

REDWOOD COUNTY, MINNESOTA

MARCH 21, 2017

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 Lon Walling, Jim Salfer and Dave Forkrud; Dennis Groebner and Bob VanHee; County Administrator Vicki Knobloch, Auditor-Treasurer Jean Price; Highway Engineer Willy Rabenberg; Human Resource Coordinator Peter Brown; Environmental Director Scott Wold; Planning and Zoning Supervisor Nick Brozek; Extension Director Stacy Johnson; Regional Extension Director Kia Harries; Extension Technical Clerk Becky Pautzke, SNAP Educator Alica Whitmore; License Center Supervisor Lisa Guggisberg; License Center Technicians Amy Serbus and Robin Kokesch; Assessor Kathy Hillmer; Serenity Suites Representatives: David Drown; Wabasso City Clerk Mary Smith and Councilman Rachel Ingebretson; David Fuhr; Media-com Representative Brent Ford; NU Telecom Representative Kathy Lund and Arvig Representative Nathan Jacobson

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

David Fuhr was present for open forum with concerns regarding hog odor management with hog facility located near his farm site. Planning and Zoning Supervisor, Nick Brozek, was present and he will consult with the MCPA as well as review to improve zoning ordinance to address odor management.

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

Chair Walling asked the Board members to identify any areas for which they had a Conflict of Interest. None was identified.

CONSENT AGENDA

- On motion by Salfer, second by Groebner, the Board voted unanimously to approve the consent agenda.
 - March 7th minutes.
 - Payment of bills as follows:

Revenue Fund	\$ 179,887.91
Ditch Maintenance Fund	\$ 18,806.85
Building Fund	\$ 49,761.01
Solid Waste Fund	\$ 35.00

EMPLOYEE REGOGNITION

- The Board recognized Nick Brozek, Planning and Zoning Supervisor for 5 years of service and Kathy Hillmer, Assessor, for 20 years of service to Redwood County.

AUDITOR/TREASURER

- On motion by Salfer, second by Groebner, the Board voted unanimously to approve the following: Cash Balance Report, Investment Summary, Budget Report, Revenue Fund, Ditch Maintenance, Building Fund, State Revenue Fund and February Disbursements in the amount of \$785,799.
- On motion by Walling, second by VanHee, the Board voted unanimously to acknowledge the Confession of Judgment for Parcel #94-720-0420, Thomas & Exine Noram in the amount of \$3,282.61 and Parcel and #84-200-0620, Bruce Delano Anderson in the amount of \$5,480.25
- On motion by Groebner, second by Salfer, the Board voted unanimously to approve to open a Money Market Savings account with Bremer Bank to move funds from checking to savings in order to earn interest on deposits.

ROAD AND BRIDGE

- On motion by Forkrud, second by Groebner, in a roll-call vote with Walling, Salfer and Forkrud, Groebner and VanHee all voting aye, the Board adopted the following resolution:

**RESOLUTION REQUESTING A MNDOT SPEED STUDY
ON CSAH 101 (NORMANDALE ROAD)**

WHEREAS, County State Aid Highway 101 South used to intersect with Minnesota Trunk Highway 67 and County State Aid Highway 24; and

WHEREAS, The County of Redwood has done a safety improvement realignment to the intersection of County State Aid Highway 101 South and Minnesota Trunk Highway 67; and

WHEREAS, The County State Aid Highway 101 has parking; and

WHEREAS, The County State Aid Highway 101 South of Minnesota Trunk Highway 67 has a 40 mph speed zone and a 45 mph speed zone; and

WHEREAS, The start of the 45 mph speed zone is approximately 800 feet from a signed advisory 30 mph speed curve; and

WHEREAS, The County of Redwood recognizes the effectiveness and importance of uniform and consistent traffic speeds through this area.

NOW THEREFORE, BE IT RESOLVED, that the County of Redwood hereby requests that MNDOT conducts a Speed Study in this area and will comply with the results.

- On motion by Groebner, second by Salfer, the Board voted unanimously to approve the proposal for Engineering Services with Widseth, Smith and Nolting for Bridge #L1299.

