



**LE SUEUR COUNTY BOARD OF COMMISSIONERS
MEETING AGENDA
August 2, 2016**

1. **9:00 a.m. Agenda and Consent Agenda**
RE: July 26, 2016 Minutes and Summary Minutes
RE: CD #54 and #63 Repair Requests
RE: July Transfers
RE: 3.2 Beer License for Immaculate Conception of Marysburg Church
RE: Le Sueur County Ducks Unlimited Gambling Application
2. **9:05 a.m. Claims (5 min)**
3. **9:10 a.m. Tim Penny (15 min)**
RE: SMIF Presentation
4. **9:25 a.m. Joshua Mankowski, Public Hearing (15 minutes)**
RE: Draft Water Plan
5. **9:40 a.m. Kathy Brockway, Zoning Administrator (5 minutes)**
Request for Action- Novel Energy Solutions-Vetter Enterprises
6. **9:45 a.m. Amy Beatty, Environmental Programs Specialist, Tires from Elysian Township (10 minutes)**
7. **9:55 a.m. Jim McMillen, Maintenance (5 min)**
RE: Sidewalk Replacement by South door
8. **10:00 a.m. Human Resources (10 min)**

9. **10:10 a.m. Darrell Pettis, Administrator / Engineer**
RE: Space Study Direction
RE: Right of First Refusal
RE: MCIT Letter
10. **Future Meetings**
11. **12:00 p.m. Ney Park Lunch**



Le Sueur County, MN

Tuesday, August 2, 2016

Board Meeting

Item 1

9:00 a.m. Agenda and Consent Agenda

RE: July 26, 2016 Minutes and Summary Minutes

RE: CD #54 and #63 Repair Requests

RE: July Transfers

RE: 3.2 Beer License for Immaculate Conception of Marysburg Church

RE: Le Sueur County Ducks Unlimited Gambling Application

Staff Contact:

Minutes of Le Sueur County Board of Commissioners Meeting July 26, 2016

The Le Sueur County Board of Commissioners met in regular session on Tuesday, July 26, 2016 at 9:00 a.m. in the Courthouse at Le Center, Minnesota. Those members present were: John King, Dave Gliszinski, Steve Rohlffing, Lance Wetzel, and Joe Connolly. Also present were Darrell Pettis and Brent Christian.

On motion by Connolly, seconded by Wetzel and unanimously approved, the Board approved the agenda for the business of the day.

On motion by Gliszinski, seconded by Rohlffing and unanimously approved, the Board approved the consent agenda:

- Approved the July 19, 2016 County Board Minutes and Summary Minutes.

Ronda Allis, Principal Planner with MnDOT District 7, appeared before the Board with a presentation on the 2017-2026 Capital Highway Investment Plan.

Cindy Westerhouse, Human Resources came before the Board with several items for approval.

On motion by Wetzel, seconded by Connolly and unanimously approved, the Board approved the recommendation to approve the Public Employees Retirement Association Police Officer Declaration for Bryan Dauk, effective July 20, 2016.

On motion by Rohlffing, seconded by Gliszinski and unanimously approved, the Board approved the recommendation to hire Erin Wachtel as a full time Eligibility Worker in Human Services, as a Grade 6, Step 1 at \$17.50 per hour, effective August 1, 2016.

On motion by Gliszinski, seconded by Connolly and unanimously approved, the Board approved the recommendation to hire Megan Kelly as a full time Agency Social Worker in Human Services, as a Grade 10, Step 1 at \$22.09 per hour, effective July 27, 2016.

On motion by Wetzel, seconded by Rohlffing and unanimously approved, the Board approved the recommendation to hire Allan Sowieja as a part time Corrections Officer/Dispatcher in the Sheriff's Office, as a Grade 6, Step 1 at \$17.50 per hour, effective July 28, 2016.

On motion by Connolly, seconded by Gliszinski and unanimously approved, the Board approved the recommendation to hire Anthony Larson as a part time Corrections Officer/Dispatcher in the Sheriff's Office, as a Grade 6, Step 1 at \$17.50 per hour, effective August 1, 2016.

On motion by Gliszinski, seconded by Connolly and unanimously approved, the Board approved the recommendation to accept the resignation request from Kathy Rients part time Home Health Aide in Public Health, effective August 1, 2016.

On motion by Rohlffing, seconded by Wetzel and unanimously approved, the Board tabled the request to grant an additional step to Kim Fillmore, full time Payroll/HR Technician in the

Human Resources Department, from Grade 10, Step 3 at \$23.72 per hour to a Grade 10, Step 4 at \$24.58 per hour, effective July 11, 2016.

Jim McMillen, Maintenance appeared before the Board with one item for discussion and approval.

On motion by Wetzel seconded by Rohlfing and unanimously approved, the Board approved the partial replacement of a condensing unit by Schwickert's in the amount of \$29,714 from the building budget.

Pam Simonette, Auditor-Treasurer, appeared before the Board with one item for approval.

On motion by Gliszinski, seconded by Wetzel and unanimously approved, the Board approved County credit card requests for Scott O'Brien, Thomas Doherty, Jason Squires, Jeff Gilhousen, Joseph Kern, Todd Lau, Matthew Shouler, Dan Tousley, Herbert Moon, James Whiteis and Brian Dauk.

Darrell Pettis, County Administrator/Engineer appeared before the Board with several items for approval and consideration.

On motion by Wetzel, seconded by Gliszinski and unanimously approved, the Board approved and authorized the Chair and Administrator to sign the PSIG Grant Application Resolution.

On motion by Rohlfing, seconded by Connolly and unanimously approved, the Board approved to submit a letter of intent to GBERBA to partner for FY2017 BWSR Clean Water Fund Multipurpose Drainage Management Competitive Grants Program.

On motion by Rohlfing seconded by Wetzel and unanimously approved, the Board approved the changes to the MnCCC JPA and Bylaws.

On motion by Gliszinski, seconded by Connolly and unanimously approved, the Board gave direction to gather more information on a JD #4 Repair Request.

On motion by Wetzel, seconded by Connolly and unanimously approved, the Board approved to install rumble strips on CR 24, at the CR 24 and 114 Intersection.

On motion by Connolly, seconded by Wetzel and unanimously approved, the Board approved to recess the meeting until 11:00 a.m.

On motion by Rohlfing, seconded by Connolly and unanimously approved, the Board approved to convene the CD #52 Informational Redetermination Public Hearing at 11:00 a.m.

John Kolb, Attorney with Rinke Noonan presented background information and was available for questions.

There were 2 public comments.

On motion by Connolly, seconded by Rohlfing and unanimously approved, the Board approved to close the public hearing.

On motion by Connolly, seconded by Rohlfing and unanimously approved, the Board approved the recommendation to recess the public hearing until September 27th at 10:00 a.m.

On motion by Connolly, seconded by Wetzel and unanimously approved, the Board adjourned until Tuesday, August 2, 2016 at 9:00 a.m.

ATTEST:

Le Sueur County Administrator

Le Sueur County Chairman

Summary Minutes of Le Sueur County Board of Commissioners Meeting, July 26, 2016

- This is only a summary publication per MN Statutes 375.12 and 331A.01 sub. 10. The complete minutes are on file in the Le Sueur County Administrator's Office at 88 S Park Ave. Le Center, MN and are available at www.co.le-sueur.mn.us.
 - The Le Sueur County Board of Commissioners met in regular session on Tuesday, July 26, 2016 at 9:00 a.m. in the Courthouse at Le Center, Minnesota. Those members present were: John King, Dave Gliszinski, Steve Rohlfing, Lance Wetzel, and Joe Connolly. Also present were Darrell Pettis and Brent Christian.
 - Approved the agenda for the business of the day. (Connolly-Wetzel)
 - Approved the consent agenda. (Gliszinski-Rohlfing)
 - Approved the Public Employees Retirement Association Police Officer Declaration for Bryan Dauk. (Wetzel-Connolly)
 - Approved to hire Erin Wachtel in Human Services. (Rohlfing-Gliszinski)
 - Approved to hire Megan Kelly Human Services. (Gliszinski-Connolly)
 - Approved to hire Allan Sowieja in the Sheriff's Office. (Wetzel-Rohlfing)
 - Approved to hire Anthony Larson in the Sheriff's Office. (Connolly-Gliszinski)
 - Accepted the resignation request from Kathy Riens in Public Health. (Gliszinski-Connolly)
 - The Board tabled the request to grant an additional step to Kim Fillmore in Human Resources. (Rohlfing-Wetzel)
 - Approved the partial replacement of a condensing unit by Schwickert's. (Wetzel-Rohlfing)
 - Approved County credit card requests for several deputies in the Sheriff's Office. (Gliszinski-Wetzel)
 - Approved the PSIG Grant Application Resolution. (Wetzel-Gliszinski)
 - Approved to submit a letter of intent to GBERBA. (Rohlfing-Connolly)
 - Approved the changes to the MnCCC JPA and Bylaws. (Rohlfing-Wetzel)
 - The Board gave direction to gather more information on a JD #4 Repair Request. (Gliszinski-Connolly)
 - Approved to install rumble strips on CR 24. (Wetzel-Connolly)
 - Approved to recess the meeting until 11:00 a.m. (Connolly-Wetzel)
 - Approved to convene the CD #52 Informational Redetermination Public Hearing at 11:00 a.m. (Rohlfing-Connolly)
 - Approved to close the public hearing. (Connolly-Rohlfing)
 - Approved the recommendation to recess the public hearing until September 27th at 10:00 a.m. (Connolly-Rohlfing)
 - Adjourned until Tuesday, August 2, 2016 at 9:00 a.m. (Connolly-Wetzel)
- ATTEST: Le Sueur County Administrator, Le Sueur County Chairman

REPAIR REQUEST

We, the undersigned landowners, do hereby request the Le Sueur County Board of Commissioners to clean out and repair Le Sueur County Ditch # 54 located in Sec. 11 Lanesburg township.

Signed

Marc W. Palmer

Address/Phone #

651-270-8650

14242 Sand Creek Ln, New Prague, MN

Date: 7-27-16

Description of problem: log stuck against the bridge blocking flow

Needs to be taken out.
Roger Rubler
7-7-16

JASON
152-1072

TUDY CHARLES
070412600

JIRIK ANDREW T
070415700

County Ditch No. 51
SAND CREEK LN.
LANESBURGH
11/112/23

LANESBURGH
12/112/23

SAND CREEK LN.

ZENENK
070415800

BR...
070412300

CH 164
T41ST AVE.

REPAIR REQUEST

We, the undersigned landowners, do hereby request the Le Sueur County Board of Commissioners to clean out and repair Le Sueur County Ditch # 63 located in Sec 35 Montgomery township.

Signed
Bruce Miller

Address/Phone #
507-254-3498

Bruce Miller

Date: 7-25-16

Description of problem: Slides blocking ditch.

Needs to be repaired.
Roger Ruhl
7-25-16

PRINTING

RANGE : 23 W.



July 2016 Transfers

- #1612 Transfer 7,222.00 from Agency to Revenue
 (Landshark June - 3,677.00, July – 3,545.00)

- #1613 Transfer 33,792.68 from Road & Bridge to Ditch
 (#42 – 810.00; #58 – 16,449.63; #59 – 2,835.36;
 #6 – 700.64; #29 – 3,650.25; #64 – 9,346.80)

- #1614 Transfer 22,723.44 from Human Services to Revenue
 (2nd Qtr Rent)

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than \$50,000 in prizes during a calendar year.

If total raffle prize value for the calendar year will be \$1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

Application Fee (non-refundable)

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**.

Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: Le Sueur County Ducks Unlimited, MN102 Previous Gambling Permit Number: X-92557-14-006
 Minnesota Tax ID Number, if any: _____ Federal Employer ID Number (FEIN), if any: 13-5643799
 Mailing Address: 85 N. Montgomery Ave
 City: Le Center State: MN Zip: 56057 County: Le Sueur
 Name of Chief Executive Officer (CEO): Bradley M. Collins
 Daytime Phone: 507-351-4747 Email: bcollins64@hotmail.com

NONPROFIT STATUS

Type of Nonprofit Organization (check one):

☐ Fraternal ☐ Religious ☐ Veterans ☒ Other Nonprofit Organization

Attach a copy of one of the following showing proof of nonprofit status:

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

☐ **A current calendar year Certificate of Good Standing**

Don't have a copy? Obtain this certificate from:

MN Secretary of State, Business Services Division
 60 Empire Drive, Suite 100
 St. Paul, MN 55103

Secretary of State website, phone numbers:

www.sos.state.mn.us

651-296-2803, or toll free 1-877-551-6767

☒ **IRS income tax exemption (501(c)) letter in your organization's name**

Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS toll free at 1-877-829-5500.

☐ **IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)**

If your organization falls under a parent organization, attach copies of both of the following:

1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling, and
2. the charter or letter from your parent organization recognizing your organization as a subordinate.

GAMBLING PREMISES INFORMATION

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): Traxler's Hunting Preserve

Address (do not use P.O. box): 37699 Hunting Preserve Ln.

