

REDWOOD COUNTY, MINNESOTA

JULY 21, 2015

The Board of County Commissioners met in regular session at 8:30 a.m. in the Commissioners' Room in the Government Center, Redwood Falls, Minnesota.

Present for all or portions of the meeting were Commissioners Priscilla Klabunde, Sharon Hollatz, Dennis Groebner, Lon Walling, Jim Salfer, and County Administrator Vicki Knobloch. Also present were County Attorney Steve Collins; Auditor/Treasurer Jean Price; Highway Engineer Willy Rabenberg; Sheriff Randy Hanson; Planning and Zoning Supervisor Nick Brozek; City of Redwood Falls Administrator Keith Muetzel and Redwood County Historical Society members Al Kokesch & Karen Gegner

Chair Walling called the meeting to order asking for the Pledge of Allegiance to the Flag.

On motion by Groebner, second by Klabunde, the Board voted unanimously to approve the July 21st agenda.

Chair Walling asked the Board members to identify any areas for which they had a Conflict of Interest. There were none.

**CONSENT AGENDA**

- On motion by Hollatz, second by Salfer, the Board voted unanimously to approve the consent agenda.
- July 7<sup>th</sup> & 14th minutes.
  - Payment of bills as follows:

General Fund	\$ 147,864.63
Health Fund	\$ 66,323.75
Ditch Maintenance Fund	\$ 15,910.90
Solid Waste Fund	\$ 27,551.40
Insurance Fund	\$ 370.24

**EMPLOYEE RECOGNITION**

- The Board recognized Accountant Sonya Hoffmann for 5 years of service to Redwood County.

**ROAD & BRIDGE**

- On motion by Salfer, second by Hollatz, the Board voted unanimously to approve the proposal for engineering services for CSAH 15 to American Engineering Testing, Inc. in the amount not to exceed \$7,200.
- On motion by Walling, second by Klabunde, the Board voted unanimously to approve the proposal for engineering services for Bridge 2629 to Widseth-Smith-Nolting in the amount of \$33,022.
- On motion by Groebner, second by Salfer, the Board voted unanimously to approve the Final Payment for SAP 064-598-19, Bridge Replacement 64585 in the amount of \$13,435.51.

**SHERIFF**

- Hanson updated the Board on the Redwood County Jail Population for June 2015.
- Hanson presented the Sentence to Service Quarterly Report.
- On motion by Klabunde, second by Salfer, the Board voted unanimously to award the jail healthcare service contract to MEND Correctional Care in the amount of \$29,900 for the year 2016 with a 2% increase for year 2017 & 2018.

Bids received were as follows:

Company	Bid
Redwood Area Hospital	\$51,000/year or \$75.00/hr.
MEND Correctional Care	\$29,900 2016 and 2% increase in 2017 & 2018

**CITY OF WALNUT GROVE**

- Greg Hansen was unable to attend meeting and will be rescheduled on the August 18<sup>th</sup> agenda.

**AUDITOR/TREASURER**

- On motion by Hollatz, second by Salfer, the Board voted to approve the following:
  - Cash Balance Report
  - Investment Summary
  - Budget Reports, General Fund, Ditch Maintenance, Health Fund, Insurance Fund and Solid Waste.
  - June, 2015 Disbursements in the amount of \$8,110,088.46.
- On motion by Klabunde, second by Groebner, the Board voted unanimously to approve the Agreement with the State of Minnesota, Office of the State Auditor, for the audit engagement for years ending December 31, 2015, December 31, 2016 and December 31, 2017.

**ENVIRONMENTAL**

*Planning and Zoning*

- The Farmers Union/Artex Tile Easement Agreement was tabled to the August 18, 2015 board meeting.

**PUBLIC HEARING REGARDING PROPOSED PROPERTY TAX ABATEMENTS**

- Knobloch stated pursuant to MN Statute §331A.07, the purpose of the Public Hearing was for a proposed property tax abatement for the Redwood Falls Industries Housing Project.

**JURISDICTIONAL AND NOTICE DOCUMENTS**

- Knobloch presented the Affidavit of Publication to the Board.

