

OFFICIAL PROCEEDINGS OF THE
BOARD OF COUNTY COMMISSIONERS FOR
NICOLLET COUNTY, MINNESOTA
MARCH 10, 2020

The Nicollet County Board of Commissioners met in regular session on Tuesday, March 10, 2020 at 9:03 a.m. Commissioners Denny Kemp, Marie Dranttel, Terry Morrow, Jack Kolars and John Luepke were present. Also present were County Administrator Ryan Krosch, County Attorney Michelle Zehnder Fischer and Recording Secretary Abigail Lewis.

Approval of Agenda

Motion by Commissioner Kemp and seconded by Commissioner Morrow to approve the agenda. Motion carried with all voting in favor.

Consent Agenda

Motion by Commissioner Kemp and seconded by Commissioner Morrow to approve the consent agenda items as follows: approval of the February 25, 2020 Board Meeting minutes, approval of the Commissioner Warrants as presented for the following amounts: Revenue Fund - \$87,733.23, Road & Bridge Fund - \$30,719.36, Human Services Fund - \$84,327.13 and acknowledge review of the Auditor's Warrants; Brown-Nicollet Community Health Board Joint Powers & Delegation Agreement; end of Probations for Shannon Helget, effective March 19, 2020 and David Sellnow, effective March 20, 2020. Motion carried with all voting in favor.

Public Appearances – None

Property Services

February 24, 2020 Planning & Zoning Advisory Commission Meeting

Property Services Director, Mandy Landkamer, appeared before the Board to request approval on three items from the February 24, 2020 Planning and Zoning Advisory Commission Meeting.

- 1.) WW Blacktopping, Inc. / Mark and Susan Kendall - Three-year review of mineral extraction permit to mine, crush, and stockpile gravel, with a hot mix plan. No public comments were received. There was no public testimony at the hearing.

Commissioner Dranttel recused herself from the vote. Motion by Commissioner Morrow and seconded by Commissioner Kolars to accept the Planning and Zoning Advisory Commission's February 24, 2020 report, recommendations and findings as submitted therein, which included the following:

WW Blacktopping, Inc. / Mark and Susan Kendall	PLN20-03	Three-year review of mineral extraction permit to mine, crush, and stockpile gravel, with a hot mix plan
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Motion carried with all voting in favor.

- 2.) John and Solveig Langr - Amend condition on conditional use permit PLN18-00020 for a wholesale and retail greenhouse. No public comments were received. There was no public testimony at the hearing.

Motion by Commissioner Kemp and seconded by Commissioner Dranttel to accept the Planning and Zoning Advisory Commission's February 24, 2020 report, recommendations and findings as submitted therein, which included the following:

John and Solveig Langr	PLN20-07	Amend condition on conditional use permit PLN18-00020 for a wholesale and retail greenhouse.
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Motion carried with all voting in favor.

- 3.) SolarClub 2, LLC. / Rengstorf Unternehmen, LLC. - Establish a one megawatt solar energy system on up to 6.8 acres of land. No public comments were received. There was no public testimony at the hearing.

Motion by Commissioner Dranttel and seconded by Commissioner Morrow to accept the Planning and Zoning Advisory Commission's February 24, 2020 report, recommendations and findings as submitted therein, which included the following:

SolarClub 2, LLC. / Rengstorf Unternehmen, LLC.	PLN20-08	Establish a one megawatt solar energy system on up to 6.8 acres of land.
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Motion carried with all voting in favor.

Health and Human Services

COVID-19: Education / Resources

Public Health Nurse, Jody Fisichenich, appeared before the Board to provide an update on the COVID-19 virus.

Nicollet County's Health Promotion and Prevention team provided an update on the County's preparation (i.e. meetings with schools, long-term care, etc. on updating emergency preparedness plans) and answered questions the Board members had about COVID-19.

Administration

Discuss Possible Refunding of General Obligation Bond 2013A (HHS Building)

County Administrator Ryan Krosch introduced Paul Steinman, Baker Tilly (formerly Springsted) Municipal Advisors, who appeared before the Board to discuss the possibility of refunding (refinancing) the County's general obligation bond 2013A which was used to finance the Health & Human Services Building, County Attorney's Office and other Government Campus improvements.

