WASECA COUNTY BOARD OF COMMISSIONERS
January 7, 2025 - 9:30 AM
East Annex Public Meeting Room
300 North State Street – East Annex · Waseca, Minnesota 56093

The Waseca County Board of Commissioners met in a regular session on Tuesday, January 7, 2025, in the Commissioners' Room, 300 North State Street, Waseca, Minnesota. Members present were Brian Harguth, DeAnne Malterer, Doug Christopherson, Brad Milbrath and Brad Krause.

Other members present were Michael Johnson, County Administrator; Beth Weimert, Administrative Coordinator; Maame Quarcoo, Senior Land Use Planner; Jim Kollar, Public Works Director/County Engineer; Tina Wilson, Community Development Coordinator; Chris Howard, Land and Water Resources; Brandee Nelson, Dispatcher; Scott Wolfe, Sheriff Deputy; Shelley Hyatt, Land Use Planning Assistant

Others present were Deb Bentley, Waseca County Pioneer; Robin Dulas; Mikhail Rostislavovich

1. Call to Order and Pledge of Allegiance
Beth Weimert, Administrative Coordinator, called the meeting to order at 9:30 a.m. A roll call was taken and the Pledge of Allegiance was recited.

2. Appointment of Board Chair and Vice Chair
Weimert called for nominations for the 2025 Waseca County Board Chair. Commissioner Malterer nominated Commissioner Doug Christopherson. There were no other nominations.
Motion by Commissioner Milbrath to nominate Doug Christopherson as the 2025 Waseca County Board Chair, seconded by Commissioner Malterer. Motion carried 5-0.

Chair Christopherson asked for nominations for the 2025 Waseca County Board Vice Chair. Commissioner Harguth nominated DeAnne Malterer for the 2025 Waseca County Board Vice Chair. There were no other nominations.
Motion by Commissioner Krause to nominate DeAnne Malterer as the 2025 Waseca County Board Vice Chair, seconded by Commissioner Milbrath. Motion carried 5-0.

Judge Carol Hanks administered the Oath of Office to Doug Christopherson, Commissioner District 1 and Brian Harguth, Commissioner District 2.

Public Comment
There was no public comment.

3. Approval of Agenda
Motion to approve the Waseca County Board of Commissioners agenda by Commissioner Milbrath, seconded by Commissioner Harguth. Motion carried 5-0.

4. Approval of County Board Minutes
Motion to approve the Waseca County Board of Commissioners meeting minutes of December 17, 2024, work session, December 17, 2024, regular meeting, December 17, 2024, Budget and Levy Hearing meeting, and December 31, 2024, special meeting by Commissioner Malterer, seconded by Commissioner Krause. Motion carried 5-0.

a. Waseca County Board of Commissioners Work Session Meeting Minutes December 17, 2024

b. Waseca County Board of Commissioners Meeting Minutes December 17, 2024

c. Waseca County Board of Commissioner Budget and Levy Hearing Minutes December 17, 2024

d. Waseca County Board of Commissioners Special Meeting Minutes December 31, 2024

5. Consent Agenda

Motion to approve the consent agenda as presented by Commissioner Milbrath, seconded by Commissioner Harguth. Motion carried 5-0.

a. Fund Transfer - Infrastructure (Road & Bridge) Public Works

Transfer of $611,198.66 from 13.000.000.2819 (Assigned-Infrastructure Acct) to 13.340.000.6611 (Building Improvements) for 2024 expenses incurred during the construction of the cold storage building, including architectural & engineering costs. This amount does not represent final construction and architectural/engineering expenses.

b. 2024 Transfer of Development Rights (TDR) Report

Waseca County has a residential density in the A-1 Agriculture Protection District of one residential unit per quarter-quarter. The Transfer of Development Rights (TDR) process is a method the County uses to allow developers to obtain the development rights of certain parcels within a designated "sending quarter-quarter" and transfer the rights to another "receiving quarter-quarter" to increase the residential density of their new development.

The Waseca County Planning and Zoning Administrator is to issue a report to the Planning Commission and the County Board by January 31 of each year pursuant to the following:

Article 6 Zoning District Regulations, Section 9 Transfer of Development Rights (TDR) The Planning and Zoning Administrator shall annually prepare a report regarding the use of TDRs within the County by January 31^{st} of each year to assist the Planning Commission and the County Board in assessing the TDR program.

