



WHERE THE FOREST MEETS THE PRAIRIE

**Todd County**

• MINNESOTA • EST. 1855 •

*Minutes of the Meeting of the Todd County Board of Commissioners held on  
January 16<sup>th</sup>, 2024*

**Public Comment**

Dan Peyton expressed concerns regarding manure management practices observed at the Dairyridge property locations and its impact on the surrounding environment.

Kevin Faust expressed concerns regarding manure management practices and capacity concerns for the proposed future plans of Dairyridge properties.

Jessie Sogge provided points of consideration relating to the Todd County Ordinance and the elements to require of Dairyridge prior to issuing a CUP to Dairyridge.

Amanda Zigan expressed concern regarding the natural resources impact regarding the current practices and proposed expansion of the Dairyridge operation.

Greg Hansen shared information regarding the Sheriff department staffing levels and wage levels.

Cary Hudalla expressed concerned regarding the nitrate levels from manure management practices sourcing from the Dairyridge property locations.

**Call to Order**

The Todd County Board of Commissioners met in the Commissioner's Board Room in the City of Long Prairie, MN on the 16<sup>th</sup> day of January, 2024 at 9:03 AM. The meeting was called to order by Chairperson Becker. The meeting was opened with the Pledge of Allegiance. All Commissioners were present.

**Moment of Silence**

A moment of silence was held in memory of Lisa Wehking who was a current Todd County employee.

**Approval of Agenda**

On motion by Byers and second by Denny, the following motion was introduced and adopted by unanimous vote: To adopt the agenda as presented.

**Consent Agenda**

On motion by Noska and second by Neumann, the following motions were introduced and adopted by unanimous vote:

To approve the Todd County Board of Commissioner's Meeting Minutes for January 2<sup>nd</sup>, 2024 as presented.

To approve a One Day On SAle 3.2 Malt Liquor License for the Swanville/Sobieski Lions on the Long Lake in Burnhamville Township effective February 24<sup>th</sup>, 2024.

To hire David Determan to fill the open Registered Sanitarian position. Grade 10 Step 9, \$35.56 /hr. Start date: 1/17/2024

To hire Nicole Hagel to fill the open Care Coordinator - RN position. Grade 10 Step 3, \$29.77/hr. Start date: TBD

To hire Seth Buschke to fill the open Paraprofessional Case Aide position. Grade 5 Step 2, \$21.59/hr. Start date: TBD

To hire Kellie Bitz to fill the open Support Enforcement Aide position. Grade 5 Step 1, \$20.97/hr. Start date: TBD

Accept the resignation of Eric Karnes, PT Dispatcher effective 12/26/2023.



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### Commissioners

The Todd County Board of Commissioners recognized the County employees for years of service that reached milestones in Q4 of 2023.

### Public Hearing – Tax Abatement

A public hearing was held regarding the Approval of a Proposed Tax Abatement by the County on Certain Property Located within the County.

Chris Odden, County Assessor provided a summary of the impact this tax abatement request has on the County's taxpayers for discussion with the County Board.

Matthew Holt expressed concerns regarding the proposed tax abatement and the imbalance of opportunities for large versus smaller businesses.

### City of Long Prairie

Ted Gray, Long Prairie City Administrator presented information regarding the proposed tax abatement. Tami Barber from Long Prairie Packing, Skip & Andrew Duchesneau from DW Jones, Carl Buchaner from American Foods Group and Todd Hagen from Ehlers Financial also provided information to support the proposed project and Tax Abatement request.

On motion by Byers and second by Noska, the following resolution was not adopted by unanimous vote:

### **A RESOLUTION RELATING TO A TAX ABATEMENT; GRANTING THE ABATEMENT ON CERTAIN PROPERTY LOCATED WITHIN THE COUNTY**

**WHEREAS**, Todd County (the "County"), pursuant to Minnesota Statutes, Sections 469.1812 to 469.1815, as amended (the "Act"), is authorized to grant an abatement of the property taxes imposed by the County on a parcel of property, if certain conditions are met, through the adoption of a resolution specifying the terms of the abatement.

**WHEREAS**, the County proposes to finance the development of an approximately three-story, 87,150 square-foot, 61-unit, market-rate workforce housing project and future housing projects (the "Project") in the City of Long Prairie.

