

PROCEEDINGS OF THE COUNTY BOARD OF JACKSON COUNTY, MINNESOTA
November 19, 2024

The Jackson County Board of Jackson, Minnesota met in regular session, in the Jackson County Courthouse, Commissioners’ Board Room, City of Jackson, Minnesota, on November 19, 2024. The following members of the Jackson County Board of Commissioners were present: Don Wachal, Roger Pohlman, Scott McClure, Phil Nasby, and James Eigenberg. County Administrator, Ryan Krosch, County Attorney, Kristi Meyeraan and Assistant to the Administrator, Brandi Bourquin were also in attendance.

CALL TO ORDER

Chair Wachal called the meeting to order at 9:00 a.m. and led the Pledge of Allegiance.

Motion was made by Commissioner McClure and seconded by Commissioner Nasby to adopt the agenda. The motion carried unanimously.

EMPLOYEE INTRODUCTIONS

County Attorney, Kristi Meyeraan introduced new Legal Assistants, Sonja Gruhlke and Rebecca McPeak.

CONSENT AGENDA

Motion was made by Commissioner Pohlman and seconded by Commissioner Eigenberg to approve the following Consent Agenda items:

Board Action 24-172 – Approve November 5th, 2024 Board of Commissioners’ Regular Meeting Minutes.

Board Action 24-173 – Approve all Commissioner disbursements in accordance with Minnesota Statutes 130.01 subd. 4(b), recorded on warrants numbered 108089-108240 in the amount of \$1,566,530.22 for the following funds: Revenue, \$478,825.88; Public Works, \$813,415.88; 2013A GO Capital Improvement Bonds, \$190,202.60; Ditch, \$26,565.30; Revolving Loan, \$30.00; Septic Systems Revolving Loan, \$45,000; Agency, \$5,516.00; Library, \$6,942.56; and Taxes & Penalties, \$32.00. A detailed list of claims paid is available at the Auditor/Treasurer’s office upon request.

Vendor	Total
Environmental Plant Services, Inc	271,718.00
Federated Rural Electric Association	254,374.00
Midwest Contracting LLC	244,266.95
Icon, LLC	186,808.69
Nielsen Blacktopping, Inc.	156,281.08
KLJ Engineering LLC	47,926.14
M C C C Mi 33	38,078.06
Regents Of The University Of MN	33,635.17
M.R. PAVING & EXCAVATING, INC.	33,300.00
H&R Construction Co	26,096.28
Cooperative Energy Co.	22,790.28
Waste Management	17,313.80
Collins Engineers, Inc.	16,178.00
Edlin Excavating	15,000.00
Jasper/James Mitchell	15,000.00
SVE LLC	15,000.00
I & S Group Inc	14,422.94
CORPORATE PAYMENT SYSTEMS	9,821.14
EnviroTech Services, Inc.	8,930.88
Equipment Blades Inc.	8,320.00
Jackson Co Auditor-Treasurer	7,908.56

Hansen Concrete Co	7,512.50
Stonebrooke Engineering, Inc	7,367.17
Rapp Strategies, Inc	7,200.00
Smith & Johnson	6,000.00
Treasury Division Of Mn Dept Of Finance	5,473.50
Marsden Bldg Maintenance LLC	5,456.46
Advanced Drainage Systems	5,455.60
Fortra, LLC	4,862.92
Black Strap Inc.	4,583.50
Ziegler Inc.	4,182.83
KUXX/KKOJ	4,124.90
Bauer Built, Inc	4,117.58
Christoffer/Dale	3,950.80
Amazon Capital Services	3,843.23
Rons Electric Inc	3,454.28
Sanford Health - Sioux Falls	3,140.75
AUTO VALUE - JACKSON	3,022.51
Minnesota Paving & Materials	2,593.75
Verizon Wireless	2,501.44
Guardian RFID	2,305.25
Total Claims Over \$2000	1,534,318.94
100 Claims Under \$2000	32,211.28
Total Claims Submitted	1,566,530.22

Board Action 24-174 – Approve subsurface sewage treatment loan for Mark and Julie Steinle for the amount of \$15,000.