Over the past few years, the County has experienced limited requests for Transfer of Development Rights. There have been four (4) new Transfer of Development Rights Certificates in 2024.

Year	Number of TDRS
2023	5
2022	4
2021	11
2020	10
2019	1

c. Jeffery R. and Jennifer R. Johnson Transfer of Development Rights

Under the Waseca County Unified Development Code (UDC) the County allows for a base density of one residential building unit per quarter-quarter section of land. Under certain circumstances provided in the UDC, the County allows the base residential density to increase to up to eight units per quarter-quarter section of land with a corresponding transfer of development rights for each unit added over the base residential density threshold.

Waseca County received a request to transfer the residential development rights from a sending site to a receiving site, all located in New Richland Township as shown below. The property is zoned A-1 Agricultural Protection District.

Site Data	Sending Site	Receiving Site
Owner/Applicant	Jeffery R and Jennifer R Johnson	Jeffery R and Jennifer R Johnson
PID No:	07.004.0300	07.004.TBD
Legal Description:	The SE¼ SE ¼ of Section 4, T105N R22W Waseca County, Minnesota	That part of the NE¼ SE¼ of Section 4, Township 105 North, Range 22 West Waseca County, Minnesota

6. Action Items

a. Approval of 2025 Board Calendar

The Waseca County Board of Commissioners reviewed the 2025 Board Calendar. Motion to approve the 2025 Board Calendar by Commissioner Harguth, seconded by Commissioner Malterer. Motion carried 5-0.

b. 2025 Waseca County Board Committee Assignments

The Waseca County Board of Commissioners reviewed the 2025 Board Committee Assignments. Motion to approve the 2025 Waseca County Board Committee Assignments by Commissioner Krause, seconded by Commissioner Milbrath. Discussion was held. Motion carried 5-0.

c. Resolution 2025-01 Designation of Official Newspaper for 2025

Michael Johnson, County Administrator, discussed Resolution 2025-01 Designation of the Official Newspaper for 2025. Bids from three organizations were received. Motion to select Waseca County Pioneer as the Official Newspaper for 2025 and adopt Resolution 2025-01 by Commissioner Malterer, second by Commissioner Krause. Discussion was held. Motion carried 5-0.

Resolution 2025-1
Resolution Designating the Legal Paper of Waseca County for 2025

***BE IT RESOLVED**, that the ________________________ of Waseca, Minnesota, a legal paper of the County of Waseca, be and hereby is designated the official newspaper to publish the proceedings of the County Board, ordinances, official notices, real estate delinquent tax lists, County Board of Equalization, and all other legal notices required by law to be published in the official newspaper of Waseca County for the year 2025.*

***BE IT FURTHER RESOLVED,** that the Waseca County Website wasecacounty.gov will be the official website for the posting of the 2024 financial statement.*

This resolution shall become effective upon its passage and without further publication.

d. Resolution 2025-02: Designation of the County Website as the 2025 Official Publication for Transportation Projects

Jim Kollar, Public Works Director/County Engineer, discussed Resolution 2025-02 Designation of the County Website as the 2025 Official Publication for Transportation Projects. Motion to adopt Resolution 2025-02 Designation of the County Website as the 2025 Official Publication for Transportation Projects by Commissioner Harguth, seconded by Commissioner Milbrath. Motion carried 5-0.

RESOLUTION # 2025-02

DESIGNATING THE WASECA COUNTY WEBSITE AS THE 2025 OFFICIAL PUBLICATION FOR TRANSPORTATION PROJECTS

***WHERE**AS, Minnesota Statute §375.21 states, among other things, that when required by certain dollar limitations a contract for work or labor to construct or repair roads, bridges or buildings be made by the County Board only after advertising for bids or proposals in a qualified legal newspaper of the county; and WHEREAS, pursuant to Resolution 2025-01, the Waseca County Board of Commissioners has designated an official newspaper for the 2025 publication of official proceedings and public notices; and*

***WHEREAS**, Minnesota Statute §331A.12 provides that the Waseca County website may be designated as the official publication for transportation projects; and*

***WHEREAS**, publication on the website may be used in place of or in addition to any other required form of publication; and*

***WHEREAS**, publication on the County's website for transportation projects shall conform to substantially the same format and for the same period of time as required for publication in an official newspaper; and*

