FARIBAULT COUNTY
BOARD OF COMMISSIONERS
OFFICIAL PROCEEDINGS
OCTOBER 6, 2015

The Faribault County Board of Commissioners met pursuant to the recess of September 15, 2015 at the Courthouse in the City of Blue Earth at 9:00 a.m. on October 6, 2015. The following members were present: Bill Groskreutz, Tom Loveall, John Roper, Tom Warmka, and Greg Young Commissioners. County Auditor/Treasurer/Coordinator John Thompson and County Attorney Troy Timmerman were also present.

The meeting was called to order by Chair Groskreutz.

The pledge of allegiance was recited.

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Warmka/Young motion carried unanimously to approve the synopsis and official proceedings of the September 15, 2015 regular meeting and the September 29, 2015 special meeting.

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Warmka/Loveall motion carried unanimously to approve the agenda of October 6, 2015.

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The calendar was updated. Michele Hard of Michele's Sales & Service of Blue Earth appeared to make comment on the parking issue on Main Street in Blue Earth.

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Committee reports were given. Loveall reported on transit, Roper reported on Association of Minnesota Counties (AMC) policy meetings, Warmka reported on AMC policy meetings, and Groskreutz reported on AMC policy meetings and HRA.

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Tax Clerk Lorrie Bosma met regarding SSTS business.

Warmka/Loveall motion carried unanimously to approve an SSTS loan to David and Brianna Greer on Parcel No. 10.026.1000 in the amount of $14,881.00.

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Central Services Director Dawn Fellows met regarding office business.

Warmka/Loveall motion carried unanimously to approve the plans for courthouse and ag center construction as presented, authorized the I+S Group to proceed with the bid process, and set the date to open bids at October 29, 2015.

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Loveall/Roper motion carried unanimously to approve Resolution 15-CB-37 to split forfeited tax Parcel No. 25.205.0080. Commissioners Groskreutz, Loveall, Roper, Warmka, and Young voted yes.

R E S O L U T I O N

WHEREAS, Parcel 25.205.0080 has forfeited to the State of Minnesota for non payment of taxes and

WHEREAS, the County Board has considered a request to split the property,

THEREFORE BE IT RESOLVED, that Lot 9 and a tract commencing at the SE corner of Lot 9, Th S20' W50' N20' E50' to beginning be hereby split from parcel 25.205.0080 and be classified as non-conservation with a basic sale price of $100.00.

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Roper/Warmka motion carried unanimously to approve Resolution 15-CB-38 for the public auction of forfeited tax parcels. Commissioners Groskreutz, Loveall, Roper, Warmka, and Young voted yes.

R E S O L U T I O N

BE IT RESOLVED, that all parcels of tax-forfeited land listed on the List of Tax-Forfeited Land Sale 2015-B be classified as non-conservation land; that the basic sale price of each parcel on the List of Tax-Forfeited Land 2015-B and Tax-Forfeited Land 2015-C, that are on file with the Faribault County Auditor be approved and authorization for a public sale of this land be granted, pursuant to Minn. Stat. 282.01; that the sale will be held at 9:00 a.m. on November 2, 2015, by the Faribault County Auditor at the Faribault County Courthouse Board Room, 415 North Main, Blue Earth, MN for not less than the basic sale price; and that all sales shall be full payment as set forth on the terms on the List of Tax-Forfeited Land Sale 2015-B.

BE IT FURTHER RESOLVED, that the conditions and terms of the public sale shall be as described in the list contained here-in and approved by the Faribault County Commissioners.

LIST OF PARCELS – TAX FORFEITED LAND SALE 2015-B			
Parcel#/Description	**Basic Sale Price**	**Assessments Before Forfeiture**	**Restrictive Covenant Required?**
NON RESIDENTIAL PROPERTIES			
Township of Verona			
18.018.0900; Auditor's Lot 23, Section 18-103-28	$ 100.00	$ 240.61	Y