City or Township: Le Center Zip: 56057 County: Le Sueur

Date(s) of activity (for raffles, indicate the date of the drawing): 9-22-2016

Check each type of gambling activity that your organization will conduct:

☐ Bingo* ☐ Paddlewheels* ☒ Pull-Tabs* ☐ Tipboards*

☒ Raffle (total value of raffle prizes awarded for the calendar year: \$ to date)

* **Gambling equipment** for bingo paper, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo number selection devices may be borrowed from another organization authorized to conduct bingo. To find a licensed distributor, go to www.mn.gov/gcb and click on **Distributors** under **LIST OF LICENSEES**, or call 651-539-1900.

LOCAL UNIT OF GOVERNMENT ACKNOWLEDGMENT (required before submitting application to the Minnesota Gambling Control Board)

**CITY APPROVAL
for a gambling premises
located within city limits**

_____ The application is acknowledged with no waiting period.
_____ The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days (60 days for a 1st class city).
_____ The application is denied.

Print City Name: _____

Signature of City Personnel: _____

Title: _____ Date: _____

**The city or county must sign before
submitting application to the
Gambling Control Board.**

**COUNTY APPROVAL
for a gambling premises
located in a township**

_____ The application is acknowledged with no waiting period.
_____ The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days.
_____ The application is denied.

Print County Name: Le Sueur

Signature of County Personnel: _____

Title: _____ Date: _____

TOWNSHIP (if required by the county) N/A

On behalf of the township, I acknowledge that the organization is applying for exempted gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minn. Statutes, section 349.213.)

Print Township Name: _____

Signature of Township Officer: _____

Title: _____ Date: _____

CHIEF EXECUTIVE OFFICER'S SIGNATURE (required)

The information provided in this application is complete and accurate to the best of my knowledge. I acknowledge that the financial report will be completed and returned to the Board within 30 days of the event date.

Chief Executive Officer's Signature: [Signature] Date: 8/1/16
(Signature must be CEO's signature; designee may not sign)

Print Name: Bradley M. Collins

REQUIREMENTS

Complete a separate application for:

- all gambling conducted on two or more consecutive days, or
- all gambling conducted on one day.

Only one application is required if one or more raffle drawings are conducted on the same day.

Financial report to be completed within 30 days after the gambling activity is done:

A financial report form will be mailed with your permit. Complete and return the financial report form to the Gambling Control Board.

Your organization must keep all exempt records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process the

application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to Board members, Board staff whose work requires access to the information; Minnesota's Depart-

ment of Public Safety; Attorney General; Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

MAIL APPLICATION AND ATTACHMENTS

Mail application with:

_____ a copy of your proof of nonprofit status, and
_____ application fee (non-refundable). If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**. Make check payable to **State of Minnesota**.

To: Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Questions?

Call the Licensing Section of the Gambling Control Board at 651-539-1900.

This form will be made available in alternative format (i.e. large print, braille) upon request.



Le Sueur County, MN

Tuesday, August 2, 2016

Board Meeting

Item 2

9:05 a.m. Claims (5 min)

Staff Contact:



Le Sueur County, MN

Tuesday, August 2, 2016

Board Meeting

Item 3

9:10 a.m. Tim Penny (15 min)

RE: SMIF Presentation

Staff Contact:

\$1,803,793

18 LOANS
\$1,323,649

103 GRANTS
\$480,144



Kendra Rasmusson, co-owner of Farmhouse Market in New Prague, opened this new grocery store in October 2015 with the help of a local foods loan from SMIF. Kendra and her husband creatively drew on the 24/7 workout facility model, giving the more than 200 Market members a key fab so they can purchase local foods and goods whenever is most convenient for them. The larger community can also purchase local goods during the store's public hours.

Economic Development Support

More businesses—more jobs

Farmhouse Market, LLC, New Prague, 2015
European Roasterie, Le Center, 2007
Door Engineering and Manufacturing Co., Kasota, 2002-2005
ShetkaWorks LLC, Le Center, 2005
Woodside Stables, Le Sueur, 2005
Whitewater Creek Grain & Feed, Inc., Waterville, 2004
Rolco, Inc., Kasota, 2003
Physical Maintenance Services, Waterville, 2001
Odenthal's Meat Market, Heidelberg, 2000
Throlson and Associates, Le Center, 1993, 1998

Community Support

More vibrant communities

Waterville Community Foundation - Local Producers Project, 2012

Community & Designated Funds

Elysian Community Foundation
Le Sueur Community Foundation
New Prague Area Community Foundation
Sakatah Area Foundation
Waterville Friends of the Library

Community Foundation Partnership Grant

Saint Anne's School, "Pre-K Reading Curriculum," 2014

Paint the Town Recipients (Partner—Ace Hardware)

New Prague Chamber of Commerce, 2016
City of Elysian, 2015
City of Waterville, 2015

Early Childhood Support

More children ready to learn

Quality Child Care Provider Training, New Prague, 2016
WEM, Home Visiting Program, 2010-2015
A Chance to Grow "Southern MN Pre-K Alliance," 2013, 2014
Region 9 "Social & Emotional Training," 2012
Tri-City United ECI "KickSTART to Kindergarten" 2012

AmeriCorps LEAP Sites (Partner—ServeMN)/

Reading Rocks! (Partner—ABDO Publishing):

MVAC Head Start, Le Center, 2015
Tri-City United Preschool, Le Center, 2015

Literacy Programs

(Partners—ABDO Publishing, Capstone, Scholastic):

Le Sueur Henderson Public Schools, 2013, 2014, 2016
New Prague Early Childhood Initiative, 2016
Tri-City United Public Schools (2 programs), 2015, 2016
New Prague Schools, 2014, 2015
WEM Public Schools, 2014
Montgomery Public Library, 2013
Tri-Valley Opportunity Council Inc., Elysian, 2013
Tri-City United Schools, 2013

Early Childhood Initiative Community

New Prague ECI (as of 2015)
Tri-City United ECI (as of 2008)

SMIF FACTS

SOUTHERN MINNESOTA INITIATIVE FOUNDATION INVESTS FOR ECONOMIC GROWTH IN 20 SOUTHERN MINNESOTA COUNTIES

VISION

Southern Minnesota will be a prosperous and growing region with vibrant communities, innovative and successful businesses, and a skilled and valued workforce.

MISSION

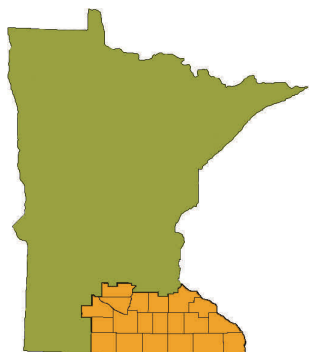
Promote regional economic opportunities and collaborations with a focus on entrepreneurs and early childhood development.

CATALYST FOR ECONOMIC GROWTH

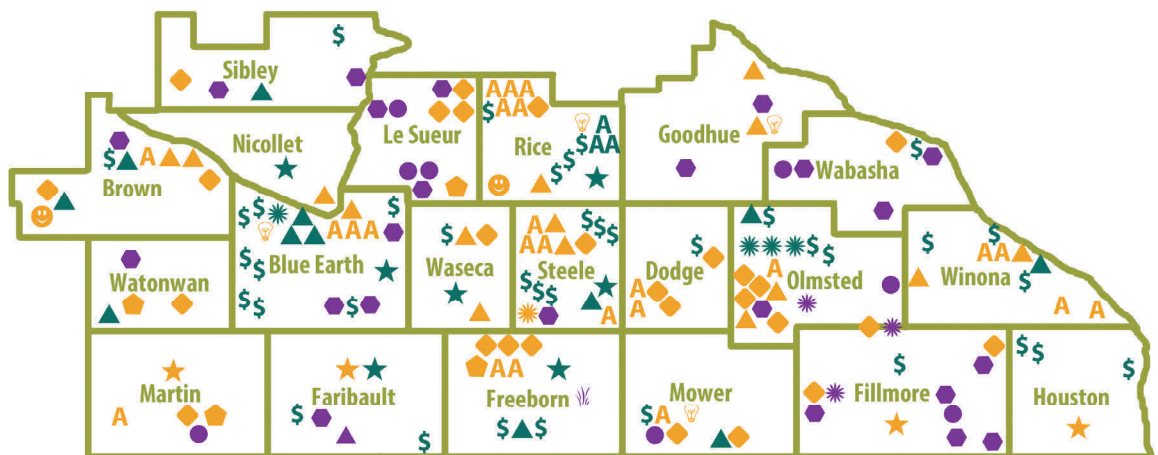
- Invested over \$96.7 million in region since 1986
 - \$41.6 million—programming
 - \$27.4 million—loans
 - \$27.6 million—grants
- Leveraged \$10 for every \$1 in local contributions
- Regional endowment fund exceeds \$34 million
- Awards \$5 million annually through grants, loans, and program support
- Acts as a regional collaborator

FOCUS AREAS:

- **ECONOMIC DEVELOPMENT**
 - Financial Support
 - Business Expertise
- **EARLY CHILDHOOD DEVELOPMENT**
 - Social Emotional Initiatives
 - School Readiness Support
- **COMMUNITY DEVELOPMENT**
 - Community and Designated Funds
 - Farmland Retention



SMIF's 2015 PARTNERSHIPS



- Early Childhood
 - A AmeriCorps LEAP Partner Sites
 - ◆ BookStart Grants
 - 😊 Early Childhood Dental Network
 - ▲ EC Grants
 - ◆ Home Visiting Grants
 - ☀ New ECI Community
 - 💡 Reading Oasis Grants
 - ★ Quality Child Care Program

- Economic Development
 - A AmeriCorps VISTA Sites
 - ▲ ED Grants
 - ☀ Equity Investments
 - \$ Loans
 - ★ SCORE

- Community Development
 - ▲ CD Grant
 - ◆ Community Foundation
 - ☀ Community Growth Initiative
 - ◆ Designated Fund
 - ☀ One Big Thing Grant

May 2016

Darrell Pettis
Le Sueur County
Courthouse
88 Park Ave S
Le Center, MN 56057-1600

Dear Mr. Pettis and County Board:

A vibrant rural Minnesota requires profitable businesses and an opportunity for new businesses to grow. It also requires support for our youngest children, allowing them to enter kindergarten ready to learn and succeed. And finally, it relies on communities being able to access support for innovative initiatives. Thanks to your support Southern Minnesota Initiative Foundation (SMIF) is able to focus on these priorities.

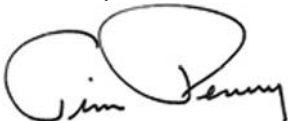
Your generous support over the past 30 years totaling \$62,850 has leveraged \$628,500 in investments into Le Sueur County! Below are a few highlights you made possible.

- In 2016, SMIF provided technical and financial assistance to the New Prague Early Childhood Initiative, which will provide opportunities for our youngest residents.
- The New Prague Chamber of Commerce received a Paint-The-Town grant in 2016 to create a community mural.
- Farmhouse Market LLC, located in New Prague, received a loan to expand their 24/7 membership-based local & organic food store.
- The Elysian Community Foundation, formed in 2009, receives ongoing technical, administrative and financial assistance to encourage the growth of local resources. Through a SMIF matching grant program, REACH, a backpack program providing food and literacy information to kids, received a grant.

I know my contributions to SMIF are changing lives. See the enclosed factsheet for more examples of how our investments are making a difference.

Thank you for your last gift of **\$3,000** on **May 9, 2016**. Our investments stay local and deliver results for our neighbors, communities and region. Please consider an increased gift of **\$4,000** to help the Foundation make an even larger impact and launch us into the next 30 years. I look forward to continuing my support of SMIF as we embark on the next 30 years. I hope you will consider increasing your support in 2017!

Sincerely,



Tim Penny
President & CEO



Le Sueur County, MN

Tuesday, August 2, 2016

Board Meeting

Item 4

9:25 a.m. Joshua Mankowski, Public Hearing (15 minutes)

RE: Draft Water Plan

Staff Contact: Kathy Brockway - Environmental and P & Z Director



Le Sueur County, MN

Tuesday, August 2, 2016

Board Meeting

Item 5

9:40 a.m. Kathy Brockway, Zoning Administrator (5 minutes)

Request for Action- Novel Energy Solutions-Vetter Enterprises

Staff Contact: Kathy Brockway - Environmental and P & Z Director

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
July 14, 2016

MEMBERS PRESENT: Don Reak, Jeanne Doheny, Don Rynda, Chuck Retka, Shirley Katzenmeyer, Steve Olson, Al Gehrke, Betty Bruzek, Pam Tietz

MEMBERS ABSENT: Doug Krenik

OTHERS PRESENT: Kathy Brockway, Commissioners Connolly and Rohlfing

The meeting was called to order at 7:00 PM by Chairperson, Jeanne Doheny.

ITEM #1: NOVEL ENERGY SOLUTIONS, ROCHESTER, MN (APPLICANT); BRIAN, KEVIN & TIMOTHY VETTER, KASOTA, MN (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to construct a 1MW solar garden in an Agricultural "A" District. Property is located in the SE1/4 SW1/4, Section 9, Kasota Township.