***WHEREAS**, a permanent record of such publications shall be maintained by Waseca County in a form accessible to the public.*

***NOW, THEREFORE BE IT RESOLVED**, that the Waseca County Board of Commissioners hereby designate the Waseca County website, www.wasecacounty.gov, as the 2025 official publication for the public notices required for transportation projects.*

***BE IT FURTHER RESOLVED**, that a notice be published in the Official Newspaper and on the Waseca County website that any advertisements for bids for transportation projects will be published on the Waseca County website.*

e. Resolution 2025-03: Bridge Priority List

Kollar also discussed Resolution 2025-03 Bridge Priority List with the Waseca County Board of Commissioners. Motion to adopt Resolution 2025-03 Bridge Priority List by Commissioner Milbrath, seconded by Commissioner Malterer. A discussion was held. Motion carried 5-0.

RESOLUTION #2025-03

WASECA COUNTY BRIDGE REPLACEMENT PRIORITY LIST

***WHEREAS**, Waseca County has reviewed the pertinent data on bridges requiring replacement, rehabilitation, or removal, supplied by local citizenry and local units of government; and*

***WHEREAS**, Waseca County has identified those bridges that are high priority and that require replacement, rehabilitation, or removal within the next five years;*

***NOW, THEREFORE BE IT RESOLVED** that the following bridges are high priorities for replacement, major rehabilitation, or removal, and Waseca County intends to replace, rehabilitate, or remove these bridges as soon as possible when funds are available; and*

***BE IT FURTHER RESOLVED** that Waseca County does hereby request financial assistance with eligible approach grading and engineering costs on township bridges, as provided by law.*

Old Bridge No.	Road No.	Crossing	LPI	Total Project Cost	Township or State Bridge Funds Requested	Federal Funds	Local or State Aid Funds	Proposed Year of Construction
7603	CR 54	Bull Run Creek	52	$635,514	$559,570		$75,944	2025
7604	CR 54	Little Cobb River	53	$648,647	$535,780		$112,867	2025
81509	CR 55	J.D. 11	38	$773,402	$598,720		$174,682	2025
88497	CSAH 14	Unnamed	51	$600,000	$250,000		$350,000	2026
2585	CSAH 14	Unnamed	50	$650,000	$275,000		$375,000	2026
7059	CSAH 15	Le Sueur River	47	$950,000	$100,000	$760,000	$90,000	2027
7598	CSAH 6	Le Sueur River	60	$750,000	$450,000		$300,000	2028
88498	CSAH 1	Unnamed	41	$650,000	$350,000		$300,000	2028
88503	CSAH 9	Unnamed	59	750,000	$450,000		$300,000	2029

f. Set 2025 Mileage Reimbursement Rate

Johnson discussed the 2025 mileage reimbursement rate, noting each year the Internal Revenue Service issues a standard mileage rate for reimbursement for business use of personal vehicles which Waseca County has followed. Motion to approve the 2025 IRS rate of 70 cents per mile by Commissioner Harguth, seconded by Commissioner Krause. Motion carried 5-0.

g. Current Appointments of Citizens to Boards and Commissions

Maame Quarcoo, Senior Land Use Planner, discussed the current appointment of citizen to boards and commissions. Motion to approve the 2025 re-appointment of citizens to boards and commissions by Commissioner Krause, seconded by Commissioner Milbrath. Motion carried 5-0.

h. Consider Board of Adjustment and Planning Commission Membership

Qaurcoo also asked the board to consider the board of adjustment and planning commission membership. There is an opening on the Planning Commission for a representative from District 3. This is a replacement is needed for the Planning Commission in District 3 for a term ending in 2026. One(1) application has been received by Planning and Zoning staff for the vacancy on the Planning Commission.
Charles Benson, Waseca, MN
There are two seats open on the Board of Adjustment that need replacement. The seats to be filled for the Board of Adjustment in District 1 for a term ending in 2025 and in District 5 for a term ending in 2026. 2 (Two) applications have been received by Planning and Zoning staff for the vacancy on the Board of Adjustment.
Derrick Sommers, Waseca, MN (District 5)
Paul Beckstrand, Waldorf, MN (District 1)
Motion to approve the board of adjustment and planning commissioner membership of Charles Benson, Derrick Sommers, and Paul Beckstrand by Commissioner Malterer, seconded by Commissioner Krause. Motion carried.

