

FARIBAULT COUNTY  
BOARD OF COMMISSIONERS  
OFFICIAL PROCEEDINGS  
AUGUST 17, 2021

The Faribault County Board of Commissioners met pursuant to the recess of August 3, 2021 in regular session in the City of Blue Earth at 9:00 a.m. on August 17, 2021. The following members were present: Bruce Anderson, Bill Groskreutz, Tom Loveall, John Roper, and Greg Young Commissioners. County Auditor/Treasurer/Coordinator Darren Esser, Acting Clerk to the Board Sarah Van Moer, County Attorney Cameron Davis, and Kevin Mertens were also present. Also participating in the call were Milton Steele and Faribault County employees: K. Anderson, A. Scholtes, and L. Scholten.

The meeting was called to order by Chair Roper.

The pledge of allegiance was recited.

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Young/Groskreutz motion carried unanimously to approve the synopsis and official proceedings of the August 3, 2021 regular meeting.

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Groskreutz/Anderson motion carried unanimously to approve the agenda of August 17, 2021.

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The calendar was updated.

Committee reports were given. Groskreutz reported on a legislative forum he attended regarding clean energy; and MVAC exec. Young reported on Planning & Zoning, and Prairie Lakes Transit. Anderson reported on Prairieland.

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Judd Schultz from Minnesota Valley Action Council joined the call regarding the Family Homelessness & Prevention Assistance Program.

Groskreutz/Anderson motion carried unanimously to approve Resolution 21-CB-73 authorizing Minnesota Valley Action Council as the Grantee and Administrator for Family Homelessness & Prevention Assistance Program funds in the Counties of South Central Minnesota. Commissioners Anderson, Groskreutz, Loveall, Roper, and Young voted yes.

**R E S O L U T I O N**

**WHEREAS,** the Minnesota Housing Finance Agency has been authorized to undertake a program to provide funds for the Family Homelessness Prevention & Assistance Program; and,

**WHEREAS,** Minnesota Valley Action Council has administered this program in the nine counties of

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south central Minnesota previously and has been provided funding for the period October 1, 2021 – September 30, 2023; and,

**WHEREAS,** Minnesota Valley Action Council has demonstrated the ability to perform the required activities of the Family Homelessness Prevention & Assistance Program;

**THEREFORE, BE IT RESOLVED** that the Minnesota Valley Action Council is hereby authorized as the grantee and administrator of the Family Homelessness Prevention & Assistance Program in the counties of Blue Earth, Brown, Faribault, Le Sueur, Martin, Nicollet, Sibley, Waseca and Watonwan in south central Minnesota.

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City Administrator Jake Skluzacek and EDA Specialist Angie Stiev met regarding the City of Winnebago's strong desire to demolish the rapidly diminishing former Super Valu site.

Loveall/Young motion carried to approve Resolution 21-CB-74 classifying the parcels as "Non-Conservation Land". Commissioners Anderson, Groskreutz, Loveall, Roper, and Young voted yes.

## **R E S O L U T I O N**

**WHEREAS,** the Faribault County Board of Commissioners desires to offer for sale certain parcels of land that have forfeited to the State of Minnesota for non-payment of taxes, and

**WHEREAS,** said parcels of land have been viewed by the County Board of Commissioners and the County Board has considered the following:

1. The present use of all parcels of property adjacent to the parcels
2. The potential productivity of the soil that is part of the tax-forfeited land,
3. The character of any forest or other vegetation growing on the tax-forfeited land,
4. The existing and potential accessibility of the tax-forfeited land to established roads, schools, and other public services,
5. The suitability or desirability of the tax-forfeited land for uses, and
6. The suitability of the land's forest resources for multiple uses and sustained yield management, and

**WHEREAS,** the goal of the classification is to achieve the following:

1. Encourage the most economical and efficient use of the property;
2. Reduce local and state government expenses;
3. Conserve and develop the state's natural resources; and
4. Encourage economic development.

**NOW, THEREFORE, BE IT RESOLVED,** that the Faribault County Board of Commissioners classifies the following parcels as “Non-Conservation Land” pursuant to Minnesota Statutes 282.01, and

**BE IT FURTHER RESOLVED,** that the Faribault County Board of Commissioners hereby certify that Parcel Nos. 31.200.0540 and 31.200.0600 have been viewed and comply with the provisions of Minnesota Statutes 85.012, 92.461, 282.01 subd. 8, and 282.018, and other statutes that require the withholding of tax-forfeited lands from sale.