- On motion by VanHee, second by Forkrud, the Board voted unanimously to approve the letting date of April 27, 2017 at 10:00 a.m. for SAP 064-608-027, SAP 064-617-030, SAP 064-625-012, CP 1770 & CP 1780 . CP 1770 is contingent upon an agreement with Harvestland. Harvestland is responsible for all construction costs associated with paving CR 70. CP 1780 is contingent upon an agreement with Meadowland. Meadowland is responsible for all construction costs associated with extending the pavement of CR 80, approximately 500’.
- On motion by Salfer, second by Groebner, the Board voted unanimously to award the sealcoat aggregate purchase to Red Rock Quarry at \$16.65/ton for 5,000 tons.

Other Bids received:

Company	Bid
Red Rock Quarry	\$16.65/ton
Gordy Serbus & Sons Gravel LLC	\$19.50/ton
SMC (Retail Pricing)	\$22.30/ton
SMC (Bulk Competitive Pricing)	\$17.00/ton

ENVIRONMENTAL

- On motion by Groebner, second by VanHee, the Board voted unanimously to approve to set a Buffer Ordinance Public Hearing on April 18, 2017 at 10:00 a.m.

ADMINISTRATION

- On motion by VanHee, second by Forkrud, the Board voted unanimously to rescind the motion of 3-7-17 approving funding not to exceed \$25,000 contingent on a Blandin grant to fund a broadband feasibility study with Pipeston, Chippewa, Lincoln, Lyon, Murray and Yellow Medicine Counties.
- No action on Coalition for Better Broadband.
- The Board reviewed the February, 2017 Jail Report.
- On motion by Forkrud, second by Groebner, in a roll-call vote with Salfer, Walling, Groebner, Forkrud and VanHee all voting aye, the Board adopted the following Resolution:

**RESOLUTION
REDWOOD COUNTY BOARD OF COMMISSIONERS**

RRRSWA Funding and Loan Amendments

WHEREAS Redwood and Renville Counties are members of a Joint Powers Agreement establishing a Redwood Renville Regional Solid Waste Authority (RRRSWA); and

WHEREAS the RRRSWA acquired land and constructed a Joint Regional Material Recovery Facility; and

WHEREAS the RRRSWA Board bonded through Redwood County for \$2,000,000, with each member county representing one-half of the bonded amount; and

WHEREAS the RRRSWA Board received loans from both member counties totaling \$5,200,000, and accepted the loans with the understanding that the loans would be repaid to the member counties starting in 2017, with a 2% annual interest rate effective 2016; and

WHEREAS each County has a commitment for the facility to be financially stable and operational; and

WHEREA the RRRSWA finds itself with a budgetary deficit; and

WHEREAS the RRRSWA Board has passed a motion requesting that each member county reduce their loan interest rates to 0% effective 2017, defer loan repayments until a future date, and contribute sufficient funds to cover the RRRSWA bond payments in 2017.

NOW THEREFORE, BE IT RESOLVED that the Redwood County Board approves the following actions:

- Reducing the interest rate on the \$2,600,000 in loans previously made by the county to the RRRSWA from 2% to 0% effective 2017;
- Contributing \$81,107.50 from the county's Solid Waste Fund to cover the County's portion of the 2017 RRRSWA bond payment; and
- Deferring repayment of the county's loans to the RRRSWA until such time when the RRRSWA has adequate funds to cover the repayment.
- On motion by Forkrud, second by Salfer, the Board voted unanimously to approve the destruction of records in the Assessor's Office per the records retention schedule.

Personnel:

- On motion by VanHee, second by Salfer, the Board voted unanimously to authorize to post for the in-house Economic Development Coordinator position.

PUBLIC HEARING

- At 10:00 a.m., the Board entered into a Public Hearing pursuant to MN Statutes, Section 469.1812 to 469.1815 for the Approval of a Property Tax Abatement for Serenity Suites, Parcel #932820020.
- Knobloch presented the Affidavit of Publication.
- David Drown presented the Abatement request.
- On motion by Groebner, second by VanHee, in a roll-call vote with VanHee, Forkrud, Groebner and Walling all voting aye, and Salfer abstaining, the Board adopted the following resolution:

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

BE IT RESOLVED by the County Board of Redwood County, Minnesota (the "County") as follows:

Section 1. Recitals.