Kathy Brockway presented power point presentation. Duane Hebert, Novel Energy Solutions and Brian Vetter applicant were present for application.

TOWNSHIP: Notified through the application process. **DNR:** N/A **LETTERS:** emails- see file

PUBLIC COMMENT: **Brian Vetter**, owner of land, lives in the development west of the site, embarrassed by neighbors having to come to a meeting to hear the negativity of the project. Small field to farm, larger equipment, less efficient for them. Original intent was to allow the neighbors to subscribe. Fence with the barbed wire has been a condition of the County on other projects. **Dave Borchert**, concerned with runoff as his property slopes to the north. Duane Hebert, the area remains vegetated with growth year round, improves the drainage in the area. **Pam Borchert**, does not live in the development but was one of the first houses built in the area 50 years ago, does not like big change, this is a residential area in a rural setting, concerned with traffic on Hwy 22, drifting of snow due to the placement of the fence. Duane Hebert, neither site is proposed along Hwy 22, therefore snow drifting will not be a problem. **Jerry Hansmeyer**, would like more information as to screening, details of plantings, such as height and type of plants, could have been handled through communications with adjoining landowners, concerned with maintenance at the site, cleaning of panels.

Discussion was held regarding: Minnesota owned and operated company, Xcel Energy mandated in Minnesota to provide solar energy as a renewable energy source, 25 year lease on the property, benefits to subscribers on their electric bills, timeframe for construction Fall of 2016-Spring of 2016, 6 ft. chain link fence, maintenance of site, 2-3 times per year, open to plantings for screening, good neighbor policy, explained the subscriber's benefits, substation locations, substation located in Blue Earth County, interconnection agreements in place, sound, stationary panels, glare, property values, taxes, agricultural zone in the middle of a residential district, screening plan could have been addressed with neighbors if not for the lack of communication with neighbors, negative impacts on property values. Why not combine the projects and install a 4MW site at the other site, topography of property at the other site, more grading, and filling, location of transformers, maintenance, 16 potential operations and management information was read.

Findings by majority were not addressed; until the applicants come back with more information regarding the project.

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being*

provided.

4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*
7. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan?*

Motion was made by Shirley Katzenmeyer to table the application for further information, in order to allow the applicants to work with the landowners regarding a screening plan. Seconded by Steve Olson. Motion approved. Motion carried.

ITEM #2: NOVEL ENERGY SOLUTIONS, ROCHESTER, MN (APPLICANT); VETTER ENTERPRISES, LLC, ST. PETER, MN (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to construct a 3MW solar garden in an Agricultural "A" District. Property is located in the SW1/4, Section 16, Kasota Township.

Kathy Brockway presented power point presentation. Duane Hebert, Novel Energy Solutions and Brian Vetter applicant, representing Vetter Enterprises, LLC were present for application.

TOWNSHIP: Notified through the application process. DNR: N/A LETTERS: Email from Blue Earth County and City of Mankato- see file

PUBLIC COMMENT: none

Discussion was held regarding: location of panels within the airport zoning district, glare from panels, submitted a Solar Glare Hazard Analysis to the FAA, no documentation received back from the FAA as to the location of the panels, City of Mankato, recommended that all components be located outside the district, study was completed by Novel Energy Solutions, if panels located outside the district, approximately 150-200 panels would be eliminated out of the 12,000+, topography of site due to the terraces in place to the west of the property, move forward with the project and allow flexibility to placement of the panels once letter is received from the FAA, farming practices, timing with the project is critical.

Findings by majority roll call vote:

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity. Agreed.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. Agreed.*
3. *Adequate utilities, access roads, drainage and other facilities are being provided. Agreed.*
4. *Adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed use. Agreed.*
5. *Adequate measures will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted*

signs and other lights in such a manner that no disturbance to neighboring properties will result. Agreed.

6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance? Agreed.*
7. *The Conditional Use Permit consistent with the Comprehensive Land Use Plan? The current Land Use Plan as adopted in 2009, does not make reference to the use as requested.*

Motion was made by Don Reak to approve the application with the following conditions:

1. *Approval of site from the FAA prior to construction, if negative response from the FAA, the panels will either be eliminated or moved to the west of the property.*
2. *If site plan changes the applicants shall submit a new drawing to the Department.*

Seconded by Steve Olson. Motion approved. Motion carried.

Motion was made by Chuck Retka to approve the minutes from the June 9, 2016 meeting by Seconded by Steve Olson. Motion approved. Motion carried.

Motion to adjourn meeting by Pam Tietz. Seconded by Don Rynda. Motion approved. Motion carried.

Meeting Adjourned.

Respectfully submitted,
Shirley Katzenmeyer by
Kathy Brockway

*Tape of meeting is on file in the
Le Sueur County Environmental Services Office*

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
August 2, 2016

TO: LE SUEUR COUNTY BOARD OF COMMISSIONERS

FROM: LE SUEUR COUNTY PLANNING AND ZONING COMMISSION

SUBJECT: “REQUEST FOR ACTION”

The Planning Commission recommends your action on the following item:

ITEM #1: NOVEL ENERGY SOLUTIONS, ROCHESTER, MN (APPLICANT); VETTER ENTERPRISES, LLC, ST. PETER, MN (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to construct a 3MW solar garden in an Agricultural “A” District. Property is located in the SW1/4, Section 16, Kasota Township.

Based on the information submitted by the applicant, as required by the Le Sueur County Zoning Ordinance, the Planning Commission developed the following findings for this request:

Therefore, the Planning Commission recommends approval of the application with the following conditions:

- 1. Approval of site from the FAA prior to construction, if negative response from the FAA, the panels will either be eliminated or moved to the west of the property.*
- 2. If site plan changes the applicants shall submit a new drawing to the Department.*
- 3. A bond is submitted to the County for decommissioning of the project.*

ACTION: ITEM #1: _____

DATE: _____

COUNTY ADMINISTRATOR’S SIGNATURE: _____

FINDINGS OF FACT

WHEREAS, NOVEL ENERGY SOLUTIONS, ROCHESTER, MN (APPLICANT); VETTER ENTERPRISES, LLC, ST. PETER, MN (OWNER), has applied for a Conditional Use Permit to allow the applicant to construct a 3MW solar garden in an Agricultural “A” District. Property is located in the SW1/4, Section 16, Kasota Township.

WHEREAS, the Le Sueur County Planning and Zoning Commission held on public hearing on July 14, 2016 in order to hear public testimony from the applicants as well as interested parties pertaining to and as provided by the Zoning Ordinance of Le Sueur County.

WHEREAS, the Le Sueur County Planning and Zoning Commission, acting as an advisory board to the Le Sueur County Board of Commissioners recommends approval of the application with conditions due to the following findings:

1. *With the imposition of the conditions, the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity. Agreed.*
2. *With the imposition of the conditions, the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. Agreed.*
3. *With the imposition of the conditions, adequate utilities, access roads, drainage and other facilities are being provided. Agreed.*
4. *With the imposition of the conditions, adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed use. Agreed.*
5. *With the imposition of the conditions, adequate measures will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. Agreed.*
6. *With the imposition of the conditions, the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance? Agreed.*
7. *The Conditional Use Permit consistent with the Comprehensive Land Use Plan? The current Land Use Plan as adopted in 2009, does not make reference to the use as requested.*

WHEREAS, On August 2, 2016, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners **APPROVED/DENIED** the Conditional Use Permit application as requested by **NOVEL ENERGY SOLUTIONS, ROCHESTER, MN (APPLICANT); VETTER ENTERPRISES, LLC, ST. PETER, MN (OWNER).**

NOW, THEREFORE, IT IS HEREBY RESOLVED, the following Findings of Fact were adopted at the August 2, 2016 Le Sueur County Board meeting in order to protect the public health, safety and general welfare of the citizens of Le Sueur County.

1. *With the imposition of the conditions, the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *With the imposition of the conditions, the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses*

predominant in the area.

3. *With the imposition of the conditions, adequate utilities, access roads, drainage and other facilities are being provided.*
4. *With the imposition of the conditions, adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *With the imposition of the conditions, adequate measures will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *With the imposition of the conditions, as the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.*
7. *The Conditional Use Permit consistent with the Comprehensive Land Use Plan?*
The current Land Use Plan as adopted in 2009, does not make reference to the use as requested.

BE IT FURTHER RESOLVED, by the Le Sueur County Board of Commissioners that based on the above Findings of Fact, a Conditional Use Permit to allow the applicant to construct a 3MW solar garden in an Agricultural "A" District. Property is located in the SW1/4, Section 16, Kasota Township, is approved/denied.

ATTEST:

John King, Chairman, Le Sueur County Board of Commissioners.

Darrell Pettis, Le Sueur County Administrator

DATE: _____



Le Sueur County, MN

Tuesday, August 2, 2016

Board Meeting

Item 6

9:45 a.m. Amy Beatty, Environmental Programs Specialist, Tires from Elysian Township (10 minutes)

Staff Contact:



ENVIRONMENTAL SERVICES

Mailing Address: 88 South Park Avenue, Le Center, MN 56057

Physical Address: 515 South Maple Avenue, Le Center, MN 56057

Direct Dial: 507-357-8538 Fax: 507-357-8541

Email: environmentalservices@co.le-sueur.mn.us

County Website: www.co.le-sueur.mn.us

Date: Friday, July 29, 2016

To: Le Sueur County Board of Commissioners

From: Amy Beatty, Environmental Programs Specialist

RE: Tires Dumped in Elysian Township Road Right-of-Way

Dear Le Sueur County Board of Commissioners:

The Elysian Township Board of Supervisors is requesting assistance with the removal of tires that were dumped in the township road right-of-way. The assistance the Supervisors are requesting is payment of the tire disposal.

I am requesting your approval to work with the Elysian Township Board of Supervisors on the removal of tires from the township road right-of-way.

If you have any questions or comments, please contact me at 507-357-8203.

Sincerely,

Amy Beatty

This document has been electronically signed.

Amy Beatty

Le Sueur County Environmental Programs Specialist

Tires dumped in Elysian Township road right-of-way.





Le Sueur County, MN

Tuesday, August 2, 2016

Board Meeting

Item 7

9:55 a.m. Jim McMillen, Maintenance (5 min)

RE: Sidewalk Replacement by South door

Staff Contact:



Le Sueur County, MN

Tuesday, August 2, 2016

Board Meeting

Item 8

10:00 a.m. Human Resources (10 min)

Staff Contact:



Human Resources

88 SOUTH PARK AVENUE • LE CENTER, MINNESOTA 56057
Telephone: 507-357-8517 • Fax: 507-357-8607
Cindy Westerhouse – Human Resources Director

HUMAN RESOURCES AGENDA ITEMS August 2, 2016

Recommendation to approve Linda Fischenich's request to participate in the PERA Phased Retirement Option Program and the Initial Agreement effective January 2, 2017.

Recommendation to post, request the merit list and advertise for a full time Social Services Supervisor in Human Services, as a Grade 14, Step 1 at \$27.89.

Recommendation to grant an additional step to Kim Fillmore, full time Payroll/HR Technician in the Human Resources Department, from Grade 10, Step 3 at \$23.72 per hour to a Grade 10, Step 4 at \$24.58 per hour, effective July 11, 2016.

