE until more definitive information is received. Motion carried.

Terese Amazi, Sheriff, as well as many other Sheriff Department staff, appeared before the Board to bring recognition of Tom Brogan, Deputy Sheriff, for his outstanding lifesaving service during a recent altercation with a citizen that was attempting suicide by law enforcement.

Jeff Baldus on behalf of the Austin Artworks Committee thanked the Board for the use of the county parking lots and green space north of the Justice Center for its weekend event. It was a successful event with an estimated record attendance of 9000.

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, to adjourn the meeting at 10:23 a.m. Motion carried. The next meeting is scheduled for September 4, 2018 at 1:00 p.m.

**THE MOWER COUNTY BOARD OF COMMISSIONERS**

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

**Attest:**

**By:** \_\_\_\_\_  
**Clerk/Coordinator**

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