

WATONWAN COUNTY BOARD
SEPTEMBER 21, 2021
9:00 A.M.

The Watonwan County Board of Commissioners met in regular session on September 21, 2021 at 9:00 A.M. in the Commissioners' Meeting Room of the Courthouse, City of St. James. The following Board members were present: Jim Branstad, Dillon Melheim, Bill Miller, Jim Pettersen and Bob Rinne. The meeting was opened with the Pledge of Allegiance.

Branstad moved, Pettersen seconded and the motion passed unanimously, to approve the minutes of the September 7 regular meeting.

Rinne moved, Melheim seconded and the motion passed unanimously, to approve the Agenda as amended.

Alissa Oeltjenbruns, Philanthropy Officer with Southern Minnesota Initiative Foundation, was present to review their activities assisting entrepreneurs, early childhood development and community vitality. SMIF is a 20-county regional community and economic development foundation. She noted that eleven Pandemic Relief grants of \$10,000 were given out in Watonwan County. More emergency relief grants to business will be made available due to pandemic hardships.

Pettersen moved, Branstad seconded and the motion passed unanimously, to approve payment of bills as audited and filed in the County Auditor/Treasurer's Office as follows by fund: General Fund—\$165,611.62; Soil & Water Conservation—\$372.67; Building/Equipment Fund—\$2,943.96; Ditch Fund—\$10,360.25; Forfeited Land Fund—\$2,824.81; and the Road and Bridge Fund—\$162,523.82.

Branstad moved, Pettersen seconded and the motion passed unanimously, to approve the August Disbursements listing.

Rinne moved, Melheim seconded and the motion passed unanimously, to approve Lease with the Department of Public Safety, Driver and Vehicle Services for their rental of office space in the Courthouse from January 1, 2022 through June 30, 2025 at the rate of \$260.00 per year.

Branstad moved, Melheim seconded and the motion passed unanimously, to approve scheduling the Truth-In-Taxation Public Hearing for Thursday, December 9 at 6:00 P.M., followed by the regular meeting.

Public Works Director Teal Spellman was present and reviewed the quote of Affordable Landscaping and Tree Care in the amount of \$2,200.00 for tree removal. No other contractors presented quotes.

Branstad moved, Pettersen seconded and the motion passed unanimously, to approve accepting the quote of Affordable Landscaping and Tree Care in the amount of \$2,200.00 for removal and clean-up of a tree on 11th Street South in St. James.

Branstad moved, Melheim seconded and the motion passed unanimously, to approve Matt Svalland’s request for leave of absence under the Leave Without Pay Program from September 22 to October 1.

Miller moved, Pettersen seconded and the motion passed unanimously, to approve setting the proposed 2022 levy at \$10,864,138 reflecting a 2.1% increase over 2021.

County Auditor/Treasurer Kelly Pauling reviewed the process of selling tax forfeited properties, and setting of the sale price. Several were up for auction because no sale was held in 2020.

Branstad moved, Rinne seconded and the motion passed unanimously, to adopt the following:

RESOLUTION

BE IT RESOLVED, that the listing of all parcels of tax-forfeited land on the List of Tax Forfeited Land for Public Sale that follows have been classified as non-conservation land; that the basic sale price of each parcel, be approved and authorization for a public sale of this land be granted.

LIST OF TAX-FORFEITED LAND

<u>PARCEL ID NUMBER/ADDRESS</u>	<u>BASIC SALE PRICE</u>	<u>ASSESSMENTS BEFORE FORFEITURE</u>
<u>ADRIAN TOWNSHIP</u>		
<u>01.015.0605</u>	\$ 100.00	\$ 0.00
Commencing at the Southeast Corner of the Northwest Quarter (NW ¼) of Section Fifteen (15), Township One Hundred Seven (107), Range Thirty-three (33), thence North four (4) rods, thence Southwesterly to a point on the South line of said quarter section four (4) rods west from the Southeast corner of the Northwest Quarter (NW ¼) of said Section Fifteen (15), Township One Hundred Seven (107), Range Thirty-three (33), thence east four (4) rods to the Southeast Corner of said quarter section to the place of beginning, containing eight (8) square rods, Watonwan County, Minnesota. (Deed recorded in Book 32 of Deeds page 395).		
<u>CITY OF DARFUR</u>		
<u>14.100.0830</u> (103 1 st St N)	\$ 5,000.00	\$1,181.51
North 50 feet of Lot Twelve (12), Block Seven (6), City of Darfur, Watonwan County, Minnesota.		
<u>CITY OF LEWISVILLE</u>		
<u>16.151.0270</u> (301 Lewis St E)	\$ 100.00	\$2,950.00
West 75 feet of East 395 feet of Lot J of Auditor’s Subdivision and the South 15 feet of		

Block Seven (7) and Eight (8) of Radtke's Addition lying North of the West 75 feet of the East 395 feet of Lot J of Auditor's Subdivision of the Village of Lewisville, Watonwan County, Minnesota

CITY OF MADELIA

17.100.1430 (224 1ST St SW) \$ 100.00 \$ 841.88
Lot Five (5) , Block Eighteen (18),
Original Plat of the Village, now City of Madelia, Watonwan County, Minnesota.

