

REDWOOD COUNTY, MINNESOTA

OCTOBER 6, 2009

The Board of County Commissioners met in regular session at 7:30 a.m. in the Commissioners' Room in the Courthouse, Redwood Falls, Minnesota.

Present for all or portions of the meeting were Commissioners Lon Walling, Gary Dahms, Al Kokesch and John Schueller; Administrator Vicki Knobloch; County Attorney Patrick Rohland; Highway Engineer Ernie Fiala; Auditor-Treasurer Jean Price; Ditch/Ag Inspector Brent Lang; Director of Environmental Services Jon Mitchell; Recycling Coordinator Brian Sams; Human Services Director Patrick Bruflat; Sheriff Randy Hanson; Plum Creek Library System Director Mark Ranum; John McNamara of WOLD; Dean Bloemke; Richard Buendorf; Morris Knopf; Shannon Sweeney; City of Redwood Falls Administrator Keith Muetzel; Mike Kearns and Gary Otterstad of CAM; Lucy Molden; Gerald Molden; Glen Schroepfer; David Molden; Patrick Schroepfer; Marles Lange; Robert Lange; Robert and Joyce Graff; Howard and Lucille Chirstensen; LeDonna Potter and Brad Potter.

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

No one was present for open forum.

On motion by Schueller, second by Dahms, the Board voted unanimously to approve the revised agenda.

CONSENT AGENDA

- On motion by Schueller, second by Walling, the Board voted unanimously to approve the following:
 - Amended September 8, 2009, Board minutes.
 - September 15, 2009, Board minutes.
 - September 22, 2009, Board minutes.
 - Attendance at the following training:
 - Recycling Coordinator Brian Sams to attend Recycling Association of Minnesota Fall Conference in Minneapolis at an estimated cost of \$309.00.
 - GIS Specialist Beth Koch to attend Minnesota GIS/LIS Conference in Duluth at an estimated cost of \$445.00.
 - Chemical Dependency Counselor Scott Gilsrud to attend Minnesota Association of Resources for recovery and Chemical Health – Fall Conference in St. Paul at an estimated cost of \$873.00.
 - Senior Engineering Technician Bo Hagert to attend Construction Site Management in Mankato at an estimated cost of \$590.00.
 - Senior Engineering Technician Bo Hagert to attend Bridge Safety 1 in Arden Hills at an estimated cost of \$1,200.00.

- Payment of bills as follows:

Revenue Fund	\$ 163,792.12
Building Fund	\$ 71,532.73
Ditch Maintenance Fund	\$ 9,232.10
Solid Waste Fund	\$ 11,930.80

CAM

- The Board reviewed the Law Enforcement Center Remodel/Addition Plan documents with Kearns and Otterstad.

ADMINISTRATOR

- On motion by Dahms, second by Walling, the Board voted unanimously to approve the Amendment to Lease Agreement with the Department of Corrections for a two (2) year term commencing January 1, 2010 through December 31, 2011, at a total sum of \$9,128.76.
- On motion by Schueller, second by Walling, the Board voted unanimously to contribute \$50 from the cafeteria contribution for family and \$125 single toward the VEBA fund, and to contribute a one-time grant for the 2010 VEBA, new enrollees only, of \$275 single and \$675 family, to be paid from designation of 2009 funds.
- On motion by Walling, second by Dahms, the Board voted unanimously to approve the change order with Tierney Brothers of \$260.25.
- On motion by Dahms, second by Walling, the Board voted unanimously to approve the low quote of Schmidt Construction at a total cost of \$89,507.10, adding one-half inch rebar from Everstrong Construction for an approximate cost of \$880.00, for full depth parking lot repair at the Government Center, to be paid from the building fund. All bids received were as follows:

Schmidt Construction, Inc.	\$ 89,507.10
M.R. Paving & Excavating, Inc.	\$ 98,099.00

- On motion by Dahms, second by Walling, the Board voted unanimously to authorize the Records Destruction for the Administrator's Office as presented.
- Discussion was held regarding the Historical Society Lock-Up building relocation. By consensus, the Board agreed to temporarily locate the Lock-Up building at the Redwood County Museum site.

Personnel Action Items:

- Tabled the authorization to post for the part-time Environmental Technical Clerk position until December 1, 2009.
- On motion by Walling, second by Dahms, the Board voted unanimously to approve the resignation of Jesse Lund, part-time Dispatcher/Jailer in the Sheriff's Office, effective October 15, 2009.
- On motion by Dahms, second by Walling, the Board voted unanimously to authorize posting for the part-time Dispatcher/Jailer position in the Sheriff's Office.

LANGE PETITION FOR AUTHORITY TO CROSS – COUNTY DITCH #29

- As per advertisement, at 8:35 a.m., on motion by Schueller, second by Walling, the Board voted unanimously to open the Public Hearing for Robert A. Lange for authority to cross County Ditch #29 at station 108 for the purpose of draining areas of land. Knobloch presented the affidavit of publication. Discussion was held regarding the areas of land the new tile will cover. Robert A. Lange assured the Board that all expenses would be incurred by private land owners and that there would be no expenses to Redwood County. Brad Potter voiced concerns that this could damage tile in County Ditch #29, as this new tile line will cross over the tile in Ditch #29 within two-tenths of a foot. Robert Lange assured the Board that any damages incurred during excavation would be paid by the property owners. Redwood County Ditch/Ag Inspector Brent Lang assured the Board that he will be present while the tile is put in place to be sure the County tile is not damaged. Chair Kokesch closed the hearing at 8:56 a.m.
- On motion by Schueller, second by Dahms, the Board voted unanimously to approve Board Chairs' signature on the order to cross County Ditch #29, to be drafted by County Attorney Rohland, and that any damages or expenses incurred to County Ditch #29 during the private tile excavating will be paid by the property owners.