i. Quit Claim Deed - Jeffrey A. Reese

Kollar discussed the quit claim deed for Jeffrey A. Reese, noting, Bill Hoversten, an attorney at Patton Hoversten & Berg, is representing the Joyce E. Reese and Mary T. Reese Revocable Trusts and Jeffrey Reese in the sale of real estate. The real estate involved is the E1/2 of the SE1/4 of Section 22, Township 105N, Range 22W, further being PID 070220300. Waseca County received a Highway Easement on the South 49-1/2 feet of the E1/2 of the SE1/4, pursuant to a recorded Highway Easement in 1955. Recent deeds filed for the property are using a legal description where the deeds except the highway using the following language: "except land heretofore conveyed to the County of Waseca for Highway purposes on June 30, 1955, of approximately 0.50 acres". The highway should not have been excepted from the current owner's legal description, as the rights given to the County were in the form of an easement rather than fee title.
Mr. Hoversten is requesting that Waseca County quit-claim the following legal description to Jeffrey A. Reese, who is purchasing the property from the two trusts: "The E1/2 of the SE1/4 of Section 22, Township 105 North, Range 22 West", but reserve an easement for county highway purposes across the South 49-1/2 feet of the E1/2 of the SE1/4, and reference the existing easement recorded in Book 10 of Miscellaneous, page 1. The Waseca County Attorney's Office has reviewed the request and recommends approval and execution of the quit-claim deed.

Motion to approve and execute the quit-claim deed by Commissioner Harguth, seconded by Commissioner Milbrath. Discussion was held. Motion carried.

j. Drug Court Amended Cooperative Agreement

Jonathan Schiro, Court Services Director, noted the Steele-Waseca Drug Court has operated with funding from the State of Minnesota-Third Judicial District. The attached amended cooperative agreement is an adjustment to the previous

agreement, increasing the amount by $40,500.00. The cooperative agreement is between Waseca County Court Services and the State of Minnesota-Third Judicial District for reimbursement to Waseca County for expenses incurred by the Steele-Waseca Drug Court; including, but not limited to: printing, communications, instate travel, supplies, equipment and personnel. The cooperative agreement period is retroactive from July 1, 2024, to June 30, 2025. The total cost of reimbursement to Waseca County shall not exceed $207,096.37. The cooperative agreement reimbursement amount is included in the Steele-Waseca Drug Court Budget. The original Cooperative Agreement amount was included in the 2024 and 2025 Court Services Budget.
Motion to approve and sign the amended Drug Court Cooperative Agreement increasing $40,500.00 by Commissioner Milbrath, seconded by Commissioner Malterer. Motion carried.

k. Public Hearing to consider Residential Tax Abatement for Joseph Seys and Cassandra Gerdts

Tina Wilson, Community Development Coordinator, discussed the Residential Tax Abatement for Joseph Seys and Cassandra Gerdts.
Chair Christopherson opened the public hearing at 10:29 a.m. Chair Christopherson asked for public comment. Hearing none, a motion to move out public hearing by Commissioner Harguth, seconded by Commissioner Milbrath. Motion carried 5-0.