Board Action 24-175 – Approve Subsurface Sewage Treatment loan for Shania Heinrichs and Logan Ward for the amount of \$15,000.

Board Action 24-176 – Approve Subsurface Sewage Treatment loan for Eh Dah and Jenna Dah for the amount of \$15,000.

Board Action 24-177 – Approve resolution recommending that Les Anderson, Jim Haler, John Smith and Bruce Gundermann be appointed to the Red Rock Rural Water Board of Commissioners.

Board Action 24-178 – Approve the 2025 Marsden Cleaning/Custodial Services Contract.

Board Action 24-179 – Approve 2025-2028 Ramsey County Medical Examiner Contract Agreement.

Board Action 24-180 – Approve Retailer’s License for Sale of Tobacco for Family Dollar LLC.#26341, United Fuels Midwest DBA Speedway #4703, United Fuels Midwest Inc DBA Vet’s Whoa-N-Go Fuel Stop, Staples Enterprises Inc DBA Expressway Jackson and Casey's Retail Company DBA General Store #1660 effective January 1, 2025 to December 31, 2025.

The motion carried unanimously.

CITIZEN/STAKEHOLDER/ORGANIZATION

Chair Wachal opened the public hearing to receive comments regarding the City of Jackson Belmont Heights Housing Tax Abatement at 9:06 a.m.

Comments were made by Commissioner McClure and Commissioner Nasby with regards to the tax abatement. No other comments were provided.

Chair Wachal declared the public hearing closed at 9:09 a.m.

Motion was made by Commissioner McClure and seconded by Commissioner Pohlman to adopt Resolution 24-028: Approve a property tax abatement resolution for the Belmont Heights Housing Project in the City of Jackson with the abatement duration being 5-years and an abatement amount not to exceed \$28,145 per year. The motion carried unanimously.

County of Jackson)
) SS.
State of Minnesota)

Resolution 24-028

APPROVING PROPERTY TAX ABATEMENTS

- (a) WHEREAS, the City of Jackson, Minnesota (the “City”) has requested that Jackson County, Minnesota (the “County”) authorize a property tax abatement pursuant to Minnesota Statutes, Sections 469.1812 to 469.1815, as amended (the “Abatement Act”) with respect to the property identified as parcel identification number 230131320 (the “Abatement Property”) in connection with the development of the property by the City, and the buildout of up to 49 housing units (the “Project”) on the Abatement Property;
 - (b) WHEREAS, the City has incurred costs for the installation of public infrastructure on the Abatement Property which it has financed through the issuance of \$2,485,000 in general obligation bonds (“City Costs”);
 - (c) WHEREAS on the date hereof, the County held a public hearing regarding taxes proposed to be abated on the Abatement Property by the County for a duration of up to 20 years in the maximum amount of \$28,145 per year; (d) WHEREAS notice of the hearing was duly published in accordance with the Abatement Law;
 - (e) WHEREAS, the abatement is not a business subsidy under Minnesota Statutes, Sections 116J.993 through 116J.995 (the “Business Subsidy Act”) because it is a housing project, and the support of housing is not considered a business subsidy under the Business Subsidy Act;
 - (f) WHEREAS, the City of Jackson adopted an abatement resolution providing for 20-years of tax abatement levies to be used to pay debt service on bonds issued to finance the Project;
- NOW THEREFORE, BE IT RESOLVED By the County Board of Jackson County, Minnesota (the “Board”) as follows:

Section 1. Findings for the Abatement. The Board hereby makes the following findings:

- (a) The Board expects the benefits to the County of the Abatement to at least equal the costs to the County thereof because (1) the Project provides economic stimulus needed to expand an housing opportunities in the County; (2) the Project assists in the finance of public infrastructure that will also serve future phases of housing development, which will create tax base in the County; and (3) the Abatement amount finances only a portion of the cost of the Project and leverages the investment of both public and private funding sources in the Project and, therefore, is less than the cost of the Abatement to the County.
- (b) Granting the Abatement is in the public interest because it will (1) increase the tax base by stimulating new housing development; (2) provide employment opportunities in the County through construction jobs associated with the implementation of the project; and (3) assist in the paying the costs associated with the construction of public infrastructure.
- (c) The Abatement Parcel is not, and will not be, located in a tax increment financing district.
- (d) In any year, the total amount of property taxes abated by the County under this and other resolutions, if any, does not exceed the greater of 10% of the net tax capacity of the County or \$200,000.

Section 2. Terms of Abatement. The Abatement is hereby approved. The terms of the Abatement are as follows:

- (a) The abatement will apply to the County’s share of annual real estate taxes received by the County with respect to the Abatement Property in an amount calculated in each tax-payable year commencing 2027 and continuing through and including 2031 as follows: the County tax rate for such tax-payable year multiplied by the net tax capacity (as defined in Minnesota Statutes, Section 273.13, subdivision 21b, as amended) of the Abatement Property in such tax-payable year less the County tax rate in tax-payable year 2024 multiplied by the tax-payable year 2024 net tax capacity of the Abatement Property (the “Abatement”).
- (b) The Abatement shall be for up to a 5-year period and shall apply to the taxes payable in the years 2027 through 2031, inclusive, in an amount not to exceed \$28,145 per year.
- (c) The Abatement shall be subject to all the terms and limitations of the Abatement Law.
- (d) The Abatement is subject to modification and amendment in accordance with the Abatement Law.

AUDITOR/TREASURER

Motion was made by Commissioner Eigenberg and seconded by Commissioner Naby to adopt Board Action 24-181: Approve the Classification of Tax Forfeited Lands as recommended and authorize the Auditor/Treasurer’s

Office to request approval response from the cities in which the parcels are located. The motion carried unanimously.

2024 PROPERTIES TO BE CLASSIFIED		APPROVED CLASSIFICATION	
Parcel ID and Brief Description		Non-Conservation	Conservation
21.200.1330	City of Alpha, Plat: Original Town-Alpha Lots 29 thru 31; Blk 5	X	
22.200.0140	City of Heron Lake, Plat: Heron Lake First Addition 105' x 90' Lots 1 & 2; Blk 6	X	
24.033.3550	City of Lakefield, Sect 33 Twp 103 Range 036 Approx 410' x 166.5' PT SE 1/4	X	

Motion was made by Commissioner Eigenberg and seconded by Commissioner Naby to adopt Board Action 24-182: Approve the Public Sale of Tax-Forfeited Lands 2024-2 with values listed on the Notice of Public Sale of Tax-Forfeited Lands 2024-2. The motion carried unanimously.

