

REDWOOD COUNTY, MINNESOTA

JUNE 15, 2021

The Board of County Commissioners met in work session at 1:00 p.m. in the Commissioner's Room in the Government Center, Redwood Falls, Minnesota. Highway Engineer, Anthony Sellner, presented the 5 Year Road and Bridge Plan.

The Board of County Commissioners met in regular session at 3:00 p.m. in the Commissioner's Room in the Government Center, Redwood Falls, Minnesota.

Present for all or portions of the meeting were Commissioners Bob Van Hee, Jim Salfer, Rick Wakefield, Dave Forkrud, Dennis Groebner, and County Administrator Vicki Knobloch-Kletscher. Also present were Auditor/Treasurer Jean Price; Environmental Director Scott Wold; Area II Executive Director Kerry Netzke, Assessor John Thompson; Highway Engineer Anthony Sellner; Highway Maintenance Superintendent Jaime Larsen, Economic Development Coordinator Briana Mumme; Human Resource Coordinator Peter Brown; Sheriff Randy Hanson; David Drown Associates Shannon Sweeny; Redwood Property Holdings David Schoof; Redwood Falls Mayor Tom Quackenbush; Redwood Falls Council Member John Buckley and Redwood Falls City Administrator Keith Muetzel.

Chair Salfer called the meeting to order at 3:00 p.m. asking for the Pledge of Allegiance to the Flag.

On motion by Groebner, second by Van Hee, the Board voted unanimously to approve the June 15th agenda.

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

CONSENT AGENDA

- On motion by Wakefield, second by Forkrud, the Board voted unanimously to approve the following:
 - June 1st minutes.
 - Payment of bills as follows:

General Fund	\$ 191,272.43
Ditch Maintenance Fund	\$ 54,752.56
Building Fund	\$ 6,410.48
Soil and Water Fund	\$ 1,500.00
Insurance Fund	\$ 600.00

- Bills exceeding \$2,000.00: Redwood Gazette \$3,974.31, Smith & Johnson \$3,750.00, Morris Electronics \$2,992.33, Henle Printing \$2,064.69, Alpha Wireless \$48,635.62, MEND Correctional Care \$4,042.83, MN Dept. of Transportation \$4,274.81, Northern Safety Technology \$14,434.57, Redwood County Highway Department

\$3,218.75, Tersteeg’s Holiday Market \$4,443.89, ESRI \$19,095.00, Morris Electronics \$15,229.67, Area II MN River Basin Project \$11,439.20, Redwood-Cottonwood Rivers \$24,825.00, Lead for America \$10,000.00, WOLD Architects \$5,910.48, Kerkhoff Brothers \$6,827.25, Northland Erosion Control \$28,812.12, TNT Construction \$11,583.10.

EMPLOYEE RECOGNITION

- The Board recognized Bo Hagert, Highway Department, for 15 years of service to Redwood County.

ROAD AND BRIDGE

- On motion by Van Hee, second by Groebner, the Board voted unanimously to award CP 21-5, Sherman and Granite Rock Township Bridge Replacements, to R & G Construction Company in the amount of \$899,100.05.

Other Bids Received:

Company	Bid Amount
R & G Construction Company	\$899,100.05
Riley Brothers Construction	\$938,920.05
Mathiowetz Construction Company	\$998,848.55
Landwehr Construction	\$1,028,859.85

- On motion by Groebner, second by Forkrud, the Board voted unanimously to authorize Board Chair and County Administrator to sign the awarded contract for CP 21-5 with R & G Construction.
- On motion by Forkrud, second by Groebner, in a roll-call vote with Salfer, Wakefield, Van Hee, Forkrud and Groebner all voting aye, the Board adopted the following resolution:

Resolution
TH 19 MnDOT Detour Agreement
June 15, 2021

WHEREAS, MnDOT will need to detour Trunk Highway 19 along County State Aid Highway 17, County State Aid Highway 25, and County State Aid Highway 101 for a period of three weeks in 2022 while the TH 19 bridge over the Redwood River is rehabilitated;

NOW, THEREFORE BE IT RESOLVED, that Redwood County enter into MnDOT Agreement No. 1047158 with the State of Minnesota, Department of Transportation;

FURTHERMORE, The State of Minnesota will provide for payment to the County for the use and maintenance of County State Aid Highway No. 101, County State Aid Highway No. 25 and County State Aid Highway No. 17 as a detour route during the construction to be performed upon, along, and adjacent to Trunk Highway No. 19 from junction U.S. 71 to 0.2 Miles west of junction U.S. 71 under State Project No. 6403-37 (T.H. 19-014); and

FURTHERMORE, the County Board Chair and County Administrator are authorized to execute the Agreement and any amendments to the agreement.

- On motion by Van Hee, second by Wakefield, the Board voted unanimously to authorize Board Chair and County Administrator to sign the TH 19 Detour Agreement with MnDOT.