Motion to adopt Resolution 2025-05 Residential Tax Abatement for Joseph Seys and Cassandra Gerdts by Commissioner Malterer, seconded by Commissioner Krause. Motion carried 5-0.
RESOLUTION NO. 2025 – 05
RESOLUTION APPROVING THE RESIDENTIAL PROPERTY TAX ABATEMENT
BE IT RESOLVED *by Waseca County, Minnesota, a political subdivision of the State of Minnesota (the County), as follows:*
Section 1. Authorization and Recitals.
1.01. 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.
1.02. Joseph Seys and Cassandra Gerdts (the Owners) has proposed that they undertake a project (the Project) consisting of the development of a single-family home and related facilities on certain property located in Waseca County and legally described as Lot 6, Block 5, Pondview of Waseca, Waseca County, Minnesota according to the Plat there of on file and of record in the Office of the County Recorder (the Property). The Owner has requested that the County provide financial assistance to the Owner of the Project.
1.03. Pursuant to the Act, the Waseca County Board on January 7, 2025 conducted a public hearing on the desirability of granting the abatement. Notice of the public hearing was duly published as required by law in the Waseca County Pioneer, a newspaper of general circulation in the County on December 24, 2024 and January 2, 2025.
Section 2. Findings. On the basis of the information provided by the owner and elicited at the public hearing referred to in Section 1.03, it is hereby found, determined and declared:
2.01. Granting the proposed abatement is in the public interest because it will 1) provide employment opportunities for residents of the County; and 2) increase the tax base of the County.
2.02. The County Board expects that the benefits to the County of the proposed abatement to at least equal or exceed the costs to the County of the proposed abatement. The public benefits that the County expects to result from the abatement are additional construction jobs and an increase in the net tax capacity of the County.
2.03. The Property is not located in a tax increment financing district
2.04. This County Board hereby finds that the Project conforms to the general plan for the development of the County as a whole
2.05. In any year, the total amount of property taxes abated by the County by this and other resolutions, if any, does not exceed the greater of ten percent (10%) of the current levy or $200,000.
2.06. It is in the best interest of the County to grant the tax abatement authorized in this Resolution.
Section 3. Terms of the Tax Abatement.
3.01. A property tax abatement is hereby approved to for half of the property taxes levied by the County on the Property for TEN (10) commencing with the taxes payable in 2026 through and including the taxes payable in 2035, (the Abatement). The Abatement shall be subject to all the terms of and limitations of the Act.
3.02. The terms of the Abatement shall be as set forth in the Resolution and in the Development Agreement to be approved by the County Board, by and between the County and the Owner; provided however, that the Abatement shall be payable solely from the property taxes paid with respect to the Property and actually received by the County and shall not be payable from any other funds of the County. In no event shall the amount of the Abatement in a year exceed 50% of the total amount of the property taxes levied by the County on the property and received by the County from the collection there in such year.
3.03. Notwithstanding anything to the contrary contained in this Resolution, the Abatement shall not exceed 50% of the County's portion of the taxes on the property in the annual amount of $834.24 or $8,342.40 in total for the duration of the Abatement outlined above.
3.04. The Abatement shall be payable to the Owner of the Property.
3.05. The Abatement may be modified or changed during its term.

l. Public Hearing to consider Residential Tax Abatement for Norman and Marlys Meyers

Tina Wilson, Community Development Coordinator, discussed the Residential Tax Abatement for Norman and Marlys Meyers.

Chair Christopherson opened the public hearing at 10:32 a.m. Chair Christopherson asked for public comment. Hearing none, a motion to move out of public hearing at 10:33 a.m. by Commissioner Krause, seconded by Commissioner Malterer. The motion carried 5-0.

Motion to adopt Resolution 2025-06 Residential Tax Abatement for Norman and Marlys Meyers by Commissioner Harguth, seconded by Commissioner Malterer. Motion carried 5-0.

RESOLUTION NO. 2025 – 06
RESOLUTION APPROVING THE
RESIDENTIAL PROPERTY TAX ABATEMENT

BE IT RESOLVED *by Waseca County, Minnesota, a political subdivision of the State of Minnesota (the County), as follows:*

Section 1. Authorization and Recitals.

1.01. 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.

1.02. Norman A. Meyer and Marlys A. Meyer, husband and wife, (the Owners) has proposed that they undertake a project (the Project) consisting of the development of a single-family home and related facilities on certain property located in Waseca County and legally described as Lot 4 and the East 37.50 feet of Lot 3, Block 2, Fox Meadows Second Addition, Waseca, Waseca County, according to the Plat there of on file and of record in the Office of the County Recorder (the Property). The Owner has requested that the County provide financial assistance to the Owner of the Project.

1.03. Pursuant to the Act, the Waseca County Board on January 7, 2025, conducted a public hearing on the desirability of granting the abatement. Notice of the public hearing was duly published as required by law in the Waseca County Pioneer, a newspaper of general circulation in the County on December 24, 2024, and January 2, 2025.Section 2. Findings. On the basis of the information provided by the owner and elicited at the public hearing referred to in Section 1.03, it is hereby found, determined and declared:

2.01. Granting the proposed abatement is in the public interest because it will 1) provide employment opportunities for residents of the County; and 2) increase the tax base of the County.

2.02. The County Board expects that the benefits to the County of the proposed abatement to at least equal or exceed the costs to the County of the proposed abatement. The public benefits that the County expects to result from the abatement are additional construction jobs and an increase in the net tax capacity of the County.

2.03. The Property is not located in a tax increment financing district.

2.04. This County Board hereby finds that the Project conforms to the general plan for the development of the County as a whole.