**WHEREAS**, pursuant to the Act, on the date hereof, this Board of Commissioners (this "Board") conducted a public hearing on the desirability of granting an abatement of property taxes on certain properties expected to be benefited by the proposed Project, which properties are identified as follows (the "Properties"): 36-4015400 and 36-4015500.

**WHEREAS**, notice of the public hearing was duly published as required by law in the *Long Prairie Leader*, the official newspaper of the County, on January 4, 2024, which date is no fewer than ten and no more than 30 days prior to the date hereof.

**NOW, THEREFORE BE IT RESOLVED**, that on the basis of the information compiled by the County and elicited at the public hearing referred to in Section 1.03, it is hereby found, determined and declared that:

- (i) the Project is in the public interest because it will increase or preserve tax base of the County and surrounding area;
- (ii) the County expects that the benefits of the proposed abatement are not less than the costs of the proposed abatement;



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- (iii) the Properties are not located in a tax increment financing district;
- (iv) the granting of the proposed abatement will not cause the aggregate amount of abatements granted by the County under the Act in any year to exceed the greater of (a) ten percent (10.00%) of the County's net tax capacity for the taxes payable year to which the abatement applies, or (b) \$200,000;
- (v) it is in the best interests of the County to grant the tax abatement authorized in this Resolution; and
- (vi) Under Section 469.1813, Subdivision 9 of the Act, it is not necessary for the County to obtain the consent of any owner of any of the Properties to grant an abatement.

**BE IT FURTHER RESOLVED**, that a property tax abatement (the "Abatement") is hereby granted in respect of property taxes levied by the County on the Properties for a period of eleven (11) years, subject to satisfaction of the conditions for such duration described in Section 469.1813, subdivision 6(b).

**BE IT FURTHER RESOLVED**, that the Abatement will reduce all of the taxes for each of the Properties, and the total amount of the Abatement is estimated to be approximately \$580,000.

**BE IT FURTHER RESOLVED**, that the County shall pay the abatement to the owner of the Properties, or will retain the abatement to pay public infrastructure costs related to the Project.

**BE IT FURTHER RESOLVED**, that the Abatement may be modified or terminated at any time by the Board in accordance with the Act.

#### **Auditor-Treasurer**

On motion by Noska and second by Denny, the following motion was introduced and adopted by unanimous rollcall vote: To approve the Commissioner Warrants number (ACH) 402978 through 403006 in the amount of \$36,980.98 and (Regular) 57662 through 57696 in the amount of \$40,552.36 for a total of \$77,533.34.

On motion by Denny and second by Neumann, the following motion was introduced and adopted by unanimous rollcall vote: To approve the Health & Human Services Commissioner Warrants number (ACH) 804883 through 804973 and (Regular) 711419 through 711490 for a total of \$206,829.15.

On motion by Neumann and second by Becker, the following motion was introduced and adopted by unanimous rollcall vote: To approve the Health & Human Services SSIS Warrants number (ACH) 601132 through 601157 and (Regular) 517652 through 517680 for a total amount of \$219,725.50.

On motion by Byers and second by Noska, the following resolution was introduced and adopted by unanimous vote:

#### **TRANSFER OF FUNDS FROM GENERAL FUND TO TODD COUNTY DEVELOPMENT CORPORATION FUND**

**WHEREAS**, the 2024 Budget for Todd County's support to the Todd County Development Corporation has been approved at \$89,400, and;



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**WHEREAS**, a letter was received from the Todd County Development Corporation requesting for the allocation of funds from the County General Fund to be provided.

**NOW, THEREFORE BE IT RESOLVED**, that the Todd County Board of Commissioners hereby approve the transfer of funds in the amount of \$89,400.00 from Fund 01-General Revenue to Fund 74-Todd County Development Corporation.

On motion by Noska and second by Denny, the following resolution was introduced and adopted by unanimous vote:

**TRANSFER OF FUNDS FROM THE GENERAL FUND TO THE TODD WADENA  
COMMUNITY CORRECTIONS FUND FOR THE 2024 ALLOCATION**

**WHEREAS**, The 2024 Budget for Todd County's support to Todd Wadena Community Corrections has been approved at \$619,404.00; and

**WHEREAS**, a letter was received from the Todd Wadena Community Corrections requesting for the allocation of funds from the General Fund to be provided;

**NOW, THEREFORE BE IT RESOLVED**, that The Todd County Board of Commissioners hereby approve the transfer of funds in the amount of \$619,404.00 from Fund 01-General Revenue to Fund 75-Todd Wadena Community Corrections.