Equal Opportunity Employer



Le Sueur County, MN

Tuesday, August 2, 2016

Board Meeting

Item 9

10:10 a.m. Darrell Pettis, Administrator / Engineer

RE: Space Study Direction

RE: Right of First Refusal

RE: MCIT Letter

Staff Contact:

Le Sueur County

Facility Assessment Study

June 28, 2016



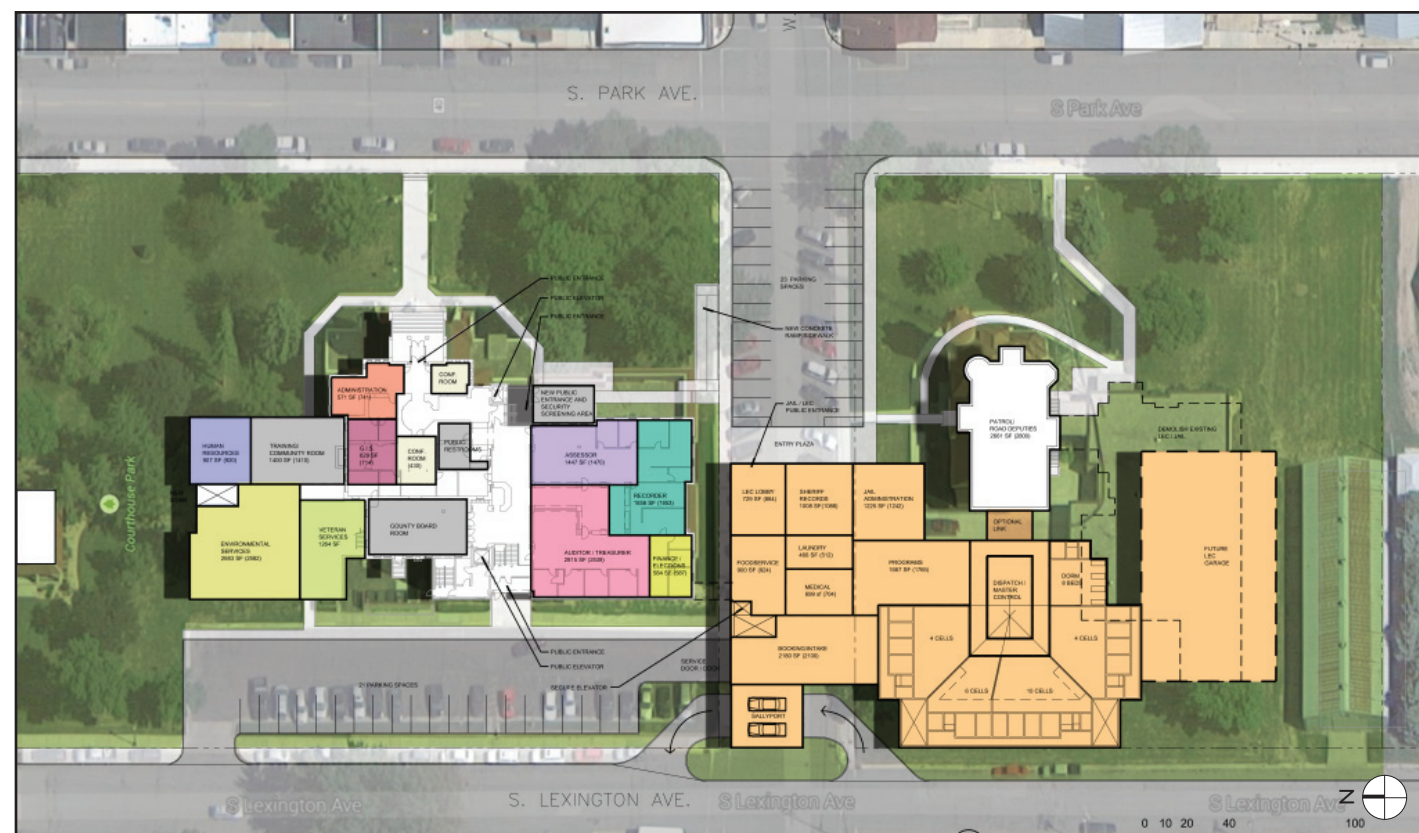
Le Sueur County

Facility Assessment Study

