

December 5, 2018  
Cottonwood County Board of Commissioners  
Regular Meeting  
Minutes

The Cottonwood County Board of Commissioners met in regular session on Wednesday, December 5, 2018 at 4:15 p.m. at the Cottonwood County Courthouse in Windom, MN. Present for all or portions of the meeting were: Commissioners Tom Appel, Donna Gravley, Norm Holmen, Jim Schmidt; County Coordinator Kelly Thongvivong, Auditor/Treasurer Jan Johnson, Kathy Marsh, Nick Klisch, Jed Rhubee, Leann Johnson, Ashley Soleta, Gale Bondhus, Karla Ambrose, Larry Anderson, Myron Peters, and Rahn Larson.

Chairman Gravley called the meeting to order. The Pledge of Allegiance was recited. Motion by Appel, second by Holmen, unanimous vote (Commissioner Schmidt absent) to approve the agenda as amended. Motion by Holmen, second by Appel, unanimous vote (Commissioner Schmidt absent) to approve the minutes of the November 20, 2018 regular board meeting.

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Leann Johnson and Ashley Soleta met with the board to inform them of the estimated cost of restoring the stone house at Pat's Grove and some of the fundraising events that are planned and grants that will be applied for to help with the expenses.

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Nick Klisch, County Engineer/Public Works Director, met with the board to get approval for a few items. Klisch informed the board that there is a sign workshop in Fargo that Jeff Yonker, Sign man, would like to attend. Motion by Holmen, second by Appel, unanimous vote to allow out-of-state travel for Jeff Yonker to attend a workshop in Fargo, North Dakota, March 18-20, 2019.

Klisch asked for approval of final payments for four different projects that have been completed. Motion by Schmidt, second by Holmen, unanimous vote to make a final payment of \$12,495.45 to M. R. Paving and Excavating, Inc. for Project 017-591-005 (Winfair SRTS).

Motion by Appel, second by Schmidt, unanimous vote to make final payment of \$120,541.50 to Mathiowetz Construction Company for Project 017-599-108, bridge replacement in Storden Township.

Motion by Appel, second by Schmidt, unanimous vote to make final payment of \$52,087.94 to Knife River Corporation for Project 017-615-022, a one and one-half mile stretch of County Road 15.

Motion by Schmidt, second by Holmen, unanimous vote to make final payment of \$79,802.79 to Central Specialties, Inc. for Project 017-605-025, for overlay of 15 miles of roadway.

Klisch gave an end-of-year update on completed projects and accomplishments by the Public Works Department for 2018.

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Kelly Thongvivong, County Coordinator, informed the board that Gretchen Warner, Engineering Aide, has fulfilled all of the minimum requirements of the Engineering Technician position and recommends that Warner be promoted to the Engineering Technician position effective January 1, 2019. Motion by Schmidt, second by Holmen, unanimous vote to promote Gretchen Warner to the Engineering

Technician position effective January 1, 2019 and move to Range 14, Step A (\$22.87) of the 2019 pay matrix.

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Tom Appel, Commissioner, presented quotes received for the plumbing and electrical remodel at the 10<sup>th</sup> Street Office Building. Quotes received for the electrical portion are: Ron’s Electric - \$24,625 and Tom Miranowski - \$24,985. Motion by Holmen, second by Schmidt, unanimous vote to accept the quote from Ron’s Electric in the amount of \$24,625 for the electrical portion of the remodel at the 10<sup>th</sup> Street Office Building.

Quotes received for the plumbing portion of the remodel are: Schwalbachs - \$17,616.00 and Hanson Plumbing - \$21,188.98. Motion by Holmen, second by Schmidt, unanimous vote to accept the quote from Schwalbachs in the amount of \$17,616.00 for the plumbing portion of the remodel at the 10<sup>th</sup> Street Office Building.

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Jan Johnson, Auditor/Treasurer, reviewed the draft audit report for year ended 2017 with the board.