On motion by Neumann and second by Denny, the following motion was introduced and adopted by unanimous vote: To approve the attached vehicle purchases from Nyhus, Staples, MN for the County Motor Pool consisting of:

1. 2020 Chevrolet Trax in the amount of \$21,639.16
2. 2024 Chevrolet Equinox (gray) in the amount of \$32,598.12
3. 2024 Chevrolet Equinox (white) in the amount of 32,252.91

On motion by Noska and second by Denny, the following motion as introduced and adopted by unanimous vote: To approve the exception allowed by Personnel Policy section 5(k) for the Chief Deputy Auditor/Treasurer to be financially compensated for hours worked above forty (40) each week at a 1:1 rate at the discretion of the County Auditor-Treasurer effective immediately for the remainder of the 2024 calendar year.

On motion by Noska and second by Neumann, the following motion was introduced and adopted by unanimous vote: To approve to increase the vacant PT Deputy Auditor-Treasurer position to a FT Deputy Auditor-Treasurer position and to begin recruitment immediately.

**Ditch/Ag Inspector**

On motion by Denny and second by Noska, the following motion was introduced and adopted by unanimous vote: Acting as Ditch Authority, acknowledge receipt of a Hold Harmless Agreement petition from multiple landowners, to clean portions of lateral 3 on CD32 in sections 8 & 9 Turtle Creek Twp.

**Facilities Committee**

On motion by Byers and second by Denny, the following motion was introduced and adopted by unanimous vote: To approve the low bid from Arnzen Construction for replacement of both sidewall and roof steel for a total of \$22,594.11.



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### **Planning & Zoning**

Discussion was held by the County Board regarding proposed findings and enforcement parameters for the Highway 27 Salvage Request for CUP.

Commissioner Neumann made a motion to table the Highway 27 Salvage Request for CUP to allow for gathering of legal opinion from the County Attorney to bring back to the February 6, 2024 board meeting for official action.

Discussion was held by the County Board regarding proposed findings and enforcement parameters for the Dairy Ridge LLC Request for CUP.

Commissioner Byers made a motion to table the Dairy Ridge LLC Request for CUP to allow for gathering of legal opinion from the County Attorney to bring back to the February 6, 2024 work session for further board discussion.

### **Health & Human Services**

On motion by Noska and second by Byers, the following motion was introduced and adopted by unanimous vote: To approve the correction to Board Action 20240102-05, with pay grade 10, step 2, \$28.20/hr.

On motion by Denny and second by Neumann, the following motion was introduced and adopted by unanimous vote: To approve the Opioid Settlement funding request for Drug Trends Training for a total of \$10,125.00.

On motion by Byers and second by Denny, the following motion was introduced and adopted by unanimous vote: To approve the Opioid Settlement funding request for Better Days Treatment Center in the amount of \$5,000.

### **Administration**

On motion by Byers and second by Denny, the following motion was introduced and adopted by unanimous vote: To approve final interviews to be conducted with candidates numbered 1, 2, 4 and 6 on January 29, 2024 at 9:30 a.m.

### **County Auditor-Treasurer's Report**

The County Auditor-Treasurer reported that filing for township offices will close on this day at 5:00 pm with the respective township clerk. Presidential Nomination Primary absentee voting period opens on Friday, January 19, 2024 for the upcoming March 5, 2024 election date.

### **County Coordinator's Report**

The County Coordinator reported on attending many internal/external meetings, rockwall project, class/comp study project and broadband coalition. This is the last board meeting for Coordinator Pelzer and thanks was extended to the County Board and the community.

### **County Commissioner's Report**

The Commissioners reported on meetings and events attended. Commissioner Denny will be attending the GRRL meeting this evening.



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Commissioner Becker attended the P&Z, TWCC, Dept Head, Facilities, SWCD, and Rainbow Rider meetings. Extended thanks to Coordinator Pelzer for her service to Todd County and opened invitation for a retirement reception in her honor on February 1, 2024.