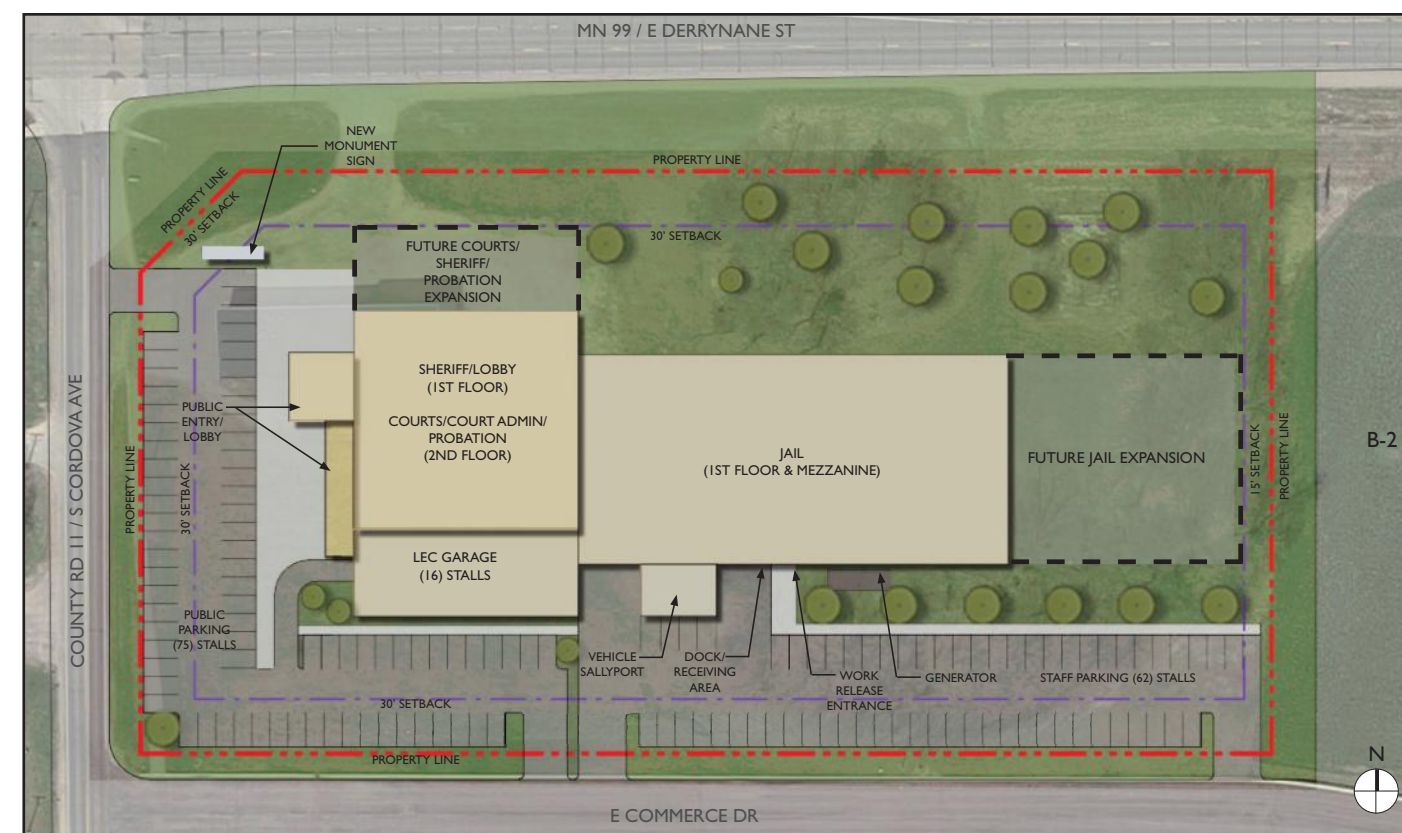
06/28/2016

Project #: 1136.11

BKV
GROUP



CONCEPT D



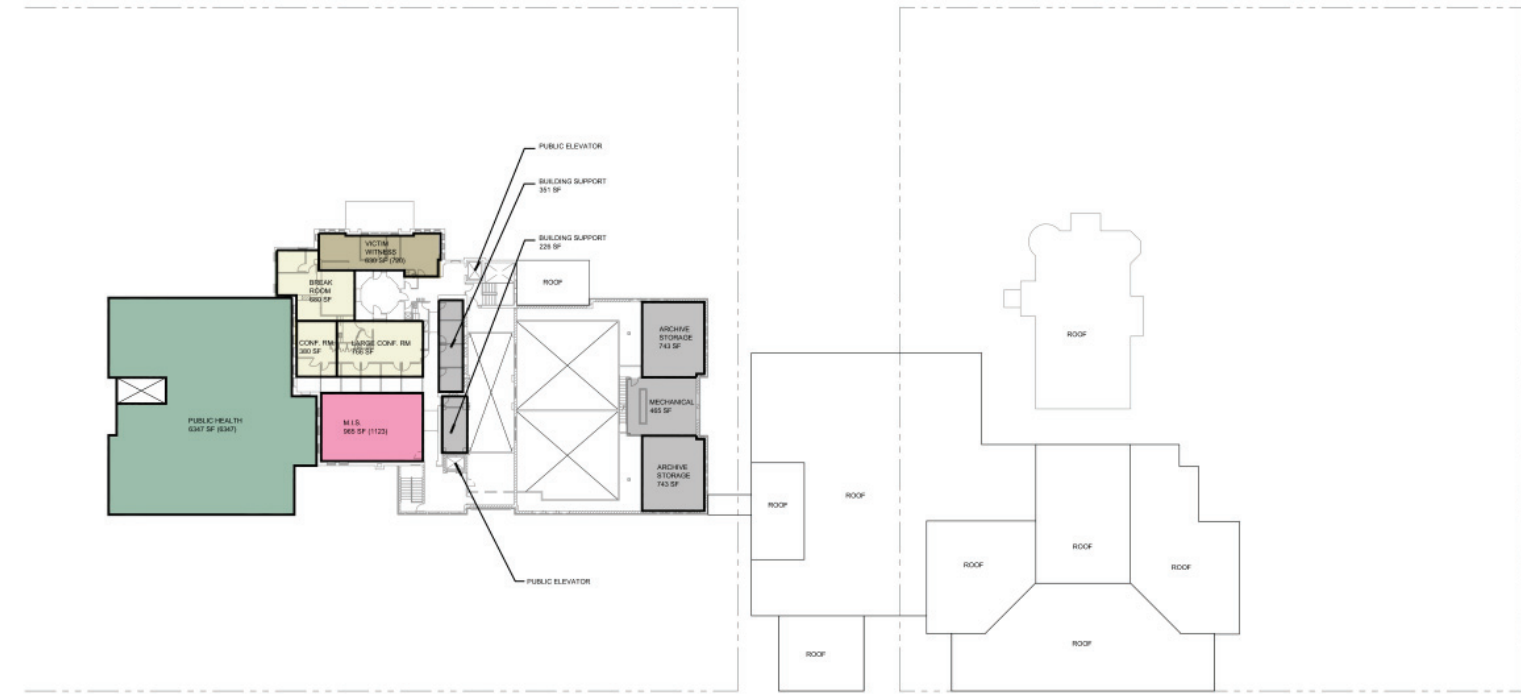
CONCEPT E



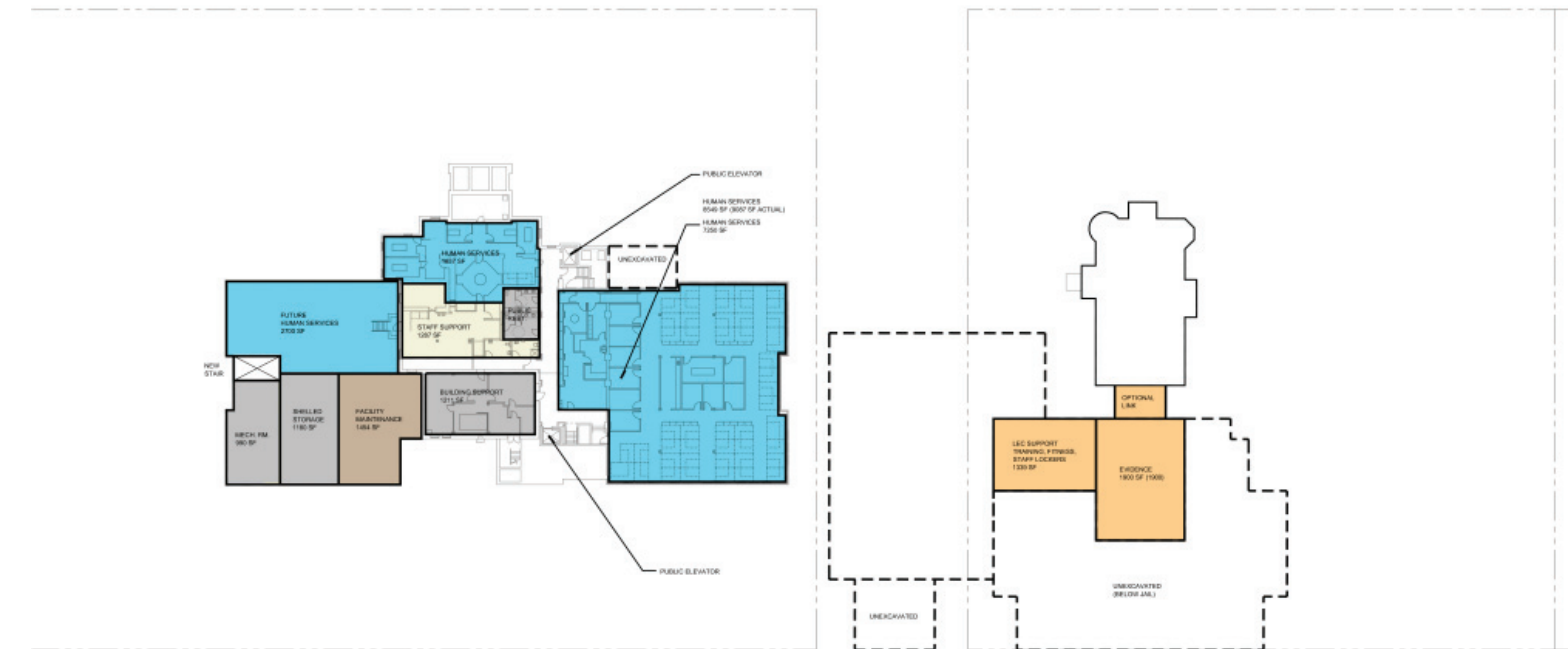
CONTEXT MAP



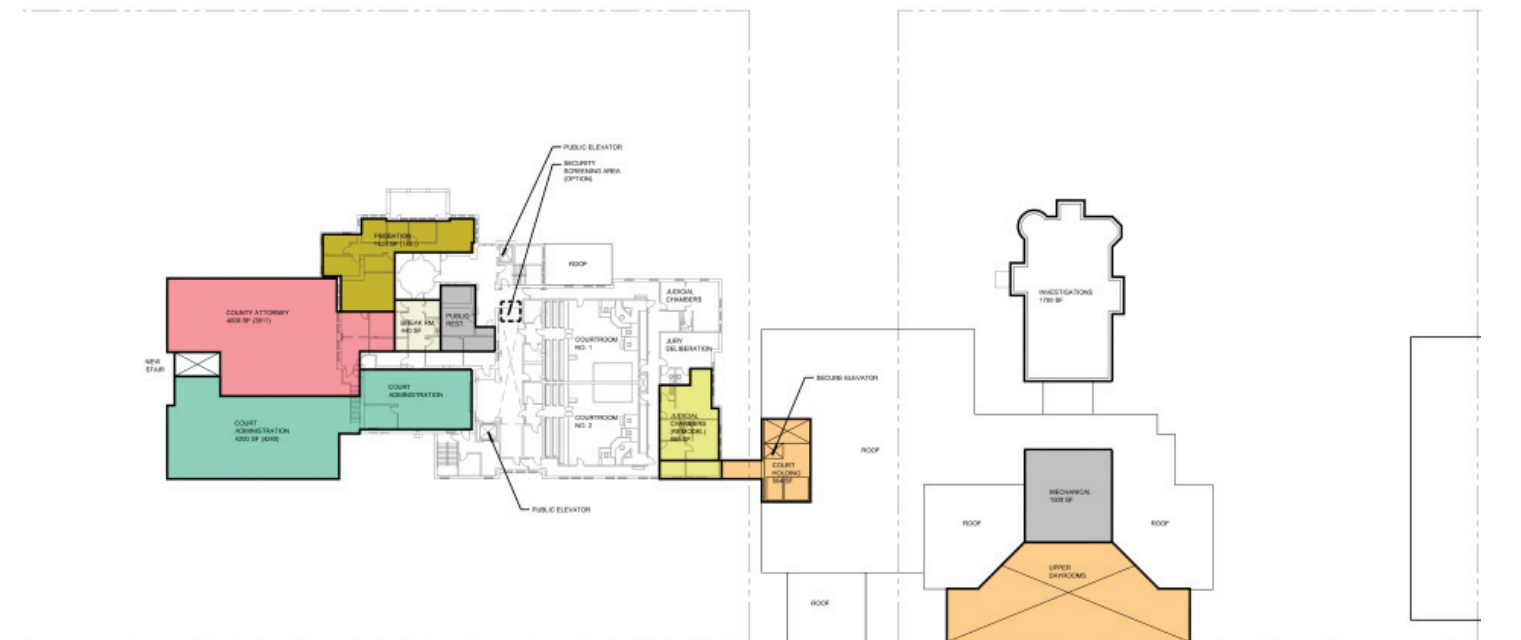
FIRST LEVEL



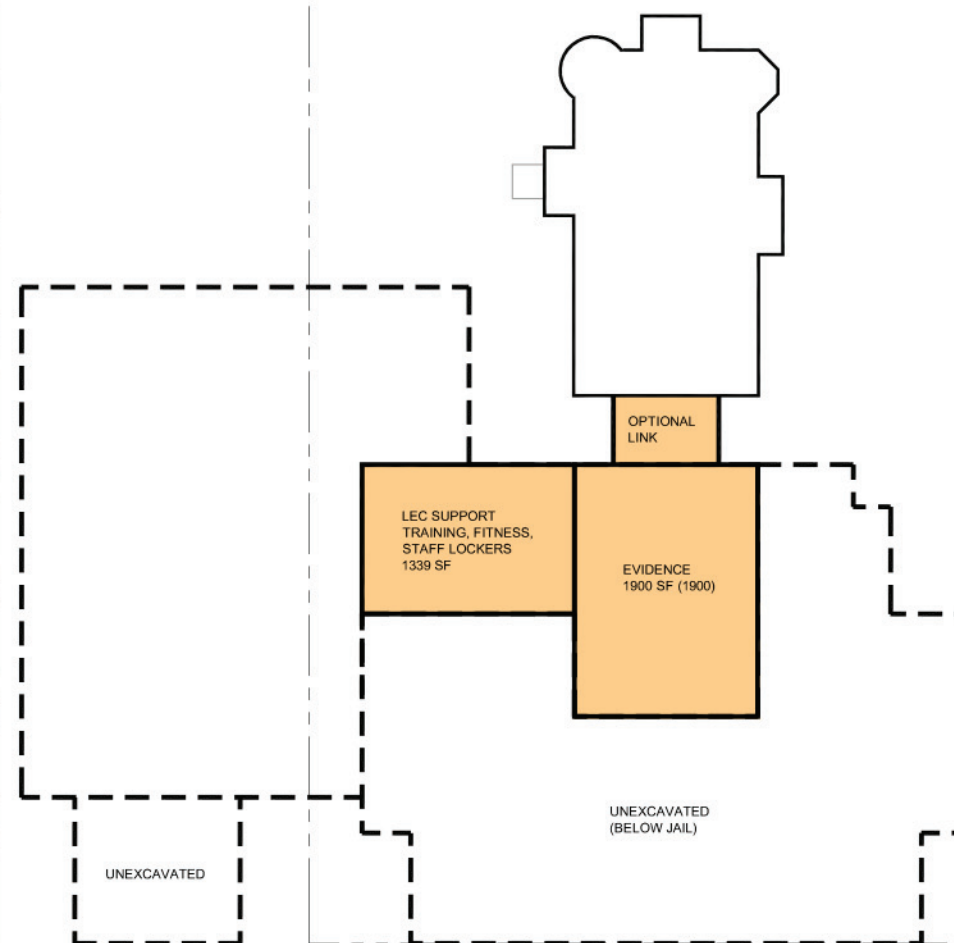
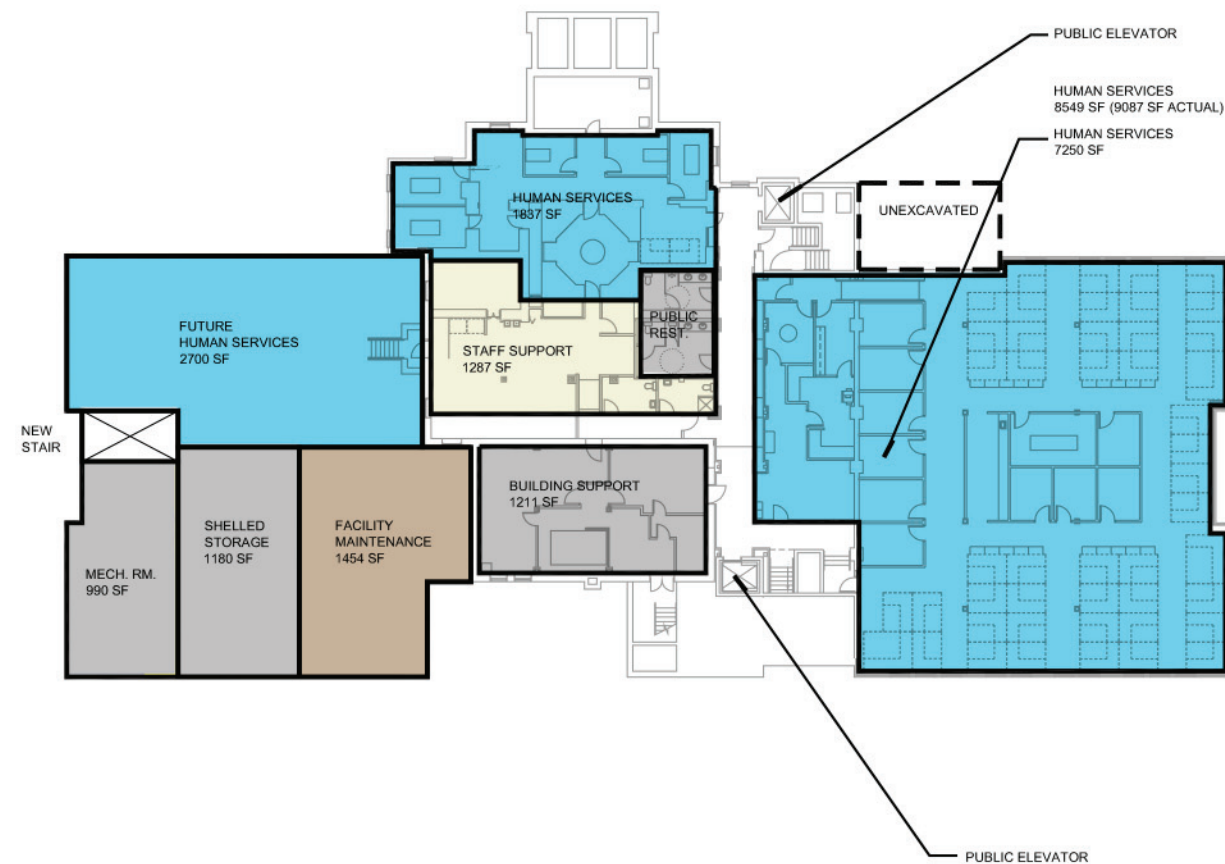
THIRD LEVEL