**BE IT FURTHER RESOLVED,** that the Faribault County Board of Commissioners hereby determines that the lists of parcels do not need approval from the Minnesota Department of Natural Resources to be offered for sale, and

**BE IT FURTHER RESOLVED,** that the basic sales price be set as \$100 per parcel.

Loveall/Anderson motion carried to approve Resolution 21-CB-75 granting the City of Winnebago’s request to purchase Parcel Nos. 31.200.0540 and 31.200.0600, and pledging \$30,000.00 for the demolition of the buildings. Commissioners Young, Groskreutz, Anderson, Loveall and Roper voted yes.

## **R E S O L U T I O N**

**WHEREAS,** Parcel Nos. 31.200.0540 and 31.200.0600 forfeited to the State of Minnesota in favor of the Taxing Districts on July 22, 2015, and

**WHEREAS,** the Faribault County Board of Commissioners has hereby classified the parcels as non-conservation property, and

**WHEREAS,** said parcels have structures that are in a blighted condition and said blight has caused the value of the parcels to be reduced, and

**WHEREAS,** the Faribault County Board of Commissioners has set the market value of said parcels at \$100.00 each, and

**WHEREAS,** the City of Winnebago has applied to the Faribault County Board of Commissioners pursuant to Minnesota Statute 282.01, Subd. 1a, par. (d) to purchase the parcels for the reduced value of \$1.00 each and has documented that the city plans to correct blighted conditions on the property,

**THEREFORE, BE IT RESOLVED** that the Faribault County Board of Commissioners hereby grants the request of the City of Winnebago to purchase Parcel Nos. 31.200.0540 and 31.200.0600 for \$1.00 each plus any associated fees involved in the transaction, and

**BE IT FURTHER RESOLVED** that Faribault County will pay \$30,000 to the City of Winnebago for the demolition of the buildings on said parcels at the conclusion of demolition.

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Discussion was held regarding the Fair Board budget. Fair Board members David Murray, Robin Stenzel, Marlin Prange, and Daryl Murray were present.

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Mark Daly met regarding Public Works business. Construction updates were given.

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Greg Ous and Ronda Allis from the Minnesota Department of Transportation gave a presentation on the Capital Highway Investment Plan (CHIP).

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Loveall/Anderson motion carried to approve Resolution 21-CB-76 approving the repurchase of tax-forfeited Parcel No. 25.275.1650 by the prior owner. Commissioners Groskreutz, Young, Anderson, Loveall, and Roper voted yes.

### **RESOLUTION**

**WHEREAS,** Parcel 25.275.1650 was forfeited to the State of Minnesota in favor of the Taxing Districts and

**WHEREAS,** the prior owner, Debra Monnier, has applied to repurchase the parcel pursuant to Minn. Stat. 282.241 to 282.324, and

**WHEREAS,** the Faribault County Board of Commissioners has considered the application to repurchase the parcel and finds that it would be a hardship for the owner to lose their home and that the repurchase would be in the public's best interest,

**WHEREAS,** the repurchase price was paid in full on July 26, 2021.

**THEREFORE, BE IT RESOLVED** that Debra Monnier, the former owner of parcel #25.275.1650 described as Lots 5, 6 and the West Half of Lot 7, Block 9, Dustin's Addition to the City of Elmore, Faribault County, Minnesota be allowed to repurchase said parcel with the payment in full of the reinstated taxes, assessments, fees, and costs as follows:

Basic Sales Price	\$ 1,786.04
State Deed Tax	\$ 1.65
State Deed Fee	\$ 25.00
County Service Fee	\$ 100.00
County Forfeiture Fee	\$ 120.00
County Recording Fee	\$ 46.00
Current Year Tax	\$ 1,690.50
Total Repurchase Price	<u>\$ 3,769.19</u>

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Young/Loveall motion carried to approve Resolution 21-CB-77 granting the City of Blue Earth's request to purchase tax forfeited property to correct blight and amend the purchase price to \$1.00 per parcel. Commissioners Anderson, Groskreutz, Young, Loveall, and Roper voted yes.