Commissioner Noska noted that the Winter Demo Derby sponsored by the Ag Society is happening soon. Extended thanks to Coordinator Pelzer for her service to Todd County.

Commissioner Neumann bids have been published for the Solid Waste building project and attended the SWCD, Rainbow Rider, Personnel, Dept Head, SRWD meetings. Extended thanks to Coordinator Pelzer for her service to Todd County.

Commissioner Byers reported on an orientation attended via HHS dept, P&Z, TWCC, Wellness, TCDC and Facilities meetings.

### Adjourn

On motion by Byers and second by Neumann, the meeting was adjourned for the month of January 2024.

#### COMMISSIONER WARRANTS

VENDOR NAME	AMOUNT
AMAZON CAPITAL SERVICES	\$ 4,482.99
CARGILL SALT DIVISION	\$ 4,557.65
CDW GOVERNMENT INC	\$ 5,277.45
CHAMBERLAIN OIL COMPANY	\$ 2,915.58
INFORMATION SYSTEMS CORPORATION	\$ 17,232.00
MIDSTATES EQUIPMENT & SUPPLY INC	\$ 16,926.00
ZIEGLER INC	\$ 5,499.77
57 PAYMENTS LESS THAN 2000	\$ 20,641.90
<b>Total:</b>	<b>\$ 77,533.34</b>

#### HEALTH & HUMAN SERVICES WARRANTS

VENDOR NAME	AMOUNT
ASSOC OF MN COUNTIES	\$ 4,730.00
DHS - SWIFT	\$ 92,517.87
V#4106 - COST EFF HEALTH INSURANCE	\$ 2,519.12
ITEN FUNERAL HOME - BROWERVILLE	\$ 3,155.00
V#16948 - COST EFF HEALTH INSURANCE	\$ 3,151.92
V#1964 - COST EFF HEALTH INSURANCE	\$ 2,114.64
MCCC, MI33	\$ 10,398.05
RURAL MN CEP INC	\$ 4,818.56
V#6141 - COST EFF HEALTH INSURANCE	\$ 2,792.00
154 PAYMENTS LESS THAN 2000	\$ 80,631.99
<b>Total:</b>	<b>\$ 206,829.15</b>

VENDOR NAME	AMOUNT
# 16704	\$ 5,831.16
DHS - ANOKA METRO RTC - 412	\$ 63,180.00
DHS - MOOSE LAKE RTC - 462	\$ 2,109.30
DHS - MSOP - MN SEX OFFENDER PROG - 462	\$ 5,748.00
DHS - ST PETER RTC - 472	\$ 11,205.00
# 17324	\$ 5,725.08



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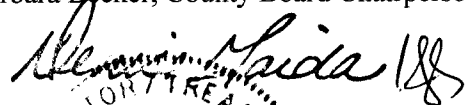
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HEARTLAND GIRLS RANCH	\$	10,106.00
HOLISTIC FAMILY EDUCATION SRVS	\$	2,744.76
# 17353	\$	2,096.22
# 17302	\$	3,319.17
LITTLE SAND GROUP HOME	\$	10,311.84
MID MINNESOTA DRUG TESTING INC	\$	3,727.00
NORTHERN PINES MENTAL HLTH CTR INC	\$	11,615.05
PRESBYTERIAN FAMILY FOUNDATION INC	\$	5,437.93
# 17183	\$	2,468.22
STEP	\$	5,752.47
VALLEY LAKE BOYS HOME INC	\$	14,000.00
VILLAGE RANCH INC	\$	12,320.95
WEST CENTRAL REGI JUVENILE CTR	\$	14,913.00
25 PAYMENTS LESS THAN 2000	\$	27,114.35
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Total:	\$	219,725.50

On a motion by Byers and second by Denny, the preceding minutes of the County Board meeting held January 16<sup>th</sup>, 2024 were duly approved by unanimous vote at the Todd County Board of Commissioners at the Regular Board Meeting held on February 6<sup>th</sup>, 2024.

Witness my hand and seal:

  
Barbara Becker, County Board Chairperson

  
Denise Gaida, Todd County Auditor-Treasurer