City of Bricelyn			
22.200.1440; Lot 4 of Block 8, Original Plat, City of Bricelyn	$ 100.00	$ -	N
City of Elmore			
25.033.0150; Auditor Lot 75, City of Elmore, .62 acres	$ 100.00	$ -	Y
25.205.0090; Lot 9 and a tract commencing at the SE cor of Lot 9, Th S20' W50' N20' E50' to beg; Andersen's Addition, City of Elmore	$ 100.00	$ -	N
25.200.0270; Lot 7 of Block 2, Original Plat; City of Elmore	$ 100.00	$ 473.32	N
25.200.0280; Lots 8 & 9 of Block 2, Original Plat; City of Elmore	$ 100.00	$ 1,651.56	N
25.681.0640; Lots 4 & 5 of Block 4; Yeoman's & Stockman's Addition, City of Elmore	$ 100.00	$ -	N

RESIDENTIAL PROPERTIES
RADON WARNING STATEMENT

The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every Buyer of an interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lug cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling.

Has radon testing occurred on the property listed below? Faribault County is not aware of any radon testing conducted on this property.

Are Radon records available? No.

Radon concentration levels: Unknown.

Is a radon mitigation system in place on the property? No.

Township of Verona			
18.018.0200; East 12 Rods 15' of Auditor Lot 6, 18-103-28, Verona Township	$ 100.00	$ 3,291.21	-
City of Elmore			
25.033.0901; Auditor Lot: N50' of Auditor Lot 44, City of Elmore, .23 acres	$ 100.00	$ -	Y

25.033.0990; Auditor Lot: S50' of N100' of Auditor Lot 73, Section 33-101-27, City of Elmore	$ 100.00	$ -	Y
City of Walters			
29.200.0650; All of Lots 6 and S1/2 of Lot 5 of Block 4; Original Plat, City of Walters	$ 100.00	$ 3,021.88	N
29.221.0430; Lots 3, 4, & 9 of Block 5; Brown's First Addition, City of Walters	$ 100.00	$ 1,851.45	N
City of Wells			
30.210.0830; S17' of Lot 2 and all of Lot 3 of Block 5; Charles N. Andrews Addition, City of Wells.	$ 100.00	$ 309.08	N

TERMS FOR THE SALE OF TAX-FORFEITED LAND IN FARIBAULT COUNTY

Public Sales: Basic Sale Price

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 and for hazardous waste control. Structures have been vacant for a long period. All parcels and structures are being sold "as-is". Testing for radon, mold, plumbing, electrical and other systems in structures are the responsibilities of the purchaser. No testing has been done on these parcels.

Extra Fees and Costs in Addition to the Basic Sale Price

The following extra fees will be collected when the basic sale price is paid in full. A 3% surcharge for the state assurance account, a state deed fee of $25.00, a recording fee of $46.00, and a state deed tax equal to the greater of $1.65 or 0.33% of the basic sale price.

Payment Terms:

Cash, Good Check or Money Order are accepted. Application for state deed will not be processed until check has cleared. Full payment is due the day of the sale.

Special Assessments: Levied Before and After Forfeiture

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the basic sale price and may be reassessed by the municipality. These special assessments are shown on the list of tax-forfeited land under the column entitled "assessments Before Forfeiture". Assessments levied after forfeiture are added to the value as determined by the County Board to arrive at the basic sale prices as shown on the list of tax-forfeited land.

Restrictive Covenant

Parcels with a "yes" in the "Restrictive Covenant Required" require a statement that "The deed for this parcel will contain a restrictive covenant which will prohibit enrollment of the land in a state funded program providing compensation for conservation of marginal land or wetlands.

Conditions: Restrictions on the Use of Properties

Sales are subject to the following restriction on the use of the property:

1. Existing leases
2. Easements obtained by a governmental subdivision or state agency for a public sale.
3. All mineral and mineral rights are reserved in the same of the State of Minnesota.
4. Building codes and zoning laws.

5. All sales are final with no refunds or exchanges allowed.
6. Surveys of parcels are the responsibility of the buyer.
7. The appraised value does not represent a basis for future taxes.
8. Statements made on the day of the sale may apply.

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Roper/Young motion carried unanimously to approve Resolution 15-CB-39 approving the sale of forfeited tax Parcel No. 21.325.0611 to the City of Blue Earth for the appraised value of $100. Commissioners Groskreutz, Loveall, Roper, Warmka, and Young voted yes.