NOTICE OF PUBLIC SALE OF TAX-FORFEITED LANDS 2024-2
LIST OF TAX-FORFEITED LAND 2024-2 FOR PUBLIC SALE

SECTION A: RESIDENTIAL PROPERTIES forfeited between June 23, 2016 and December 31, 2023 Residential and Unimproved with a Structure			
Municipality/Address	PID	Value	Assessments Before Forfeiture
Rost Township (A.K.A. 800th St)	R 15.007.0100	Value: \$1.00 Special Assessments Levied After Forfeiture: \$198.43 Basic Sale Price: \$199.43	\$153.87
Rost Township (A.K.A. 800th St)	R 15.007.0200	Value: \$1.00 Special Assessments Levied After Forfeiture: \$182.71 Basic Sale Price: \$183.71	\$147.73
City of Lakefield (A.K.A. 309 3rd Ave W)	R 24.343.0390	Value: \$1.00 Special Assessments Levied After Forfeiture: \$675.00 Basic Sale Price: \$676.00	\$7,128.76
SECTION B: RESIDENTIAL PROPERTIES forfeited between June 23, 2016 and December 31, 2023 Parcels with No Structures			
Municipality/Address	PID	Value	Assessments Before Forfeiture
City of Alpha (A.K.A. 110 Palmer St S)	R 21.401.0170	Value: \$1.00 Special Assessments Levied After Forfeiture: \$2541.75 Basic Sale Price: \$2542.75	\$3,213.10
City of Alpha (A.K.A. Lots 1-4 & 16-22 Block 3)	R 21.401.0340	Value: \$1.00 Special Assessments Levied After Forfeiture: \$84.75 Basic Sale Price: \$85.75	\$142.39
City of Lakefield (A.K.A. 110 Minnesota St S)	R 24.561.0460	Value: \$1.00 Special Assessments Levied After Forfeiture: \$675.00 Basic Sale Price: \$676.00	\$893.98
City of Lakefield (A.K.A. 202 Mill Rd E)	R 24.561.0570	Value: \$1.00 Special Assessments Levied After Forfeiture: \$675.00 Basic Sale Price: \$676.00	\$0.00
SECTION D: RESIDENTIAL PROPERTY forfeited before June 23, 2016			
Municipality/Address	PID	Value	Assessments Before Forfeiture
City of Alpha (A.K.A. 340 Palmer St N)	R 21.200.0400	Value: \$1.00 Special Assessments Levied After Forfeiture: \$1442.50 Basic Sale Price: \$1443.50	\$247.66
SECTION E: RESIDENTIAL PROPERTY forfeited in 2024			
Municipality/Address	PID	Value	Assessments Before Forfeiture
City of Alpha (A.K.A. 230 Palmer St N)	R 21.200.1330	Value: \$1.00 Special Assessments Levied After Forfeiture: \$1,800.00 Basic Sale Price: \$1,801.00	\$5,407.08

City of Heron Lake (A.K.A. 1132 2 nd Ave)	R 22.200.0140	Value: \$1.00 Special Assessments Levied After Forfeiture: \$300.00 Basic Sale Price: \$301.00	\$3,214.10
City of Lakefield (A.K.A. 45652 820 th St)	R 24.033.3550	Value: \$1.00 Special Assessments Levied After Forfeiture: \$0.00 Basic Sale Price: \$1.00	\$0.00

COUNTY ADMINISTRATOR

Motion was made by Commissioner Eigenberg and seconded by Commissioner Wachal to adopt Board Action 24-183: Approve placing a limit on the number of retail cannabis businesses at one in the draft Cannabis Businesses Ordinance that will be presented to the County Board for final approval on December 17, 2024. The motion carried by a vote of 4 Ayes: Pohlman, McClure, Eigenberg and Wachal; 1 Nay: Nasby.

Building Operations Supervisor Chadd Preuss and Sam Prescher with Contegrity Group provided an update on the new law enforcement center and government center construction project.

BOARD REPORTS

Commissioner Pohlman reported on meetings/events involving Three Water Winds informational meeting, DVHHS and Blue Earth River One Watershed/One Plan Policy Committee.

Commissioner Eigenberg reported on meetings/events involving DVHHS, GBERBA and 4-H.

Commissioner Wachal reported on meetings/events involving PrimeWest, MCIT, DVHHS, Fair Board, and JCD 350.

Commissioner Nasby reported on meetings/events involving Southern Minnesota Adult Mental Health Consortium, Quarterly JCC Superintendent & Mayor/Chair meeting, Explore SW MN, SWMHC, DVHHS, and Prairie Ecology Bus.

Commissioner McClure reported on meetings/events involving DVHHS, Extension and SWMHC.

ADJOURN

Motion was made by Commissioner Eigenberg and seconded by Commissioner Wachal to adjourn the meeting at 10:21 a.m. The motion carried unanimously.

JACKSON COUNTY BOARD OF COMMISSIONERS

Board Chair

ATTEST: _____
Ryan Krosch, County Administrator