This debt is scheduled for a call date of February 2021 where the County could refund it at that time. The market right now, however, presents an opportunity to refund

this debt and save the County significant dollars. We would refund ahead of the scheduled call date by using something called a crossover advance refunding.

All Commissioners agreed to move forward with this opportunity.

South Central Minnesota Multi-County HRA Mobile Home Park Sale

Administrator Krosch appeared before the Board to request approval on the resolution to proceed with party interested in the purchase of the Gaylord Mobile Home Park.

Nicollet County is in a multi-county housing and redevelopment authority (HRA) with Martin, Sibley, Waseca and Watonwan Counties. In 1993 the HRA issued \$20.3 million of bonds to build housing units in each county (known as the Amberfield Development). By 1995 there was an operating deficit. In 2000 the primary bond holder sued the HRA. A settlement agreement was approved by all the parties that includes each county paying a share of the interest on the remaining debt until 2024. After 2024 the bond holders will likely foreclose to pay off the principal on the debt. No obligation will be left with each county at that point. The HRA would technically still have some obligation on any shortfall from the foreclosure sales but would really have no uncommitted funds for the bond holders to go after.

The HRA has received unsolicited interest for the purchase of the Gaylord Mobile Home Park. Under the settlement agreement with the bond holders each county, the HRA Board and the trustee for the bond holder must approve the sale of any units. All proceeds of the sale would go to pay closing costs with any remaining funds going to the bond holders. Nicollet County's annual levy under the settlement agreement is currently at \$120,786 with that amount increasing 2% each year. The sale of the mobile home park would have little impact on each county's annual levy.

Motion by Commissioner Kemp and seconded by Commissioner Morrow to approve the resolution, as presented, to proceed with party interested in the purchase of the Gaylord Mobile Home Park. Motion carried with all voting in favor.

Public Works

Annual Agricultural Inspector's Report

Ditch Inspector, Nate Henry, appeared before the Board to present the 2019 annual agricultural report and work plan summary for 2020.

Inspector Henry provided background and summary on the 2019 report and work plan for 2020. Henry also stated that the County was awarded a grant to purchase additional weed spray and equipment in 2020.

County Attorney

Proclamation for Women's History Month

County Attorney Michelle Zehnder Fischer appeared before the Board to request approval on a proclamation recognizing March as Women's History Month.

The Women Celebrating Women Committee is again asking the Board to declare March as Women's History Month. A proclamation has been prepared for the Board's consideration. The group also asked for the Board to sponsor a table for the event.

Motion by Commissioner Kemp and seconded by Commissioner Dranttel to approve the proclamation to declare March as Women's History Month Nicollet County

and sponsor a table at the upcoming Women Celebrating Women event. Motion carried with all voting in favor.

Informational Items

Commissioner Committee Reports

The Commissioners reported on various meetings and activities including:

Commissioner Marie Dranttel

- Nothing to report

Commissioner Terry Morrow

- Day at the Capital with AMC
- Extension Committee Meeting
- Presidential Primary Canvas

Commissioner Denny Kemp

- Teleconference with Brown Nicollet Environmental Health
- EMS Board Meeting
- Highway 14 Governor's Meeting in Nicollet

Commissioner Jack Kolars

- Day at the Capital with AMC
- Highway 14 Governor's Meeting in Nicollet
- Presidential Primary Canvas

Chair's Report

- Day at the Capital with AMC
- Highway 14 Governor's Meeting in Nicollet
- Soil and Water Meeting
- Farm Show in New Ulm
- Extension Committee Meeting

Approve Per Diems and Expenses

Motion by Commissioner Kemp and seconded by Commissioner Kolars to approve the expenses and per diems for the meetings noted above during the Commissioner Reports and/or as submitted on approved expense reports, and authorize payment of those expenses and per diems by the Finance Office. Motion carried with all voting in favor.

Adjourn

Motion by Commissioner Kemp and seconded by Commissioner Morrow to adjourn the meeting. Motion carried with all voting in favor. The meeting adjourned at 10:19 a.m.

Nicollet County Board Meeting Minutes
March 10, 2020

John Luepke 3-24-2020

JOHN LUEPKE CHAIR
BOARD OF COMMISSIONERS

ATTEST:

RK

RYAN KROSCH
CLERK TO THE BOARD