CITY OF ST JAMES

20.100.3565 \$ 100.00 \$ 0.00
All of the South 10 feet of the North 150 feet of Block 39 except the South 10 feet of the North 150 feet of the East 60 feet of the West 160 feet of Block 39 according to the original plat of the City of St. James, together with all rights and privileges but subject to the terms of agreement recorded in Book R. of Misc page 505 office of the Register of Deeds, Watonwan County, Minnesota. (First parties reserve all rights and privileges under and pursuant to agreement recorded in Book R. of Misc. page 505 office of the Register of Deeds for the following lands, viz: East 50 feet of West 100 feet of the North 140 feet of Block 39 of the town now City of St. James, Watonwan County, Minnesota.

20.100.4200 (140 6th Ave S) \$15,000.00 \$ 270.94
Lot Eleven (11) and the East One-Half of Lot Twelve (12)
EXCEPTING THEREFROM the West 6 feet of the East One-Half
of Lot Twelve (12), all in Block 46, City of St. James, Watonwan County, Minnesota.

20.201.2940 (123 7th Ave S) \$10,000.00 \$2,774.94
West 44 feet of the East 100 feet of Lot One (1), Block Thirty-one (31)
of Close Addition to the City of St. James, Watonwan County, Minnesota.

20.276.0800 (417 5th St N) \$ 100.00 \$ 548.46
South Half (S 1/2) of Lot Two (2), Lot Three (3), Block Sixty-three (63),
First Addition to the City of St. James, Watonwan County, Minnesota.

20.276.1910 (304 1st St N) \$ 100.00 \$1,212.07
Lots Seven (7) and Eight (8), Block Seventy-five (75),
First Addition to the City of St. James, Watonwan County, Minnesota.

20.285.0040 (501 10th St S) \$ 100.00 \$ 157.50
Lot Four (4), Replat of Fuller's Subdivision of Block Forty-four (44),
City of St. James, Watonwan County, Minnesota.

20.430.0110 \$ 5,000.00 \$ 0.00
Lot Two (2), Block One (1), Matthew's Addition,
City of St. James, Watonwan County, Minnesota.

<u>20.430.0120</u>	\$ 5,000.00	\$ 0.00
Lot Three (3), Block One (1), Matthew's Addition, City of St. James, Watonwan County, Minnesota.		

<u>20.752.0080</u>	\$ 5,000.00	\$ 0.00
Lot Eight (8) and Nine (9), Block One (1), Yorktown Subdivision No. 2, City of St. James, Watonwan County, Minnesota.		

Miller moved, Melheim seconded and the motion passed unanimously, to adopt the following:

RESOLUTION

BE IT RESOLVED, that the listing of all parcels of tax-forfeited land on file with the Watonwan County Auditor's Office have been classified as non-conservation land; that the basic sale price of each parcel, be approved and authorization for a public sale of this land be granted; pursuant to M.S. 282.01; that the sale be held at 3:00 P. M., October 18, 2021 by the Watonwan County Auditor/Treasurer in the commissioner's Room of the Watonwan County Courthouse and that all sales shall be final and paid in full on the date of the sale.

BE IT FURTHER RESOLVED, That the conditions and terms of the public sale be as described in the list that follows:

All parcels are offered at public auction and sold to the highest bidder. The minimum bid acceptable is the basic sale price that is shown on the list of tax-forfeited land. The basic sale price is equal to the appraised value or the appraised value plus any extra charges for special assessments levied after forfeiture or for hazardous waste control. The amount of special assessments levied before forfeiture and canceled at forfeiture which exceed the basic selling price less forfeiture costs may be reassessed by the municipality.

A 3% surcharge for the state assurance account will be collected at the time of the sale. The following extra fees will be collected when the basic sale price is paid in full: a state deed fee of \$25, a deed filing fee of \$ 46.00, and a state deed tax fee equal to a \$1.65 or 0.33% of the basic sale price over \$3,000. All sales are for cash on the date of sale.

LIST OF TAX-FORFEITED LAND

<u>PARCEL ID NUMBER/ADDRESS</u>	<u>BASIC SALE PRICE</u>	<u>ASSESSMENTS BEFORE FORFEITURE</u>
<u>CITY OF DARFUR</u>		
<u>14.100.0830</u> (103 1 st St N) North 50 feet of Lot Twelve (12), Block Seven (6), City of Darfur, Watonwan County, Minnesota.	\$ 5,000.00	\$1,181.51

CITY OF LEWISVILLE

16.151.0270 (301 Lewis St E) \$ 100.00 \$2,950.00

West 75 feet of East 395 feet of Lot J of Auditor's Subdivision and the South 15 feet of Block Seven (7) and Eight (8) of Radtke's Addition lying North of the West 75 feet of the East 395 feet of Lot J of Auditor's Subdivision of the Village of Lewisville, Watonwan County, Minnesota

CITY OF ST JAMES

20.100.4200 (140 6th Ave S) \$15,000.00 \$ 270.94

Lot Eleven (11) and the East One-Half of Lot Twelve (12) EXCEPTING THEREFROM the West 6 feet of the East One-Half of Lot Twelve (12), all in Block 46, City of St. James, Watonwan County, Minnesota.