R E S O L U T I O N

WHEREAS, Parcel Number 21.325.0611 in the City of Blue Earth has forfeited for non payment of property taxes, and

WHEREAS, the County Board has classified the parcels as non conservation and valued each parcel at $100.00, and

WHEREAS, the City of Blue Earth has requested that the parcel be sold to the City in light of the City's expenses in demolishing a residential structure prior to forfeiture due to hazardous conditions, and

WHEREAS, the City has the ability to purchase parcels pursuant to Minnesota Statute 463.151 and 463.152 to clean up substandard and hazardous structures,

BE IT RESOLVED THAT, the Faribault County Commissioners hereby approves the sale of Parcel 21.325.0611 to the City of Blue Earth.

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Loveall/Warmka motion carried unanimously to approve Resolution 15-CB-40 approving the sale of forfeited tax Parcels No. 31.200.2320, 31.200.3130, 31.200.5210, 31.250.0550, and 31.102.2190 to the City of Winnebago for the appraised value of $100 each. Commissioners Groskreutz, Loveall, Roper, Warmka, and Young voted yes.

R E S O L U T I O N

WHEREAS, Parcels No. 31.200.2320, 31.200.3130, 31.200.5210, 31.250.0550, and 31.102.2190 in the City of Winnebago have forfeited for non payment of property taxes, and

WHEREAS, the County Board has classified the parcels as non conservation and valued each parcel at $100.00, and

WHEREAS, the Winnebago has requested that the parcels be sold to the City in for the pupose of demolishing residential structures located on the parcels, and

WHEREAS, the City has the ability to purchase parcels pursuant to Minnesota Statute 463.151 and 463.152 to clean up substandard and hazardous structures,

BE IT RESOLVED THAT, the Faribault County Commissioners hereby approves the sale of Parcels No. 31.200.2320, 31.200.3130, 31.200.5210, 31.250.0550, and 31.102.2190 to the City of Winnebago.

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Warmka/Loveall motion carried unanimously to approve Resolution 15-CB-41 approving the sale of forfeited tax Parcel No. 28.200.0260 to the City of Minnesota Lake for the appraised value of $100 each. Commissioners Groskreutz, Loveall, Roper, Warmka, and Young voted yes.

R E S O L U T I O N

WHEREAS, Parcel No. 28.200.0260 in the City of Minnesota Lake has forfeited for non payment of property taxes, and

WHEREAS, the County Board has classified the parcel as non conservation and set the appraised value of the parcel at $100.00, and

WHEREAS, the City of Minnesota Lake has requested that the parcel be sold to the City so the City can demolish a substandard structure pursuant to M.S. 463.152 and

WHEREAS, the City has stated it's intent to use the parcel as a public parking lot pursuant to M.S. (M.S. 282.01, Subd. 1a, para. (e)(6)), and

BE IT RESOLVED THAT, the Faribault County Commissioners hereby approves the sale of Parcel No. 28.200.0260 to the City of Minnesota Lake for the appraised value of $100.00.

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Warmka/Young motion carried unanimously to approve Resolution 15-CB-42 setting the 2016 ditch assessments. Commissioners Groskreutz, Loveall, Roper, Warmka, and Young voted yes.

R E S O L U T I O N

WHEREAS, Minnesota Statute 103E.705 subdivision 6, authorizes the County Board to levy assessments to meet the cost of ditch repair on county, judicial, and joint county ditches;

WHEREAS, the County Board has reviewed the assessments prepared by the County Auditor-Treasurer,

THERFORE BE IT RESOLVED that the assessments for more than one year be due and payable by December 10, 2015 and that unpaid balances at that time be charged a 4.0% annual rate of interest.