2.05. In any year, the total amount of property taxes abated by the County by this and other resolutions, if any, does not exceed the greater of ten percent (10%) of the current levy or $200,000.

2.06. It is in the best interest of the County to grant the tax abatement authorized in this Resolution.

Section 3. Terms of the Tax Abatement.

3.01. A property tax abatement is hereby approved to for half of the property taxes levied by the County on the Property for TEN (10), commencing with the taxes payable in 2026, through and including the taxes payable in 2035, (the Abatement). The Abatement shall be subject to all the terms of and limitations of the Act.

3.02. The terms of the Abatement shall be as set forth in the Resolution and in the Development Agreement to be approved by the County Board, by and between the County and the Owner; provided however, that the Abatement shall be payable solely from the property taxes paid with respect to the Property and actually received by the County and shall not be payable from any other funds of the County. In no event shall the amount of the Abatement in a year exceed 50% of the total amount of the property taxes levied by the County on the property and received by the County from the collection there in such year.

3.03. Notwithstanding anything to the contrary contained in this Resolution, the Abatement shall not exceed 50% of the County's portion of the taxes on the property in the annual amount of $1,134.89 or $11,348.90 in total for the duration of the Abatement outlined above.

3.04. The Abatement shall be payable to the Owner of the Property.

3.05. The Abatement may be modified or changed during its term.

m. Public Hearing to consider Residential Tax Abatement for Robert B. Bumgarner

Tina Wilson, Community Development Coordinator, discussed the Residential Tax Abatement for Robert B. Bumgarner.

Chair Christopherson opened the public hearing at 10:34 a.m. Chair Christopherson asked for public comment. Hearing none, a motion to move out of public hearing at 10:35 a.m. by Commissioner Krause, seconded by Commissioner Malterer. The motion carried 5-0.

Motion to adopt Resolution 2025-06 Residential Tax Abatement for Robert B Bumgarner by Commissioner Harguth, seconded by Commissioner Malterer. Motion carried 5-0.

RESOLUTION NO. 2025 – 07

RESOLUTION APPROVING THE
RESIDENTIAL PROPERTY TAX ABATEMENT
BE IT RESOLVED *by Waseca County, Minnesota, a political subdivision of the State of Minnesota (the County), as follows:*
Section 1. Authorization and Recitals.
1.01. 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.
1.02. Robert B Bumgarner (the Owners) has proposed that they undertake a project (the Project) consisting of the development of a single-family home and related facilities on certain property located in Waseca County and legally described as Lot 10, Block 2, Fox Meadows 2nd Addition according to the Plat there of on file and of record in the Office of the County Recorder (the Property). The Owner has requested that the County provide financial assistance to the Owner of the Project.
1.03. Pursuant to the Act, the Waseca County Board on January 7, 2025, conducted a public hearing on the desirability of granting the abatement. Notice of the public hearing was duly published as required by law in the Waseca County Pioneer, a newspaper of general circulation in the County on December 24, 2024, and January 2, 2025.
Section 2. Findings. On the basis of the information provided by the owner and elicited at the public hearing referred to in Section 1.03, it is hereby found, determined and declared:
2.01. Granting the proposed abatement is in the public interest because it will 1) provide employment opportunities for residents of the County; and 2) increase the tax base of the County.
2.02. The County Board expects that the benefits to the County of the proposed abatement to at least equal or exceed the costs to the County of the proposed abatement. The public benefits that the County expects to result from the abatement are additional construction jobs and an increase in the net tax capacity of the County.
2.03. The Property is not located in a tax increment financing district.
2.04. This County Board hereby finds that the Project conforms to the general plan for the development of the County as a whole.
2.05. In any year, the total amount of property taxes abated by the County by this and other resolutions, if any, does not exceed the greater of ten percent (10%) of the current levy or $200,000.
2.06. It is in the best interest of the County to grant the tax abatement authorized in this Resolution.
Section 3. Terms of the Tax Abatement.
3.01. A property tax abatement is hereby approved to for half of the property taxes levied by the County on the Property for SIX (6), commencing with the taxes payable in 2026, through and including the taxes payable in 2035, (the Abatement). The Abatement shall be subject to all the terms of and limitations of the Act.
3.02. The terms of the Abatement shall be as set forth in the Resolution and in the Development Agreement to be approved by the County Board, by and between the County and the Owner; provided however, that the Abatement shall be payable solely from the property taxes paid with respect to the Property and actually received by the County and shall not be payable from any other funds of the County. In no event shall the amount of the Abatement in a year exceed 75% of the total amount of the property taxes levied by the County on the property and received by the County from the collection there in such year.
3.03. Notwithstanding anything to the contrary, contained in this Resolution, the Abatement shall not exceed 75% of the County's portion of the taxes on the property in the annual amount of $1,036.48 or $6,218.92 in total for the duration of the Abatement outlined above.
3.04. The Abatement shall be payable to the Owner of the Property.
3.05. The Abatement may be modified or changed during its term.