LOWER LEVEL



SECOND LEVEL



LOWER LEVEL

Le Sueur County

Facility Assessment Study

06/28/2016

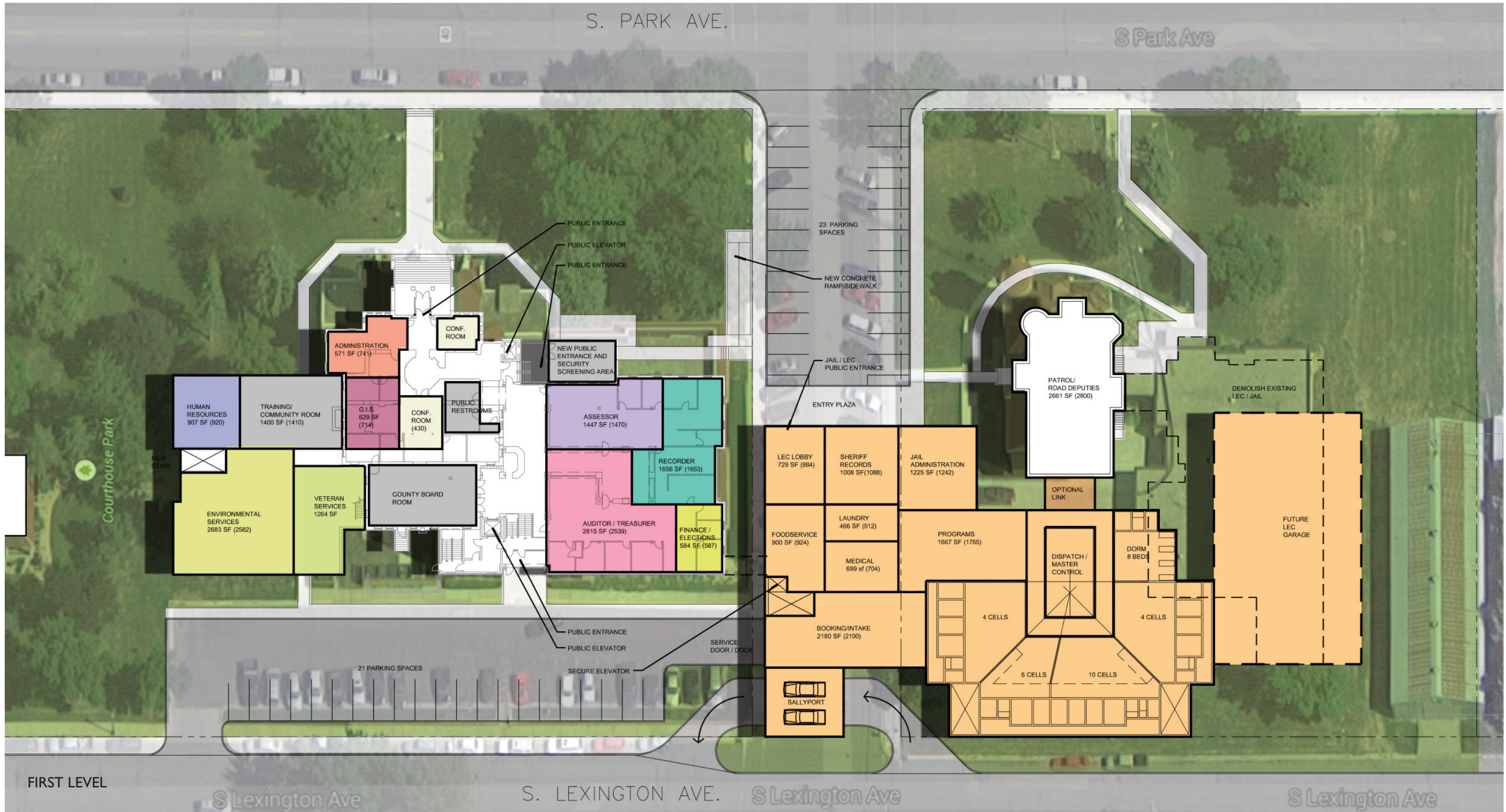
Project #: 1136.11

Concept D
Government Services / LEC / Jail



BKV
GROUP

4



Le Sueur County

Facility Assessment Study

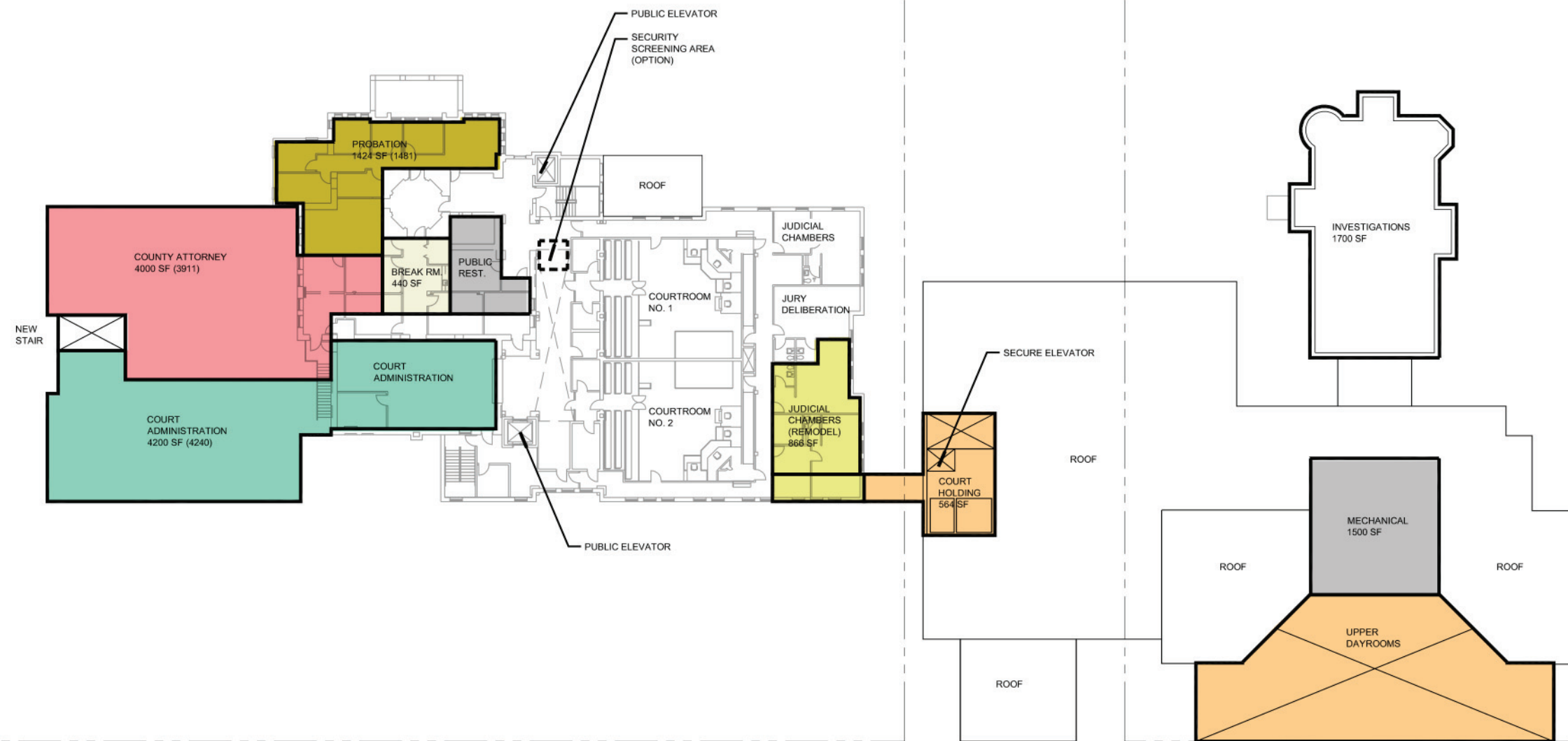
06/28/2016

Project #: 1136.11

Concept D Government Services / LEC / Jail



BKV
GROUP



SECOND LEVEL

Le Sueur County

Facility Assessment Study

06/28/2016

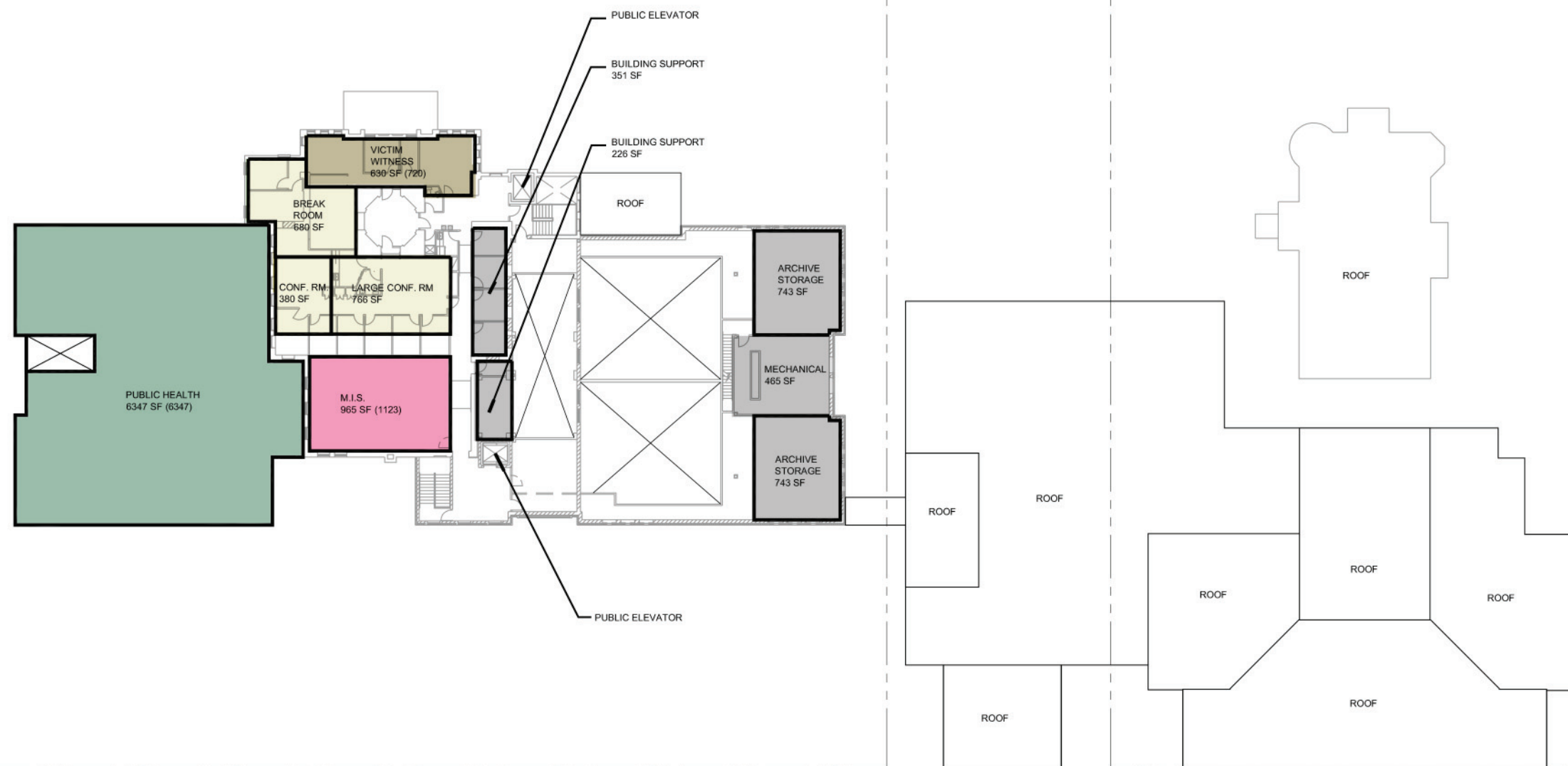
Project #: 1136.11

Concept D
Government Services / LEC / Jail



BKV
GROUP

6



THIRD LEVEL

Le Sueur County