20.201.2940 (123 7th Ave S) \$10,000.00 \$2,774.94

West 44 feet of the East 100 feet of Lot One (1), Block Thirty-one (31) of Close Addition to the City of St. James, Watonwan County, Minnesota.

20.276.0800 (417 5th St N) \$ 100.00 \$ 548.46

South Half (S 1/2) of Lot Two (2), Lot Three (3), Block Sixty-three (63), First Addition to the City of St. James, Watonwan County, Minnesota.

20.276.1910 (304 1st St N) \$ 100.00 \$1,212.07

Lots Seven (7) and Eight (8), Block Seventy-five (75), First Addition to the City of St. James, Watonwan County, Minnesota.

20.285.0040 (501 10th St S) \$ 100.00 \$ 157.50

Lot Four (4), Replat of Fuller's Subdivision of Block Forty-four (44), City of St. James, Watonwan County, Minnesota.

20.430.0110 \$ 5,000.00 \$ 0.00

Lot Two (2), Block One (1), Matthew's Addition, City of St. James, Watonwan County, Minnesota.

20.430.0120 \$ 5,000.00 \$ 0.00

Lot Three (3), Block One (1), Matthew's Addition, City of St. James, Watonwan County, Minnesota.

20.752.0080 \$ 5,000.00 \$ 0.00

Lot Eight (8) and Nine (9), Block One (1), Yorktown Subdivision No. 2, City of St. James, Watonwan County, Minnesota.

Petterson moved, Miller seconded and the motion passed unanimously, to approve the City of Madelia's purchase of Parcel No. 17.100.1430 for \$1.00 for a public purpose pursuant to M.S. 469.001 to clean and develop a blighted area.

A Public Hearing was convened at 10:00 A.M. for consideration of the Solar Ordinance. Land Management Director David Haler and Assistant Zoning Administrator Kyla Schlomann were present and reviewed the proposed Ordinance. No members of the public were present.

Rinne moved, Melheim seconded and the motion passed unanimously, to approve the adoption of the Solar Ordinance as presented.

Haler requested an extension of the Water Plan to cover additional acres to December 31, 2027.

Branstad moved, Pettersen seconded and the motion passed unanimously, to adopt the following:

**RESOLUTION TO EXTEND THE WATONWAN COUNTY
COMPREHENSIVE LOCAL WATER MANAGEMENT PLAN**

WHEREAS, Minnesota Statutes, §103B.301, Comprehensive Local Water Management Act, authorizes Minnesota Counties to develop and implement a Comprehensive Local Water Management Plan, and

WHEREAS, Watonwan County currently has a state approved Comprehensive Local Water Management Plan that covers the period of 12/17/2008 through 12/31/2021, and

WHEREAS, Watonwan County, in association with the other partners within the Watonwan River Watershed, currently has a state approved and locally adopted Comprehensive Local Watershed Management Plan that covers the period of 12/17/2020 through 12/17/2030, and

WHEREAS, approximately 99% of Watonwan County lies within the Watonwan River Watershed, and

WHEREAS, Watonwan County assures continued support and eventual adoption of the remaining two Comprehensive Watershed Management Plans that lie within its jurisdiction, and

WHEREAS, the Minnesota Board of Water and Soil Resources has authorization to grant extensions pursuant to Minnesota Statutes §103B.3367;

NOW, THEREFORE, BE IT RESOLVED, the Watonwan County Board of Commissioners requests from the Minnesota Board of Water and Soil Resources an extension of the effective date of the current County Comprehensive Local Water Management Plan until 12/31/2027, in order to complete the update process in accordance with Minnesota Statutes §103B.301.

Beau Melheim was present with Haler for reviewed of his Conditional Use Permit Application to establish an ag repair business in Section 32 of St. James Township. It was recommended for approval by the Planning Commission with no conditions

Pettersen moved, Rinne seconded and the motion passed 4-0 with Melheim abstaining as a relative, to approve issuing a Conditional Use Permit to Beau Melheim to establish a small ag repair/welding business on the parcel described as Pt of the W½ of SW¼ of Section 32 in St. James Township without conditions.

Quotes for Butterfield Library furniture were tabled until the next meeting.

Rinne moved, Miller seconded and the motion passed unanimously, to approve the training request submitted by David Haler.

Auditor/Treasurer Pauling requested to transfer \$104,000 from the General Fund to the Building Fund as recommended by the State Auditor.

Pettersen moved, Branstad seconded and the motion passed unanimously, to approve the transfer of \$104,000 to the Building Fund to pay for the Resource Center remodeling project.

Melheim moved, Branstad seconded and the motion passed unanimously, to adjourn at 10:30 A.M.

Bill Miller, Chairman
Watowan County Board

Lisa Schumann, Deputy Clerk
Watowan County Board

ATTEST: Kelly Pauling
Watowan County Auditor/Treasurer