

May 19, 2020
Cottonwood County Board of Commissioners
Regular Meeting
Minutes

The Cottonwood County Board of Commissioners met in regular session on Tuesday, May 19, 2020 at 9:00 a.m. at the Law Enforcement Center in Windom, MN. Present in person or via teleconference for all or portions of the meeting were: Commissioners Kevin Stevens, Tom Appel, Donna Gravley, Norm Holmen, Larry Anderson; County Attorney Nick Anderson, County Coordinator Kelly Thongvivong, Auditor/Treasurer Donna Torkelson, Kathy Marsh, Gale Bondhus, Drew Hage, Jason Purrington, and Joel Alvstad.

Chairman Stevens called the meeting to order. The Pledge of Allegiance was recited. Motion by Anderson, second by Gravley, unanimous vote to approve the agenda as amended. Motion by Holmen, second by Appel, unanimous vote to approve the minutes of the May 5, 2020 regular meeting, May 8, 2020 special meeting, and May 15, 2020 special meeting.

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A public hearing was held in regard to the residential property tax abatement applied for by Jerry and Jean Haberman for the construction of a single family home on parcel number 11-031-0405. No opposition to the abatement was heard prior to or at the hearing. Motion by Appel, second by Gravley, unanimous roll call vote to approve the Jerry and Jean Haberman Home Initiative application and resolution 20-05-19 as follows:

Resolution No. 20-05-19

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 3, 2019, the Cottonwood County Commissioners (the "Commissioners") adopted the revised Cottonwood County Home Initiative Guidelines (the "Guidelines") which must be met before an abatement of taxes will be granted for residential development. The Commissioners also established a valuation cap of \$290,000 per single-family home for which a tax abatement application is filed. The valuation cap applies only to the County's share of the abatement; and

WHEREAS, Jean M. Haberman and Jerry E. Haberman, wife and husband, ("Habermans") are the owners of the following described real estate within Cottonwood County, Minnesota:

Parcel #: 11-031-0405

Address of Property: 37663 560th Avenue, Mountain Lake, MN 56159

Legal Description of Property: That part of NE¼ of SE¼ of Section 31, Township 106 North, Range 34 West, Cottonwood County, Minnesota, described as follows: Commencing at the East Quarter corner of said Section 31; thence on an assumed bearing of South 0 Degrees 05 Minutes 39 Seconds East, along the East line of said section, a distance of 210.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence continuing South 0 Degrees 05 Minutes 39 Seconds East, along said East line, a distance of 361.50 feet to an iron monument; thence South 89 Degrees, 39 Minutes, 50 Seconds West a distance of 361.50 feet to an iron monument; thence North 0 Degrees 05 Minutes 39 Seconds West a distance of 361.50 feet to an iron monument; thence North 89 Degrees 39 Minutes 50 Seconds East a distance of 361.50 feet to the point of beginning, containing 3.00 acres.

WHEREAS, Habermans propose to a construct a new home on this property; and

WHEREAS, Habermans have made application to Cottonwood County (the "County") for the abatement of taxes as to the above-described parcel; and

WHEREAS, Habermans have 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 JEAN M. HABERMAN and JERRY E. HABERMAN, wife and husband, 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 19th day of May, 2020.

S/Kevin Stevens, Board Chairman

S/Donna Torkelson, Auditor/Treasurer

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Kelly Thongvivong, County Coordinator, met with the board to discuss a few items. Motion by Gravley, second by Holmen, unanimous vote to accept the resignation from Karla Ambrose, Deputy Assessor, effective July 17, 2020, with appropriate payout of benefits contingent on Jackson County's acceptance of hire.

Motion by Holmen, second by Anderson, unanimous vote to begin the process of posting internally and advertising for an Appraiser, Senior Appraiser, and Deputy Assessor. Vacant position to be filled is dependent upon qualifications.

Discussion was held regarding using the Blandin Fund to help small businesses. Consensus of the board is to wait and see what the State and Federal governments offer and discuss again in the future.

Thongvivong led discussion regarding the PRO (Phased Retirement Option) policy and that an oversight in that agreement didn't address HSA plans but only VEBA plans. Thongvivong also asked for guidance as to the administration fee on the Further accounts. Consensus of the board is to add HSA plans to the policy and post for 30 days. Motion by Gravley, second by Anderson, unanimous vote to have Cottonwood County pay the administration fee on Further accounts for employees who are on the PRO plan.

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Commissioner Gravley led discussion regarding the appropriation and repair funds that the Ag Society receives if the County Fair should be cancelled. After much discussion, consensus of the board is to get more information on what the funds would be used for if the County Fair is cancelled.

Commissioner Appel gave an update on a CPT meeting he attended.

Commissioner Gravley asked for an update on the Transit Garage.

Commissioner Appel stated that the project is on hold while awaiting the delivery of a beam.

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Motion by Appel, second by Anderson, unanimous vote to approve May warrants as follows:

County Revenue Fund	\$ 78,626.77
Long Term Capital Outlay	\$ 1,997.80
County Building Fund	\$ 2,153.41
Ditch Fund	\$ 22,555.35
Road & Bridge Fund	\$ 25,431.68
Waste Abatement/SCORE	\$ 1,040.00
Landfill Enterprise Fund	<u>\$ 7,181.95</u>
	\$138,986.95

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Commissioner Holmen led discussion regarding an email he received from a citizen stating that there were seven tires found in a county ditch. Holmen also asked the Auditor/Treasurer how well the receiving of first half real estate tax payments went. Holmen updated the board that approximately \$4,000 was added to the tuckpointing expense for repairs to the four corners of the courthouse that were badly needed.

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There being no further business, the meeting adjourned at 9:51 a.m.

Donna Torkelson, Auditor/Treasurer

Kevin Stevens, Board Chair

Kelly Thongvivong, County Coordinator