THEREFORE BE IT RESOLVED that the following assessments be applied to the listed ditches as follows:

Ditch Name	Proposed Levy	Percentage	Years
Cd#1 Aka Jt Cd #301			
F&F	$45,000.00	0.53%	1
CD#3	$65,000.00	12.45%	1

Cd#5.	$5,800.00	0.06%	1
CD#7	$250,000.00	3.52%	10
Cd#8	$20,000.00	47.21%	1
Cd#9	$10,900.00	1.15%	1
Cd#11	$50,000.00	4.35%	10
Cd#13	$1,200.00	19.98%	1
Cd#14	$35,000.00	0.22%	1
Cd#15	$28,800.00	118.48%	5
Cd#16 & Imprv	$1,900.00	6.67%	1
Cd#17	$15,650.00	34.67%	1
Cd#18	$14,400.00	159.49%	5
Cd#19	$52,500.00	3.75%	10
Cd#20	$37,550.00	37.16%	1
Cd#21 & Imprv	$22,100.00	0.47%	1
Cd#22	$2,000.00	13.71%	1
JCD#23)	$48,800.00	1.84%	5
Cd#24 & Imprv	$15,000.00	1.22%	1
Cd#25	$280,000.00	2.67%	15
Cd#25 Br A	$87,000.00	4.03%	15
Cd#26	$832,500.00	46.99%	15
CD26 Main & Br B			
Imp	$184,291.00	10.72%	15
Cd#27	$500.00	4.80%	1
Cd#27 Br 39 Imprv	$500.00	32.57%	1
Cd#28 & Ext	$1,310.00	12.01%	1
Cd#29	$1,100.00	27.19%	1
Cd#30	$400.00	12.70%	1
Cd#31	$5,230.00	11.00%	1
Cd#32	$54,000.00	315.73%	5
Cd#33	$600.00	8.44%	1
Cd#34	$500.00	1.90%	1
Cd#35	$1,100.00	9.77%	1
Cd#36	$1,100.00	4.83%	1
Cd#37	$21,800.00	28.08%	1
Cd#39	$3,000.00	28.54%	1
Cd#40	$1,100.00	10.88%	1
Cd#42	$2,400.00	3.97%	1
Cd#43	$27,000.00	1.50%	1
Cd#44	$20,000.00	24.02%	1
Cd#45	$1,100.00	15.73%	1
Cd#46	$6,500.00	20.83%	1
Cd#47	$1,100.00	17.48%	1
Cd#49	$2,900.00	48.11%	1
Cd#50	$4,800.00	25.81%	1

Cd#52	$7,500.00	0.32%	1
Cd#53	$3,700.00	50.68%	1
Cd#54	$550.00	18.68%	1
Cd#55	$1,300.00	1.83%	1
Cd#56	$17,000.00	3.75%	10
Cd#58	$38,300.00	285.88%	10
Cd#59	$550.00	15.08%	1
Cd#60	$1,100.00	2.65%	1
Cd#62	$41,000.00	334.23%	10
Cd#63	$550.00	8.15%	1
Cd#64	$1,500.00	1.88%	1
Cd#65	$1,300.00	10.98%	1
Cd#68	$3,500.00	0.15%	1
Cd#69	$1,700.00	3.91%	1
Cd#70	$5,500.00	28.80%	1
Cd#72	$1,600.00	6.06%	1
Cd#73	$1,100.00	10.24%	1
Cd#74	$18,000.00	85.75%	5
Cd#77	$20,000.00	68.35%	1
Cd#78	$1,100.00	4.27%	1
Cd#79	$1,800.00	3.39%	1
Cd#80	$7,800.00	5.66%	1
Cd#81	$1,100.00	16.45%	1
Cd#83	$1,100.00	3.14%	1
Cd#85	$1,100.00	4.54%	1
Cd#86	$1,300.00	6.18%	1
Cd#87	$8,800.00	4.41%	1
Cd#89	$1,900.00	9.23%	1
Cd#90	$5,000.00	12.50%	1
Cd#92	$1,100.00	1.64%	1
Jd#1F & Imprv 1	$5,000.00	14.46%	1
Jd#2	$6,000.00	13.78%	1
Jd#2 M&F	$5,000.00	11.37%	1
Jd#4 F&M	$13,100.00	0.53%	1
Jd#6F & Imprv 1	$35,000.00	0.45%	1
Jd#7 M&F Ext	$38,000.00	0.30%	1
Jd#8 F&M	$3,100.00	30.85%	1
Jd#9 F&Be &Imprv	$32,900.00	58.22%	1
Jd#10F	$2,800.00	0.40%	1
Jd#11 F&Be	$1,100.00	4.11%	1
Jd#12 F&Be	$3,400.00	9.58%	1
Jd#12 M&F	$11,000.00	29.27%	1
Jd#13 F & Br A	$40,000.00	14.66%	1
Jd#14 F&F	$400.00	3.39%	1