Facility Assessment Study

06/28/2016

Project #: 1136.11

Concept D
Government Services / LEC / Jail



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GROUP

7



NORTHEAST VIEW



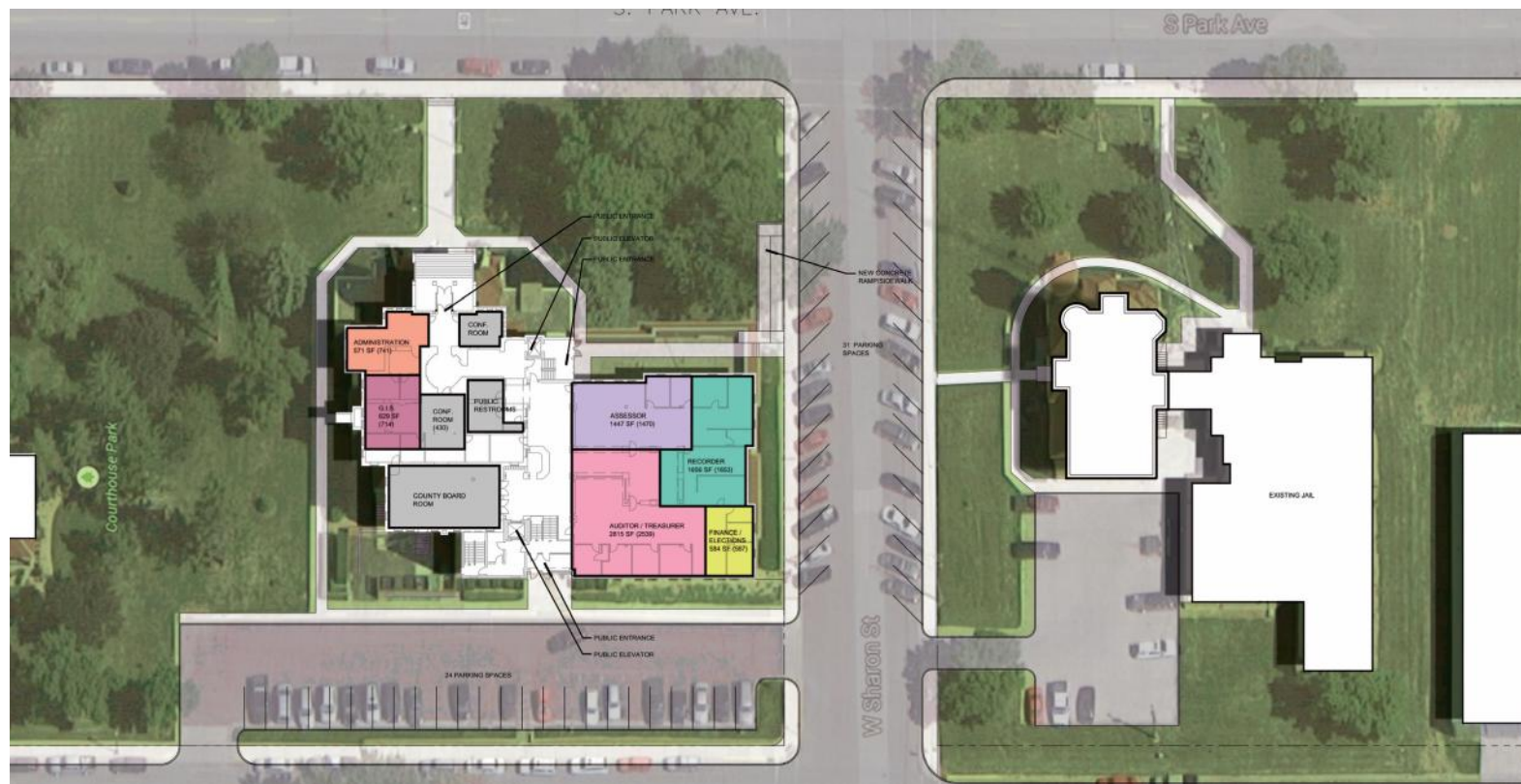
NORTHWEST VIEW



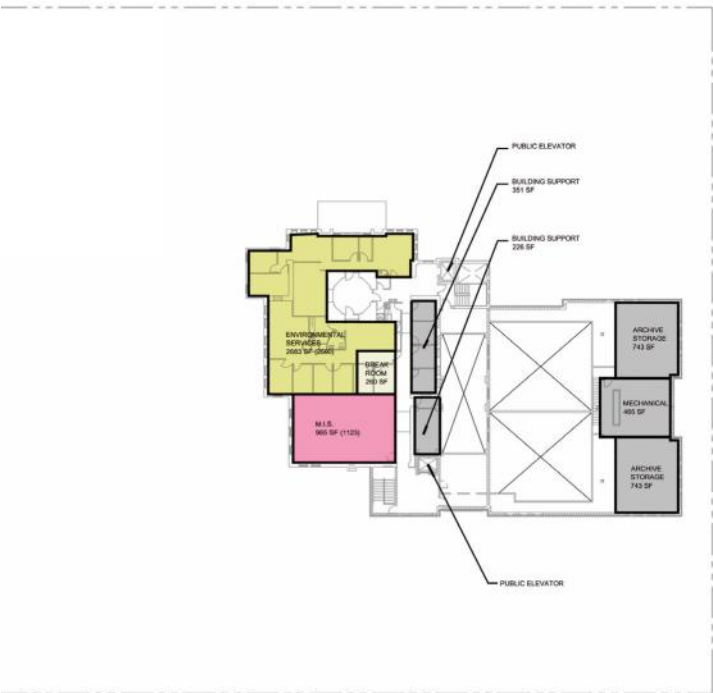
SOUTHWEST VIEW



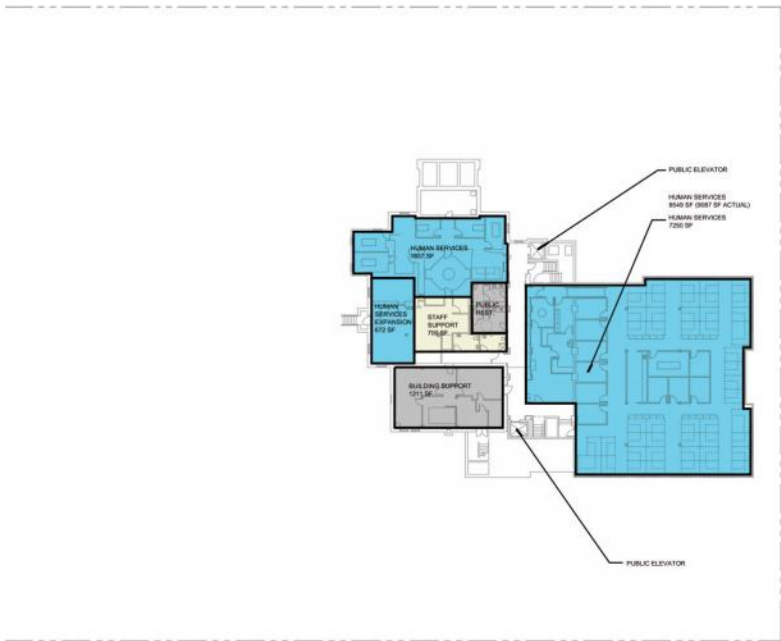
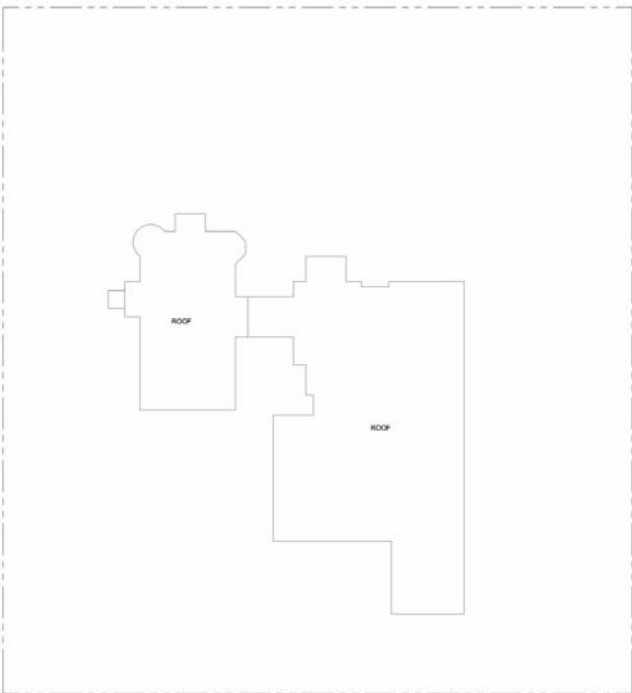
SOUTHEAST VIEW



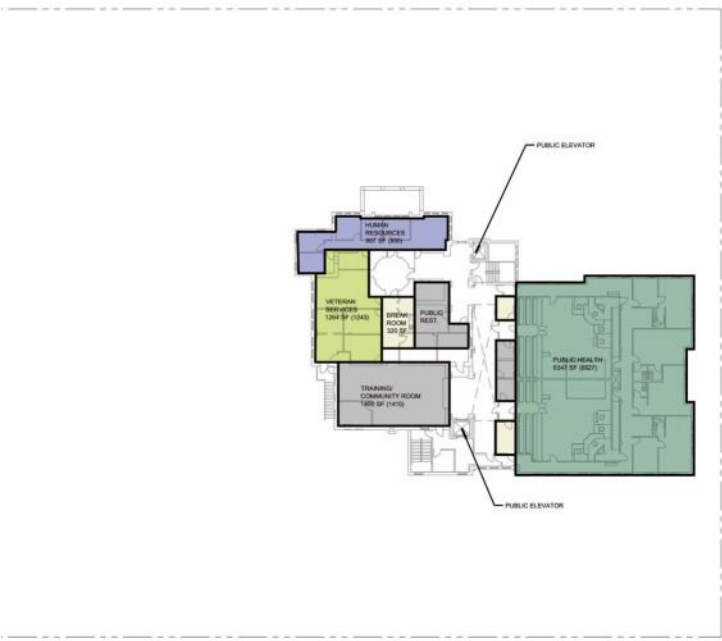
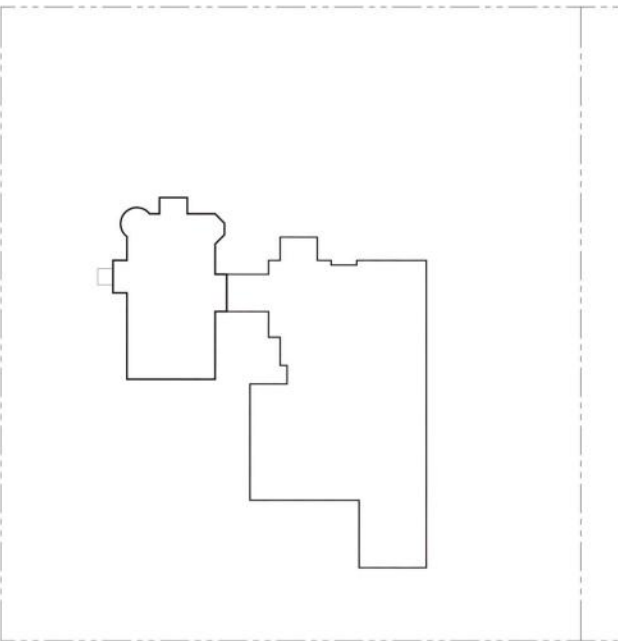
FIRST LEVEL



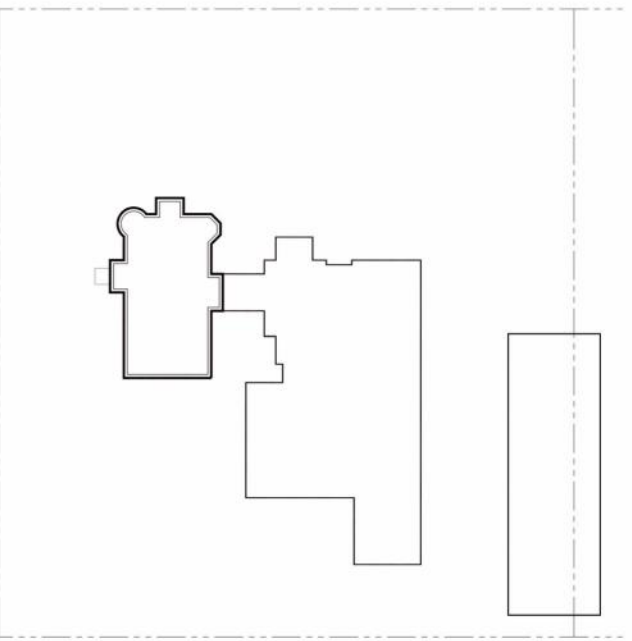
THIRD LEVEL

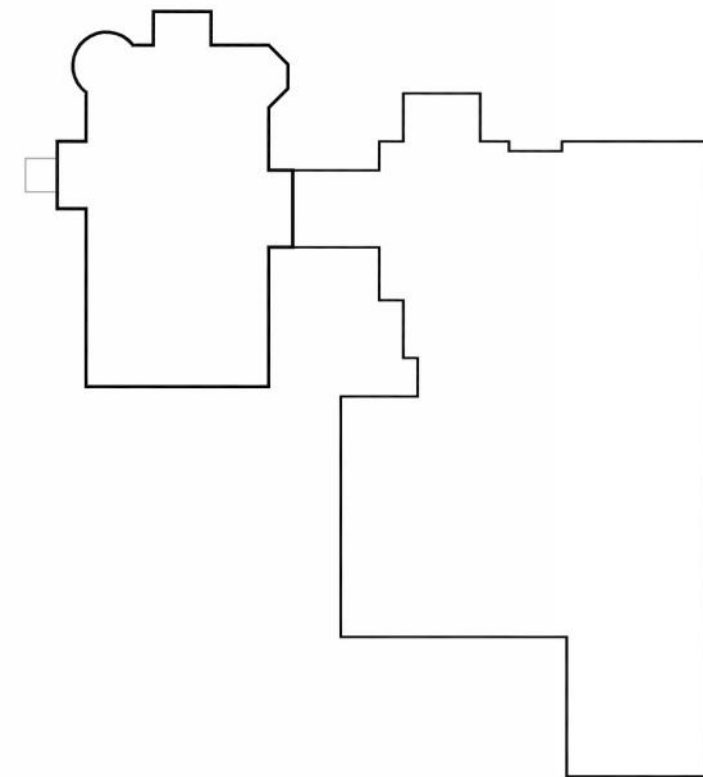
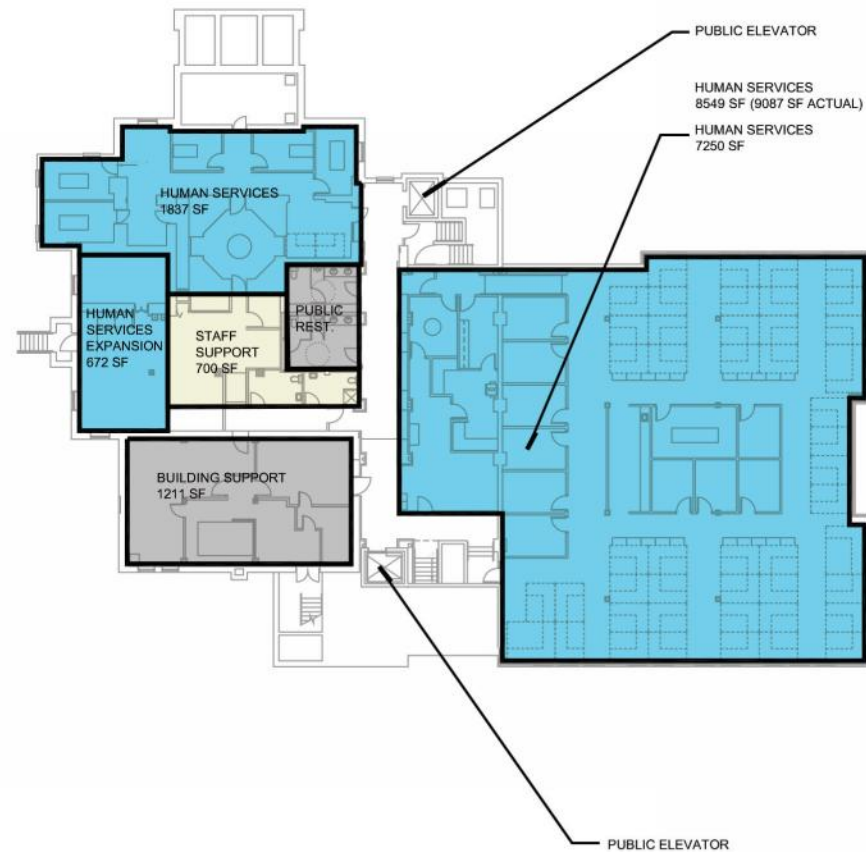