1.01. The County is considering granting a prospective property tax abatement (the “Abatement”) in order to assist the City of Wabasso (the “City”) in funding public improvements that will serve the proposed Serenity Suites senior assisted living facility, (the “Project”), all 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 to help provide access to services for residents of the County.

1.03. The County has identified a parcel, as described in Exhibit A hereto (the “Abatement Property”), which Abatement Property will be benefited by the Project and from which the County proposes to abate a portion of the County’s share of taxes to help finance the Project, subject to all the terms and conditions of this Resolution and the Act.

1.04. The County intends pay its Abatement to the City to be used to assist the City with debt service payments on the issuance of approximately \$325,000 general obligation tax abatement bonds, issued pursuant to the Act (the “Bonds”), which Bonds are expected to paid primarily through the collection of Abatement revenues.

1.05. On the date hereof, this 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. This 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 the Abatement will help finance the Project, which will help to provide senior assisted living housing for residents of 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 and because it will finance a facility that provides necessary services.

Section 3. Actions Ratified; Abatement Approved.

3.01. This County Board ratifies all actions of the County’s 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 aggregate Abatement paid by the County to the City during the term of this Resolution will not exceed \$33,435 in total, or \$2,229 per year for the 15-year term of the Abatement.
 - (ii) Notwithstanding anything to the contrary herein, the Abatement payable on any February 1 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) The County will pay the Abatement to the City in annual installments each February 1, commencing February 1, 2020 and continuing through February 1, 2034. The County will pay the Abatement solely to finance the Project, through application of Abatement amounts toward debt service payments on the Bonds issued by the City (including any bonds issued to refund the Bonds).
- (c) 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.
- (d) 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.
- (e) The County shall withhold 2% of the Abatement each year for administrative expenses. The County shall waive the annual \$500.00 administrative fee applied by the County Tax Abatement Policy.

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

- Chair Walling closed the Public Hearing at 10:11 a.m.

CLOSED SESSION – PURSUANT TO MN STATUTE 179A.01 TO 179A.25

- On motion by Salfer, second by VanHee, the Board voted to enter into Closed Session at 10:34 a.m. Present were Commissioners Forkrud, VanHee, Salfer, Walling and Groebner, County Administrator Knobloch and Human Resource Coordinator Brown. Closed session ended at 11:06 a.m.

RECONVENED

- The Board reconvened into regular session at 11:06 a.m.

- On motion by VanHee, second by Groebner, the Board voted unanimously to ratify the three year union contract with LELS Union Local #404 with Licensed Officers from January 1, 2017 to December 31, 2019.
- On motion by Salfer, second by Forkrud, the Board voted unanimously to ratify the three year union contract with LELS Union Local #114 with non-licensed officers from January 1, 2017 to December 31, 2019.

COMMISSIONER REPORTS

- The commissioners reported on meetings they attended:

Walling

- Redwood-Renville Regional Solid Waste Authority
- Annual Township Meetings
- Labor Negotiations
- Meadowland Building Project
- Broadband Meeting
- Brown County Judicial Ditch Meeting
- Chief Elected Officials Board (Workforce Council)

Forkrud

- Southwest Health and Human Services

Salfer

- Labor Negotiations
- Broadband Meeting
- Economic Development
- Redwood Area Development Corporation
- Southwest Health and Human Services

VanHee

- Technology Meeting
- Redwood Falls City Council Meeting
- Dekalb/CSAH 101 Meeting

Groebner

- Brown County Judicial Ditch Meeting
- Redwood County Soil and Water Conservation
- Building Committee – Courthouse Security Project
- Harvestland Building Project
- Redwood-Renville Regional Solid Waste Authority
- Annual Township Meetings
- Regional Rail Authority

ADJOURN

- There being no further business, Chair Walling declared the meeting adjourned at 12:24 p.m.

Attest: _____
Vicki Knobloch
County Administrator

Lon Walling, Chair
Board of County Commissioners