## **RESOLUTION**

**WHEREAS,** Parcel Nos. 21.200.7471, 21.017.1120, 21.018.0090, and 21.200.3180 forfeited to the State of Minnesota in favor of the Taxing Districts on August 15, 2013, November 9, 2018, October 8, 2019, and November 16, 2020, respectively, and

**WHEREAS,** the Faribault County Board of Commissioners has hereby classified the parcels as non-conservation property, and

**WHEREAS,** said parcels have structures that are in a blighted condition and said blight has caused the value of the parcel to be reduced, and

**WHEREAS,** the Faribault County Board of Commissioners has set the market value of said parcels at \$100.00 each, and

**WHEREAS,** the City of Blue Earth has applied to the Faribault County Board of Commissioners pursuant to Minnesota Statute 282.01, Subd. 1a, par. (d) to purchase the parcels for the price of \$1.00 each and has documented that the city plans to correct blighted conditions on the property,

**THEREFORE, BE IT RESOLVED** that the Faribault County Board of Commissioners hereby grants the request of the City of Blue Earth to purchase Parcel Nos. 21.200.7471, 21.017.1120, 21.018.0090, and 21.200.3180 for \$1.00 each plus any associated fees involved in the transaction.

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Loveall/Young motion carried to approve Resolution 21-CB-78 granting the City of Delavan's request to purchase tax forfeited property to correct blight. Commissioners Groskreutz, Young, Anderson, Loveall, and Roper voted yes.

## **RESOLUTION**

**WHEREAS,** Parcel No. 23.036.9100 forfeited to the State of Minnesota in favor of the Taxing Districts on August 1, 2001, and

**WHEREAS,** the Faribault County Board of Commissioners has hereby classified the parcel as non-conservation property, and

**WHEREAS,** said parcel has structures that are in a blighted condition and said blight has caused the

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value of the parcel to be reduced, and

**WHEREAS,** the Faribault County Board of Commissioners has set the market value of said parcels at \$100.00 each, and

**WHEREAS,** the City of Delavan has applied to the Faribault County Board of Commissioners pursuant to Minnesota Statute 282.01, Subd. 1a, par. (d) to purchase the parcel for the price of \$1.00 each and has documented that the city plans to correct blighted conditions on the property,

**THEREFORE, BE IT RESOLVED** that the Faribault County Board of Commissioners hereby grants the request of the City of Delavan to purchase Parcel No. 23.036.9100 for \$1.00 plus any associated fees involved in the transaction.

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Young/Anderson motion carried to approve Resolution 21-CB-79 granting the City of Elmore's request to purchase tax forfeited property to correct blight. Commissioners Groskreutz, Young, Anderson, Loveall, and Roper voted yes.

## **R E S O L U T I O N**

**WHEREAS,** Parcel Nos. 25.032.0800, 25.032.0940, 25.033.0630, 25.235.0270, 25.250.0460, and 25.255.0320 forfeited to the State of Minnesota in favor of the Taxing Districts on November 16, 2020, October 8, 2019, October 8, 2019, September 1, 2017, November 16, 2020, and November 9, 2018, respectively, and

**WHEREAS,** the Faribault County Board of Commissioners has hereby classified the parcels as non-conservation property, and

**WHEREAS,** said parcels have structures that are in a blighted condition and said blight has caused the value of the parcel to be reduced, and

**WHEREAS,** the Faribault County Board of Commissioners has set the market value of said parcels at \$100.00 each, and

**WHEREAS,** the City of Elmore has applied to the Faribault County Board of Commissioners pursuant to Minnesota Statute 282.01, Subd. 1a, par. (d) to purchase the parcels for the reduced value of \$1.00 each and has documented that the city plans to correct blighted conditions on the property,

**THEREFORE, BE IT RESOLVED** that the Faribault County Board of Commissioners hereby grants the request of the City Elmore to purchase Parcel Nos. 25.032.0800, 25.032.0940, 25.033.0630, 25.235.0270, 25.250.0460, and 25.255.0320 for \$1.00 each plus any associated fees involved in the transaction.

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Loveall/Anderson motion carried to approve Resolution 21-CB-80 granting the City of Winnebago's request to purchase tax forfeited property to correct blight. Commissioners Groskreutz, Young, Anderson, Loveall, and Roper voted yes.

## R E S O L U T I O N

- WHEREAS,** Parcel Nos. 31.200.3070 and 31.643.1660 forfeited to the State of Minnesota in favor of the Taxing Districts on November 9, 2018, and November 16, 2020, respectively, and
- WHEREAS,** the Faribault County Board of Commissioners has hereby classified the parcels as non-conservation property, and
- WHEREAS,** said parcels have structures that are in a blighted condition and said blight has caused the value of the parcel to be reduced, and
- WHEREAS,** the Faribault County Board of Commissioners has set the market value of said parcels at \$100.00 each, and
- WHEREAS,** the City of Winnebago has applied to the Faribault County Board of Commissioners pursuant to Minnesota Statute 282.01, Subd. 1a, par. (d) to purchase the parcels for the reduced value of \$1.00 each and has documented that the city plans to correct blighted conditions on the property,
- THEREFORE, BE IT RESOLVED** that the Faribault County Board of Commissioners hereby grants the request of the City of Winnebago to purchase Parcel Nos. 31.200.3070 and 31.643.1660 for \$1.00 each plus any associated fees involved in the transaction.