Personnel

- On motion by Forkrud, second by Van Hee, the Board voted unanimously to approve the Temporary Jail Oversight Coordinator Agreement.
- On motion by Van Hee, second by Forkrud, the Board voted unanimously to hire Amy Gaza as full-time Legal Secretary on the 2021 AFSCME Salary Schedule at Grade 8, Step 2 at \$17.38 per hour, due to experience, effective June 16, 2021.
- On motion by Groebner, second by Wakefield, the Board voted unanimously to hire Matthew Luitjens as full-time Jail Administrator on the 2021 Non-Union Salary Schedule at Grade 15/Step 14 at \$41.50 per hour, due to experience, effective July 6, 2021.
- On motion by Wakefield, second by Forkrud, the Board voted unanimously to transfer Robin Kokesch from full-time License Center Technician to full-time Administrative Assistant in the Highway Department on the AFSCME Scale at Grade 8, Step 6 at \$19.41 per hour effective June 28, 2021.
- On motion by Forkrud, second by Groebner, the Board acknowledged the resignation of full-time Office Manager, Kim Anderson, from the Probation Office effective June 30, 2021; the resignation of full-time Deputy Sheriff Cortez Arredondo from the Redwood County Sheriff's Office effective June 18, 2021; full-time Conservation Specialist Kristy Cowdin from the Redwood County Soil and Water Conservation District effective June 18, 2021 and full-time Custody Officer Greg Juenemann from the Redwood County Sheriff's Office effective July 10, 2021.
- On motion by Groebner, second by Van Hee, the Board voted unanimously to approve revisions to the Personnel Policy.

ENVIRONMENTAL

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

RESOLUTION GRANTING AUTHORITY TO THE REDWOOD SWCD TO UNDERTAKE WORKS OF IMPROVEMENT.

WHEREAS, the Redwood Soil and Water Conservation District has been working with private landowners in Section 19 of Springdale Township on a large water retention project; and

WHEREAS, the Redwood Soil and Water Conservation District has also been working with Area II on said project; and

WHEREAS, the Redwood County Board supports this project; and

NOW, THEREFORE, BE IT RESOLVED that the Redwood County Board grants authority for the Redwood Soil and Water Conservation District to undertake, construct, install, maintain, and operate works of improvement for a district purpose in accordance with MINN. STAT. 103C.601.

SHERIFF

- On motion by Forkrud, second by Groebner, the Board voted unanimously to approve the Emergency Management Performance Grant Agreement in the amount of \$20,029.00 pending County Attorney approval.
- The Board reviewed the May Jail Population.

PUBLIC HEARING FOR TAX ABATEMENT

- At 4:00 p.m. the Board entered into a Public Hearing to consider granting a property tax abatement to finance a portion of the costs of the renovation for Redwood Property Holdings, LLC for the former Redwood Area Hospital facility, Parcel #'s 88-106-2175, 88-766-1240, 88-323-3000.
- Knobloch-Kletscher presented the Affidavit of Publication. Present were Redwood County Commissioners Wakefield, Van Hee, Groebner, Forkrud and Salfer, Administrator Knobloch-Kletscher, Economic Development Coordinator Briana Mumme, David Drown Associates Shannon Sweeny, Redwood Property Holdings David Schoof, Redwood Falls Mayor Tom Quackenbush, Redwood Falls Council Member John Buckley and Redwood Falls City Administrator Keith Muetzel.
- An overview of the Tax Abatement was provided by Sweeny and Quackenbush.
- Chair Salfer closed the Public Hearing at 4:28 p.m.
- On motion by Forkrud, second by Van Hee, in a roll-call vote with Salfer, Van Hee, Groebner, Forkrud and Wakefield all voting aye, the Board adopted the following resolution pending County Attorney approval.

**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 financially assist in the redevelopment of the former Redwood Area Hospital Facility to market rate rental housing (the “Project”) located on the (“Abatement Property”) and identified by parcel identification numbers 88-106-2175, 88-766-1240, 88-766-3060, and 88-323-3000, 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.

1.03. The developer that is proposing to purchase and renovate the former Redwood Area Hospital facility (Redwood Property Holdings, LLC) has indicated that financial assistance provided through the abatement is necessary to make the project cost effective and financially feasible.

1.05. On the date hereof, this 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 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 property is presently tax exempt and the transition to private ownership will make the property taxable, which will ultimately contribute to the tax base of the County when the proposed Tax Abatement expires; and; and (b) the proposed project will create 58-units of much needed new rental housing within the County.

2.02. This 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. This 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 County shall abate its respective share of the taxes received that are attributable to the Project, commencing with taxes payable during the year 2023 (the "County Abatement"). The County shall annually abate a maximum of \$25,086 in property taxes attributed to the Project. The abatement term shall not exceed 18-years.
 - (ii) Notwithstanding anything to the contrary herein, the Abatement payable on any August 1 and subsequent February 1, combined, 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.