Jd#16 F&Be	$1,100.00	18.87%	1
Jd#17 F	$1,100.00	3.02%	1
Jd#19F	$3,500.00	5.71%	1
Jd#20F	$2,500.00	35.17%	1
Jd#21F	$1,100.00	7.33%	1
Jd#22F	$1,200.00	4.16%	1
Jd#24 Be F&M	$1,200.00	5.71%	1
Jd#26 F&M	$1,250.00	8.35%	1
Jd#27 F&M	$3,000.00	14.33%	1
Jt Cd#49	$1,100.00	2.17%	1
Jd#116 M F&Be	$750.00	107.14%	1
Jt Cd#1 Be&F	$1,200.00	24.56%	1
Jt Cd Sys 201 F&M	$3,500.00	4.30%	1
Jt Dr Sys #202 F&M	$3,000.00	0.60%	1
Jcd 214 M&F	$15,000.00	1.10%	1
Jcd 314 M&F	$50,000.00	8.50%	1
Jcd 414 M&F	$50,000.00	1.76%	1
Jcd 514 M&F	$50,000.00	2.55%	1
	$2,848,581.00		

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Warmka/Loveall motion carried unanimously to approve the request request from G. Paschke to attend a 2–day Mn Assoc. of Assessing Officers apartment valuation course in St. Cloud, D. Esser to attend a 2-day Mn Assoc of County Auditor Treasurers and Finance Officers regional meeting in Morton, and D. Esser to attend a 2-day intermediate and advanced governmental accounting courses in Owatonna and Rochester.

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Rick Christenson of Wells appeared to make comment to the board.

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Public Works Director Mark Daly met regarding public works business. A construction update was given.

Young/Roper motion carried unanimously to allow the City of Blue Earth to proceed with parking as double diagonal on CSAH 6 with resolution from Blue Earth to defend and indemnify both the State and the County on said issues after taking into consideration the social, economic and political considerations. Commissioners Groskreutz, Loveall, Roper, Warmka, and Young voted yes.

Loveall/Warmka motion carried to amend the previous motion adding “any costs associated with a nine foot sidewalk and ADA considerations due to the diagonal parking variance as the obligation of the City of Blue Earth.” Commissioners Roper and Young voted no.

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Faribault County Development Corporation Executive Director Tim Clawson and Assistant Director Beth Moss met regarding a budget request for Faribault County EDA of $53,000 for 2016. An office update was also given.

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A hearing for culvert repair on the County Ditch 7 repair project was called to order. Chuck Brandel of I+S Group and engineer for the CD7 repair project and Barber Township board member Larry Paul attended. The township is responsible for the costs of resetting culverts under township roads as ordered at the CD 7 repair hearing. The township may request that payments for the costs be spread over up to 10 years and that the system be part of the project being prepared for bids. The township will respond after their October meeting. The hearing was adjourned.

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Loveall/Young motion carried unanimously to close the meeting to discuss the acquisition of real estate and to discuss settlements of possible litigation. Present were full board, John Thompson, Dawn Fellows and Troy Timmerman.

Loveall/Young motion carried unanimously to open the meeting. County Attorney reviewed the closed meeting.

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Warmka/Loveall motion carried unanimously to approve a 10-year lease with the City of Blue Earth for space in the Ag Center as presented.

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Warmka/Roper motion carried unanimously to pay bills totaling $154,067.72 as follows:

COUNTY REVENUE FUND	$ 105,377.98
PUBLIC WORKS FUND	33,384.29
FORFEITED TAX SALE FUND	90.30
DITCH FUNDS	15,215.15
	$ 154,067.72

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The meeting was recessed until October 20, 2015.

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William Groskreutz Jr., Chair John Thompson, Auditor/Treasurer/Coordinator