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A public hearing was held in regard to the residential property tax abatement applied for by Dane Nielsen for the construction of a single family home on parcel number 08-032-0400. No opposition to the abatement was heard prior to or at the hearing. Motion by Holmen, second by Schmidt, unanimous roll call vote to approve the Dane Nielsen Home Initiative application and resolution 18-12-05 as follows:

**Resolution No. 18-12-05**

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

**WHEREAS**, Minnesota Statutes §469.1813 gives authority to the County of Cottonwood to grant an abatement of property taxes imposed by the County if certain criteria are met; and

**WHEREAS**, in addition to the statutory requirements, on December 13, 2016, the Cottonwood County Commissioners adopted the Cottonwood County Home Initiative Guidelines (the “Guidelines”) which must be met before an abatement of taxes will be granted for residential development; and

**WHEREAS**, Dane G. Nielsen (“Nielsen”) is the owner of the following described real estate within Cottonwood County, Minnesota:

- Parcel #: 08-032-0400
- Address of Property: 44039 State Highway 62, Windom, MN 56101
- Legal Description of Property: Government Lot 1 in Section 32, Township 105 North, Range 36 West of the 5<sup>th</sup> P.M. in Cottonwood County, Minnesota; and

**WHEREAS**, Nielsen proposes to a construct a new home on this property; and

**WHEREAS**, Nielsen has have made application to Cottonwood County (the “County”) for the abatement of taxes as to the above-described parcel; and

**WHEREAS**, Nielsen has met the statutory requirements outlined under Minnesota Statutes §469.1813 Subdivision 1(1) and Subdivision 1(2)(i) as well as the County’s Home Initiative guidelines for tax abatement; and

**WHEREAS**, the County expects the benefits to the County of the proposed abatement agreement to at least equal the costs to the County of the proposed agreement and finds that the proposed abatement is in the public interest because it will increase or preserve the tax base.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF COTTONWOOD COUNTY, MINNESOTA, AS FOLLOWS:**

1. Cottonwood County does hereby grant an abatement to Dane G. Nielsen of the County's share of real estate taxes upon the above-described parcel based on the proposed construction of a new single-family home on said parcel.
2. The tax abatement will be for no more than five (5) years commencing on the first year of taxes payable for the assessed value related to the capital improvement (new home) outlined above.
3. The County shall provide the awarded abatement payment following payment by the property owners of the real estate taxes due annually. One single payment of the County's share of the abatement shall be made to the property owners of record by December 30th of that calendar year.
4. The tax abatement shall be for the residential capital improvements only. Land values and the current base value are not eligible and will not be abated.
5. The abatement shall be null and void if construction of the new home is not commenced within six (6) months of the approval of this resolution or if real estate taxes are not paid on or before the respective annual payment deadlines.

Adopted this 5th day of December, 2018.

S/Donna L. Gravley, Board Chairman

S/Jan Johnson, Auditor/Treasurer

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Motion by Appel, second by Holmen, unanimous vote to amend the IT budget, line item 01-064-6275, for electronic recycling charges in the amount of \$605.00 that was incurred in November.

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Motion by Schmidt, second by Holmen, unanimous vote to approve December warrants as follows:

County Revenue Fund	\$ 69,971.09
County Building Fund	\$ 1,823.11
Ditch Fund	\$ 4,160.65
County Revenue Fund	\$ 1,243.23
Road and Bridge Fund	\$ 86,964.82
Waste Abatement/Score Fund	\$ 9,019.56
Landfill Enterprise Fund	<u>\$ 1,463.95</u>
	\$174,646.41

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Commissioner Holmen informed the board that Apex Wind Farm has over 30,000 acres signed up and that construction is anticipated to begin in 2021.

Commissioner Appel updated the board on an MPCA meeting he attended today.

Commissioner Schmidt informed the board that he has had communication with a person that wrote a grant for courthouse windows in Wisconsin and this person has agreed to share their information to help in our efforts to get a grant. Schmidt asked for approval for a per diem and mileage to meet with this person. Motion by Appel, second by Holmen, unanimous vote to approve a per diem and mileage for Commissioner Schmidt to attend a meeting on December 21, 2018, in Hudson, Wisconsin, regarding grant information for courthouse windows.

Commissioner Gravley asked for an explanation on ditch levy information that was distributed.

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At 6:01 p.m., the Truth in Taxation meeting was held and there was no input from members of the public. Commissioner Gravley stated that the final 2019 budget and 2019 levy will be set at the December 18 meeting.

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There being no further business, the meeting was adjourned at 6:06 p.m.

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Jan Johnson, Auditor/Treasurer

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Donna L. Gravley, Board Chair

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Kelly Thongvivong, County Coordinator