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Groskreutz/Young motion carried to approve Resolution 21-CB-81 granting the City of Wells' request to purchase tax forfeited property to correct blight. Commissioners Anderson, Groskreutz, Young, Loveall, and Roper voted yes.

## R E S O L U T I O N

- WHEREAS,** Parcel No. 30.238.1720 forfeited to the State of Minnesota in favor of the Taxing Districts on November 9, 2018, and
- WHEREAS,** the Faribault County Board of Commissioners has hereby classified the parcel as non-conservation property, and
- WHEREAS,** said parcel has structures that are in a blighted condition and said blight has caused the value of the parcel to be reduced, and
- WHEREAS,** the Faribault County Board of Commissioners has set the market value of said parcel at \$100.00, and
- WHEREAS,** the City of Wells has applied to the Faribault County Board of Commissioners pursuant to Minnesota Statute 282.01, Subd. 1a, par. (d) to purchase the parcel for the reduced value of \$1.00 and has documented that the city plans to correct blighted conditions on the property,

**THEREFORE, BE IT RESOLVED** that the Faribault County Board of Commissioners hereby grants the request of the City of Wells to purchase Parcel No. 30.238.1720 for \$1.00 plus any associated fees involved in the transaction.

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Groskreutz/Young motion carried unanimously to approve the proposed agreement with ISG for engineering services for the Courthouse HVAC project.

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Young/Loveall motion carried unanimously to approve the proposal with IEA for hazardous material inspection for the Courthouse HVAC project.

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Groskreutz/Anderson motion carried unanimously to approve a credit card for Lexi Scholten.

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Groskreutz/Young motion carried unanimously to approve a SSTS grant to Brandon and Danielle Nasinec for \$3,000.00 and a SSTS loan for \$16,322.76 for Parcel No. 30.008.1060 in the City of Wells.

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Anderson/Groskreutz motion carried unanimously to approve a training request from C. Davis to attend EVOC Instructor School, and B. Douglas to attend a 1-day virtual Excel course.

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Loveall/Young motion carried unanimously to pay the following bills:

Auditor warrants for July 1 to July 31, 2021 totaling \$1,184,726.50 as follows:

<b>Auditor Warrant Approval List for July 1 to July 31, 2021</b>		
<b>Date</b>	<b>Amount</b>	<b>Description</b>
<b>7/1/2021 Total</b>	<b>110,975.63</b>	<b>Auditor warrants</b>
<b>7/8/2021 Total</b>	<b>193,502.14</b>	<b>Auditor warrants</b>
<b>7/15/2021 Total</b>	<b>110,110.78</b>	<b>Auditor warrants</b>
<b>7/22/2021 Total</b>	<b>631,787.61</b>	<b>Auditor warrants</b>
<b>7/29/2021 Total</b>	<b>138,350.34</b>	<b>Auditor warrants</b>
<b>Grand Total</b>	<b>1,184,726.50</b>	<b>Total Auditor warrants</b>



ACH-EFT warrants for July 1 to July 31, 2021 totaling \$ 879,792.99 as follows:

ACH/EFT Approval List for July 1 to July 31, 2021		
Date	Amount	Description
7/1/2021 Total	5,028.66	Auditor warrants
7/6/2021 Total	422,810.40	Commissioner warrants
7/8/2021 Total	139,952.86	Auditor warrants
7/15/2021 Total	2,445.36	Auditor warrants
7/20/2021 Total	226,479.01	Commissioner warrants
7/22/2021 Total	80,257.75	Auditor warrants
7/29/2021 Total	2,818.95	Auditor warrants
Grand Total	879,792.99	Total ACH/EFT warrants

Audit list and auxiliary totaling \$ 705,061.55 as follows:

GENERAL REVENUE FUND	\$ 87,649.47
PUBLIC WORKS FUND	553,058.60
DITCH FUND	58,503.89
FORFEITED TAX SALE FUND	693.00
NON REV/DISB A	<u>5,156.59</u>
	\$ 705,061.55

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The meeting was adjourned for August 2021.

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John Roper, Chair

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Sarah Van Moer, Acting Clerk to the Board