3.03. The 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.

ECONOMIC DEVELOPMENT

- Mumme presented information on the American Rescue Plan in order to develop a list of goals/priorities for the funds to Redwood County.

AUDITOR/TREASURER

- On motion by Groebner, second by Wakefield, the Board voted to approve the following:
 - Cash Balance Report
 - Investment Summary
 - Budget Reports, General Fund, Ditch Maintenance; Building Fund, Road and Bridge Fund, Human Services Fund, Ditch Bond Interest, Debt Service Fund, Health Fund, Soil and Water Fund, Insurance Fund and Solid Waste Fund.
 - May 2021 Disbursements in the amount of \$2,325,923.74.
 - Bills exceeding \$2,000.00: Preferred One \$22,678.88, \$16,990.71, \$21,714.56, \$26,696.28, 7,607.41, \$6,739.08, \$6,457.32, \$5,320.82, \$14,634.26, Redwood Falls Public Utilities \$8,036.70, \$3,421.00, BCBS of MN \$2,218.50, Further \$7,814.80, \$7,814.60, MN Commission of Finance \$455,389.73, 7,342.00, MN Dept. of Revenue \$42,610.71, Corelogic Tax Service \$4,889.00, SWHHS \$57,210.25, Lincoln-Pipestone Rural Water \$3,981.62, Red Rock Rural Water System \$9,564.32, SD #2190 \$7,000.00, SD #2754 \$199,000.00, SD #2884 \$91,000.00, SD #2897 #598,000.00, SD #2898 \$99,000.00, SD #2904 \$24,000.00, SD 635 \$107,000.00, SD #640 \$292,000.00, SD #85 \$41,000.00, Southwest Regional Development Commission \$32,686.81, Duininck, Inc. \$33,922.88, Braun Intertec \$11,860.00, Zimmermann Maintenance \$8,097.75.
- The Board acknowledged the Confession of Judgment of Zach DeSmith, AKA Zach DeSmith, Parcel #85-200-1380.

ADMINISTRATOR

- On motion by Van Hee, second by Wakefield, the Board voted unanimously to approve the State of Minnesota Joint Powers Agreement for Secretarial Services with the Department of Corrections.
- On motion by Forkrud, second by Groebner, the Board voted unanimously to award the window treatment bid for the Government Services Building to Interior Accents in the amount of \$12,997.50.

Bids Received:

Company	Bid Amount
Interior Accents	\$12,997.50
Blinds and Interiors	\$19,820.00

- On motion by Groebner, second by Van Hee, the Board voted unanimously to approve the Southwest Initiative Foundation Lead for Minnesota Grant Agreement in the amount of \$5,000.00.
- On motion by Groebner, second by Forkrud, with Wakefield abstaining due to a conflict of interest, the Board voted to approve the temporary liquor license to the Wilder Pageant Committee for July 31, 2021.
- On motion by Van Hee, second by Wakefield, in a roll-call vote with Wakefield, Salfer, Van Hee, Groebner and Forkrud all voting aye, the Board adopted the following resolution:

**RESOLUTION RECOMMENDING THE APPOINTMENT OF
JOSEPH WEBER, ROD SPRONK, AND JERRY LONNEMAN
TO THE
LINCOLN PIPESTONE RURAL WATER SYSTEM
BOARD OF COMMISSIONERS**

BACKGROUND INFORMATION

WHEREAS, Joseph Weber’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, 2021; and

WHEREAS, Rod Spronk’s 4 year term as a Commission on the LPRW Board of Commissioners is scheduled to expire at midnight on December 31, 2021; and

WHEREAS, Jerry Lonneman’s 4 year term as a Commissioner on the LPRW Board of Commissioners is scheduled to expire at midnight on December 31, 2021; and

WHEREAS, the County Board of Commissioners believes that Joseph Weber, Rod Spronk, and Jerry Lonneman are qualified to act as Commissioners on the Lincoln Pipestone Rural Water System Board of Commissioners and are all worthy of appointment.

NOW BE IT NOW RESOLVED, that the Redwood County Board of Commissioners hereby recommends that Joseph Weber, Rod Spronk, and Jerry Lonneman 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 on January 1, 2022 and shall expire at midnight on December 31, 2025.

COMMISSIONER REPORTS

- The Commissioners reported on meetings they attended:

Salfer: Redwood County Collaborative; AMC District 8 Meeting

Forkrud: Redwood-Renville Regional Solid Waste Authority

Groebner: Redwood-Renville Regional Solid Waste Authority; Soil & Water Conservation District; Friends of Gilfillan; Area II/RCRCA; Clements Highway Annual Meeting

Wakefield: Walnut Grove Highway Annual Meeting

Van Hee: Restorative Justice; AMC District 8 Meeting; Southwest Regional Development

ADJOURN

- There being no further business, Chair Salfer declared the meeting adjourned at 5:25 p.m.

Attest: _____
Vicki Knobloch
County Administrator

Jim Salfer, Chair
Board of County Commissioners