ENVIRONMENTAL SERVICES***Recycling:***

- Sams updated the Board on the 2009 August tonnage and revenue and expenditure reports.
- Sams updated the Board on the upward swing of the recycling market and the Township Recycling Project.

Solid Waste:

- On motion by Walling, second by Schueller, the Board voted unanimously to approve Board Chairs' signature on a Capitol Assistance Program (CAP) Grant application for the Redwood/Renville Joint Recycling Project.
- Mitchell informed the Board that Plum Creek Park does not need the Walnut Grove recycling shed. By consensus, the Board agreed to relocate the shed to the Government Center for storage.
- On motion by Walling, second by Dahms, the Board voted unanimously to approve the Agreement for Collections of Fluorescent and High Intensity Discharge Lamps with Northern States Power Company D/B/A Xcel Energy.

Planning and Zoning:

- Tabled discussion on the 2009 Spray Season to the November 3, 2009 Meeting.

HUMAN SERVICES

- On motion by Walling, second by Schueller, the Board voted unanimously to approve the 2010-2011 MFIP/CCSA Biennial Service Agreement and proposed two year budget.
- On motion by Dahms, second by Walling, the Board voted unanimously to approve the resignation of Social Worker Team Leader Danna Trebesch and authorize internal posting for the vacancy.

SHERIFF

- On motion by Schueller, second by Dahms, the Board voted unanimously to approve the Contract with the City of Morgan to provide Law Enforcement Services, for a term of September 1, 2009, to December 31, 2009.

ROAD & BRIDGE

- On motion by Walling, second by Dahms, the Board voted unanimously to approve payment of Road & Bridge bills in the amount of \$88,514.69.
- Fiala reviewed the Winter Storm Event Guidelines with the Board.
- Fiala updated the Board on the status of the Maintenance Specialist position, CSAH 2 Project and the progress of the Clements shop building project.

WOLD

- McNamara reviewed the WOLD fee schedule for the Law Enforcement Center Remodel/Addition project. On motion by Schueller, second by Walling, the Board voted unanimously to approve the following fee schedule:

Central Boiler Plant	\$ 9,400.00
Reroofing of Jail	\$ 6,400.00
Demolition of Masonic Temple	\$ 2,600.00
Courthouse Elevator Upgrades	\$ 7,500.00

- Discussion was held regarding addendums to the Law Enforcement Center Remodel/Addition Plan documents. On motion by Walling, second by Schueller, the Board voted unanimously to extend the bid opening date to October 20, 2009, at 2:00 p.m.

BOOKMOBILE

- Ranum discussed the comparison of 2007-2009 Redwood County Bookmobile data Libraries Stops Cost per Circulation with the Board.

TECHNOLOGY

- Knobloch informed the Board of an Emergency Hardware Replacement program for the AS400.
- On motion by Walling, second by Dahms, the Board voted unanimously to approve the Emergency Hardware Replacement Program Agreement with CPS Technology Solutions, Inc.

GARNETTE GARDENS

- As per advertisement, at 11:30 a.m., on motion by Schueller, second by Walling, the Board voted unanimously to open the Public Hearing for a proposed expansion/tax abatement request. Knobloch presented the affidavit of publication. Chair Kokesch closed the Public Hearing at 12:00 p.m.
- After much discussion, on motion by Walling, second by Dahms, Commissioners Kokesch, Dahms and Walling voted in favor and Schueller voted against, to approve the Subsidy Agreement with GEAC, LLC, pending County Attorney approval.

- On motion by Dahms, second by Walling, Commissioners Kokesch, Dahms and Walling voted in favor and Schueller voted against, to approve the following Resolution approving the Tax Abatement with Garnette Gardens (GEAC, LLC):

**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 the 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 financially assist in the expansion of an existing assisted living senior residential facility located on the ("Abatement Property") in the City of Redwood Falls and identified by parcel identification number 88-726-0100, 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 owners of the Garnette Gardens senior assisted living facility (GEAC, LLC) have indicated that financial assistance provided through the abatement will allow them to offer senior assisted living services to very low income residents, and that the proposed project will create approximately 14 new jobs.

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 owners of Garnette Gardens have requested a partial Abatement of County taxes, which will result in an immediate increase to the taxable market values of the Abatement Property and all property owners will immediately benefit from the new property tax base; and (b) the proposed project will create approximately 14 new jobs in 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 a portion of its respective share of the taxes received that are attributable to the Project, commencing with taxes payable during year 2012 (the "County Abatement"). The County's abatement amount shall be calculated as follows: The County shall annually abate an amount equal to 40% of the total annual property taxes attributed to the Project (not including special assessments) in excess of \$26,400. Said abatement amount shall not exceed \$5,000 annually.

- (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.

ADJOURN

- There being no further business, Chair Kokesch declared the meeting adjourned at 12:05 p.m.

Al Kokesch, Board Chair
Board of County Commissioners

Attest: _____
Vicki Knobloch
County Administrator