**INTERESTED PARTIES**

- None present.
- On motion by Klabunde, second by Hollatz, in a roll call vote with Klabunde, Hollatz, Salfer, Walling and Groebner all voting aye, The Board voted unanimously to adopt the following resolution:

**RESOLUTION APPROVING  
PROPERTY TAX ABATEMENT FOR CERTAIN PROPERTY  
LOCATED IN THE CITY OF REDWOOD FALLS**

BE IT RESOLVED By the County Board (the “Board”) of Redwood County, Minnesota (the “County”) as follows:

Section 1. Recitals.

1.01. The County is considering granting a property tax abatement (the “Abatement”) in order to reimburse the City of Redwood Falls for a portion of the financial assistance to be provided to Redwood Falls Industries, Inc. in order to promote housing development within the County (the “Project”) pursuant to Minnesota Statutes, Sections 469.1812 through 469.1815, as amended (the “Act”).

1.02. Pursuant to Section 469.1813, Subdivision 1 of the Act, if the benefits to the County of the proposed Abatement at least equal the costs to the County of the proposed Abatement, the County may grant an abatement of all or a portion of the taxes imposed by the County on an affected parcel of property.

1.03. Redwood Falls Industries, Inc. (the “Developer”) has indicated that financial assistance provided through the abatement will enable them to proceed with their proposed housing project, and that they would be unable to proceed with the proposed project without the requested assistance.

1.04 County property taxes on the following parcels (the “Abatement Property”) are proposed to be used to reimburse the City for a portion of the upfront contributions to the Developer for project expenses.

Abatement Property Parcel Identification Numbers: 88-327-0100, 88-327-0120, 88-327-0140, 88-327-0160, 88-327-0180, 88-327-0200, 88-327-0220, 88-730-0020, 88-327-0240, 88-327-0260, 88-327-0280, 88-327-0300, 88-327-0320

1.05. On the date hereof, the County Board conducted a duly noticed public hearing on the Abatement, at which the views of all interested persons were heard.

Section 2. Findings.

2.01. The County Board finds and determines that the public benefits to the County from the Abatement will be at least equal to the costs to the County of the Abatement, because (a) the project will result in an increase to the taxable market values of the Abatement Property and all property owners within the County will benefit from the new property tax base when the abatement expires; and (b) the proposed project will result in the availability of additional safe, sanitary, and affordable rental and owner-occupied housing in the County.

2.02. This County Board finds and determines that the Abatement is in the public interest and confers public benefits for the reasons described in Section 2.01 hereof.

Section 3. Actions Ratified; Abatement Approved.

3.01. The County Board ratifies all actions of the County and City staff and consultants in arranging for approval of this Resolution in accordance with the Act.

3.02. Subject to the provisions of the Act, the Abatement is approved and adopted subject to the following terms and conditions:

(a) The term “Abatement” is further defined to mean the County’s share of the real property taxes generated from the Abatement Property, in the amounts described in this Section:

(i) The County shall abate a portion of its respective share of the taxes received that are attributable to the Project, commencing with taxes payable during the year 2016 (the “County Abatement”). The County shall annually abatement a maximum of \$8,635 in property taxes attributed to the Project (not including special assessments). The abatement term shall not exceed 8-years.

(ii) Notwithstanding anything to the contrary herein, the Abatement payable on any August 1 and subsequent February 1 to the City of Redwood Falls will not exceed the amount produced by extending the County’s total local tax rate for the applicable year against the total net tax capacity of the Abatement Property, as of January 2 in the prior year.

(iii) In accordance with Section 469.1813, Subdivision 8 of the Act, in no year shall the Abatement, together with all other abatements approved by the County under the Act and paid in that year, exceed the greater of 10% of the County’s net tax capacity for that year or \$200,000.

(b) This Resolution may be modified only with the prior written approval of the County, and any modification is subject to Section 469.1813, Subdivision 7 and Section 469.1814, Subdivision 4 of the Act.

(c) In accordance with Section 469.1815 of the Act, the County will add to its levy in each year during the term of the Abatement the total estimated amount of current year Abatement granted under this Resolution. Once collected, County staff shall promptly remit the abatement payment to the City of Redwood Falls.

3.03. The County Board Chair and the County Administrator are authorized and directed to execute and deliver any agreements, certificates or other documents that the County determines are necessary to implement this Resolution.