n. Public Hearing to Consider Adoption of 2025 Fee Schedule Resolution 2025-04

Johnson discussed the adoption of the 2025 Fee Schedule Resolution 2025-04.
Chair Christopherson opened the public hearing to consider adoption of the 2025 fee schedule, Resolution 2025-04 at 10:42 a.m. Chair Christopherson asked for public comment. Hearing none, motion to move out of public hearing at 10:43 a.m. by Commissioner Krause, seconded by Commissioner Milbrath. Motion carried 5-0.
Motion to adopt Resolution 2025-04 Fee Schedule with the change of the fireworks fee to $25.00 per event instead of annual and moving it under the sheriffs department, as well as amending the gambling license fee to be listed as per event instead of annually, by Commissioner Milbrath, seconded by Commissioner Krause. Discussion was held. Motion carried 5-0.

o. Resolution 2025-08 Joint Powers Agreement State of MN BCA and Waseca County

Johnson discussed Resolution 2025-08 Joint Powers Agreement State of MN BCA and Waseca County. Motion to adopt Resolution 2025-08 Joint Powers Agreement State of MN BCA and Waseca County by Commissioner Krause, seconded by Commissioner Milbrath. Motion carried 5-0.

RESOLUTION NO. 2025-08
RESOLUTION APPROVING STATE OF MINNESOTA JOINT POWERS AGREEMENTS WITH THE COUNTY OF WASECA ON BEHALF OF ITS COUNTY ATTORNEY
WHEREAS*, the County of Waseca on behalf of its County Attorney and Sheriff desires to enter into Joint Powers Agreements with the State of Minnesota, Department of Public Safety, Bureau of Criminal Apprehension to use systems*

and tools available over the State's criminal justice data communications network for which the County is eligible. The Joint Powers Agreements further provide the County with the ability to add, modify and delete connectivity, systems and tools over the five year life of the agreement and obligates the County to pay the costs for the network connection.

NOW, THEREFORE, BE IT RESOLVED *by the County Board of Waseca, Minnesota as follows:*

1. That the State of Minnesota Joint Powers Agreements by and between the State of Minnesota acting through its Department of Public Safety, Bureau of Criminal Apprehension and the County of Waseca on behalf of its County Attorney are hereby approved.

2. That the Waseca County Attorney, Rachel Cornelius, or her successor, is designated the Authorized Representative for the County Attorney. The Authorized Representative is also authorized to sign any subsequent amendment or agreement that may be required by the State of Minnesota to maintain the County's connection to the systems and tools offered by the State.

3. That Doug Christopherson, the Chair of the County of Waseca, and Beth Weimert, the County Board Clerk, are authorized to sign the State of Minnesota Joint Powers Agreements.

The Waseca County Board of Commissioners recessed at 10:58 a.m.

The Waseca County Board of Commissioners reconveyed at 11:04 a.m.

7. Administration

a. Administration Update

Michael Johnson, County Administrator, provided updates to the board regarding recent administrative announcements.

b. Human Resources Announcements

Michael Johnson, County Administrator, provided updates to the board regarding recent Human Resource announcements.

c. Community Development Update

Tina Wilson, Community Development Coordinator, provided updates to the board regarding recent Community Development activities.

8. Commissioner Reports

The Waseca County Board of Commissioners in attendance at today's meeting shared commissioner reports.

9. Adjourn

Having no further county board business, Commissioner Harguth moved and Commissioner Milbrath seconded the motion to adjourn the meeting. The motion was carried unanimously and the meeting adjourned at 11:52 a.m.

Brian Harguth, Chairperson
Waseca County Board of Commissioners

ATTEST:

Beth Weimert, Clerk
Waseca County Administration