**ADMINISTRATOR**

- On motion by Walling, second by Hollatz, the Board voted unanimously to approve a gambling permit with the Sleepy Eye Arena at the Tracy Country Club.
- On motion by Hollatz, second by Salfer, in a roll call vote with Hollatz, Salfer, Walling, Klabunde, and Groebner all voting aye, the Board voted unanimously to approve the following Resolution:

**RESOLUTION RECOMMENDING THAT**

**MITCH KLING AND BILL UFKIN**

**BE APPOINTED TO THE**

**LINCOLN PIPESTONE RURAL WATER SYSTEM**

**BOARD OF COMMISSIONERS**

**BACKGROUND INFORMATION**

**WHEREAS**, Mitch Kling’s 4-year term as a Commissioner on the Lincoln Pipestone Rural Water System (LPRW) Board of Commissioners is scheduled to expire at midnight on December 31, 2015; and

**WHEREAS**, Bill Ufkin’s 4-year term as a Commissioner on the LPRW Board of Commissioners is scheduled to expire at midnight on December 31, 2015; and

**WHEREAS**, on May 25, 2015 the LPRW Board of Commissioner unanimously passed a Motion which recommends that Mitch Kling and Bill Ufkin be re-appointed to another 4 year term on the LPRW Board of Commissioners; and

**WHEREAS**, the Redwood County Board of Commissioners believes that Mitch Kling and Bill Ufkin are qualified to act as Commissioners on the Lincoln Pipestone Rural Water Board of Commissioners and are worthy of appointment.

**RESOLUTION**

**BE IT NOW RESOLVED**, that the Redwood County Board of Commissioners hereby recommends that Mitch Kling and Bill Ufkin be appointed to the Lincoln Pipestone Rural Water System Board of Commissioners pursuant to and provided for by Minnesota Statutes §116A et seq. for a 4 year term which shall commence at 12:00 a.m. on January 1, 2016 and shall expire at midnight on December 31, 2019.

- On motion by Klabunde, second by Groebner, the Board voted unanimously to declare a 2001 Ford Taurus excess equipment and authorized disposal at Kerkhoff's consignment auction.

*Personnel Items:*

- On motion by Klabunde, second by Groebner, the Board voted unanimously to hire Amy Serbus as License Center Technician effective August 3, 2015 starting at the AFSCME Scale, Grade 8, Step 1 at \$14.04/hour.

### **REDWOOD COUNTY HISTORICAL SOCIETY**

- Al Kokesch and Karen Gegner presented the budget of the Historical Society and requested an increase for 2016 budget appropriations.

### **WORKSESSION**

- Brozek and Price presented information on low interest septic loans for Redwood County. This will be added to August 4, 2015 meeting.
- The Board acknowledged a letter from the Parks and Trails Commission regarding an ATV Ordinance. Before any further action occurs, the Board directed County Attorney Collins to obtain 2015 statute language regarding ATV use.
- The Board directed Collins and Knobloch to review the statutes on disposal of assets regarding the Human Services building.
- The Board directed Knobloch to meet with WOLD Architects and Engineering regarding future renovations of the Courthouse.
- Discussion held in reference to the Indoor Air Act and Tobacco Ordinance. It was referred back to Southwest Health and Human Services for more information.

### **COMMISSIONER REPORTS**

- The commissioners reported on meetings they attended:

Salfer:

- Southwest Health & Human Services
- SW Minnesota Tourism
- SW Regional Development
- Extension – Farm Family of the Year
- City/County Transportation Meeting (I.C.E.)
- Redwood County Fair

Hollatz:

- SW Regional Development Commission
- Technology Committee
- Community Development Strategy
- Groundwater Meeting at SW State University
- City/County Transportation Meeting (I.C.E.)
- Southwest Minnesota Tourism

Walling:

- Redwood-Renville Regional Solid Waste Authority
- Budget Planning
- Plum Creek Park

Groebner:

- Redwood-Renville Regional Solid Waste Authority
- Groundwater Meeting at SW State University
- Railroad Coalition
- Redwood Soil and Water Conservation

**ADJOURN**

- There being no further business, Chair Walling declared the meeting adjourned at 12:44 p.m.

Attest: \_\_\_\_\_  
Vicki Knobloch  
County Administrator

\_\_\_\_\_  
Lon Walling, Chair  
Board of County Commissioners