LOWER LEVEL



SECOND LEVEL





LOWER LEVEL

Le Sueur County

Facility Assessment Study

06/28/2016

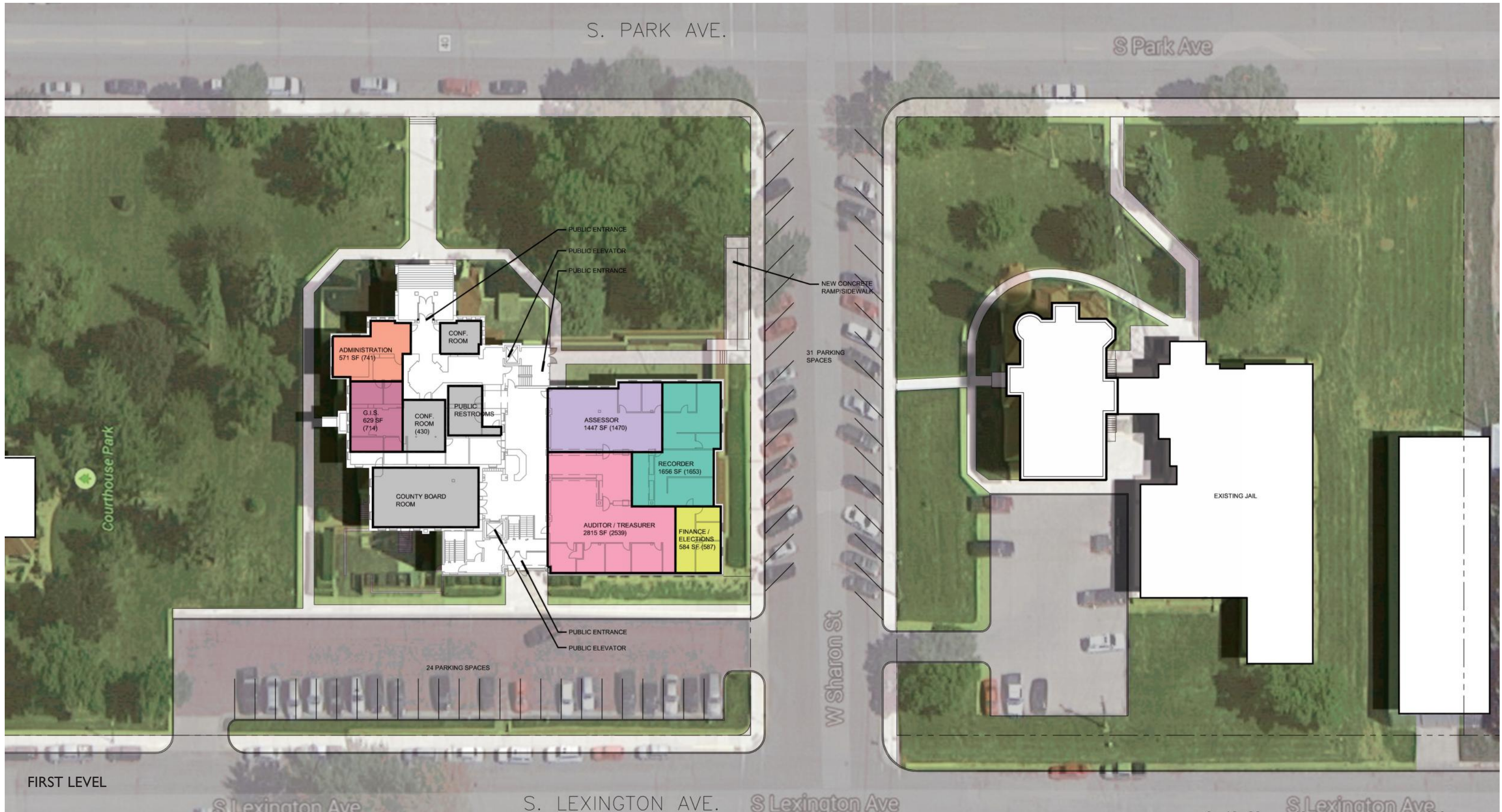
Project #: 1136.11

Concept E - Existing Courthouse Remodel
Government Services / LEC / Jail



BKV
GROUP

10



Le Sueur County

Facility Assessment Study

06/28/2016

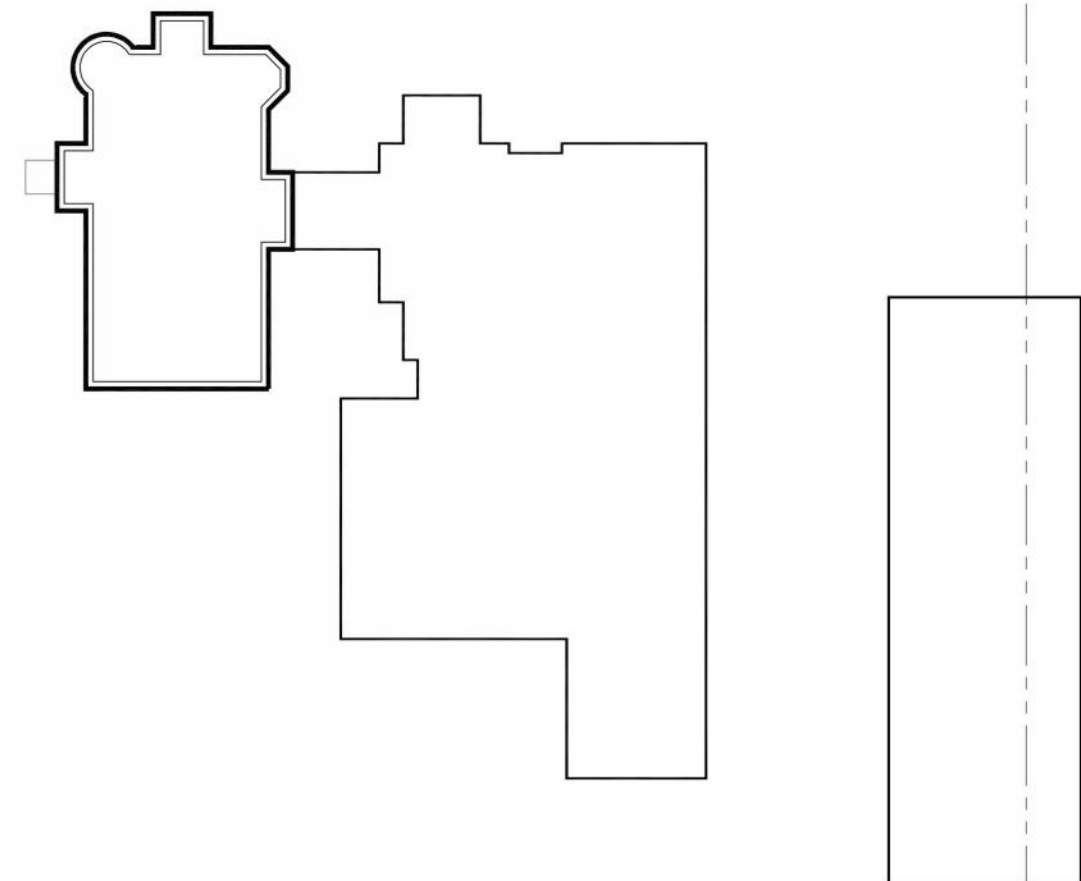
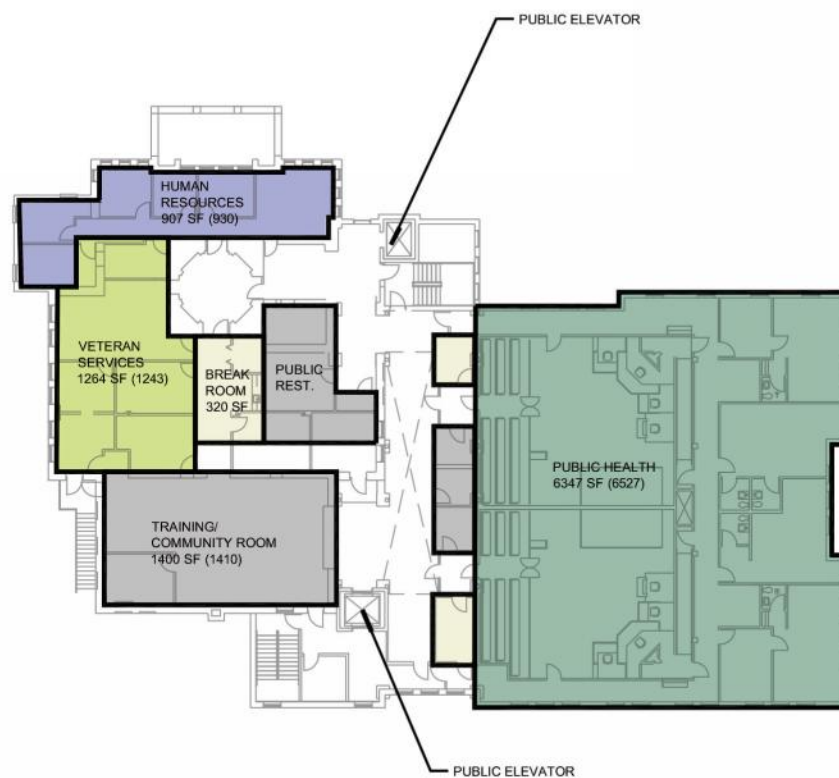
Project #: 1136.11

Concept E - Existing Courthouse Remodel Government Services / LEC / Jail



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GROUP

11



SECOND LEVEL

Le Sueur County

Facility Assessment Study

06/28/2016

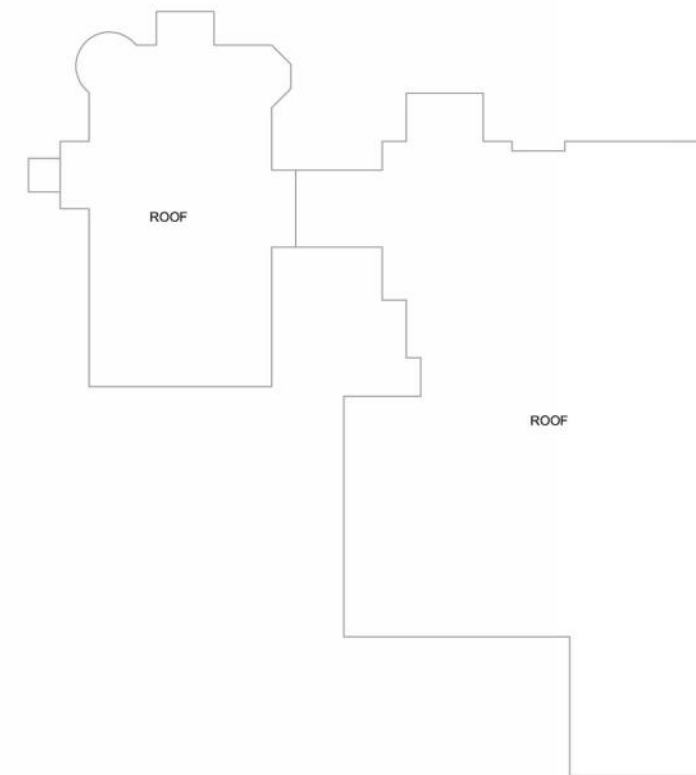
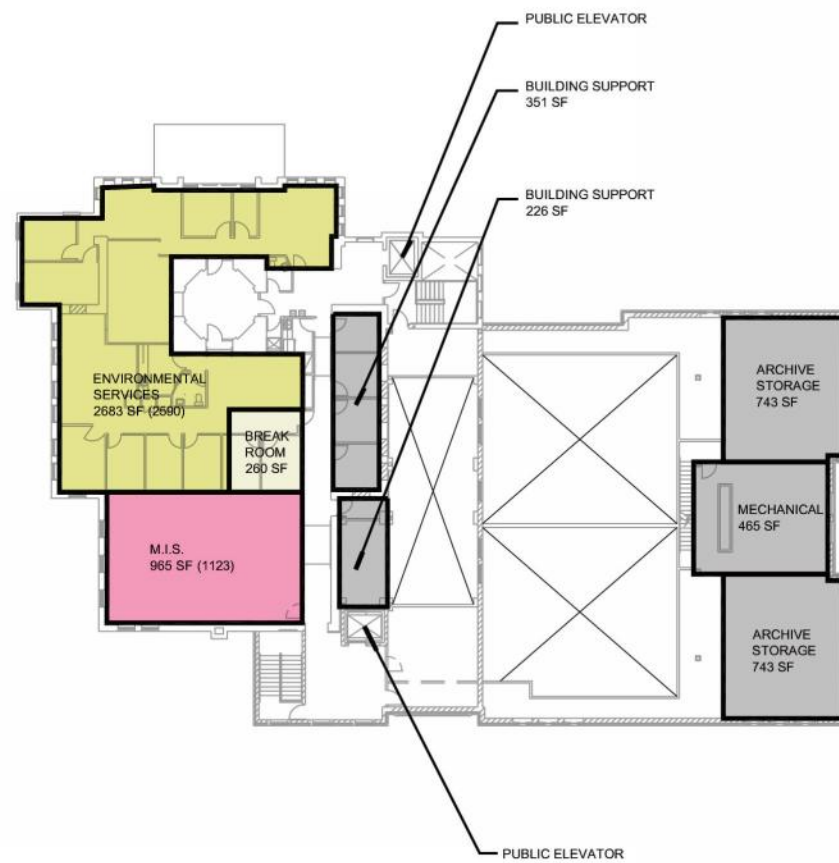
Project #: 1136.11

Concept E - Existing Courthouse Remodel
Government Services / LEC / Jail



BKV
GROUP

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THIRD LEVEL

Le Sueur County

Facility Assessment Study

06/28/2016

Project #: 1136.11

Concept E - Existing Courthouse Remodel
Government Services / LEC / Jail



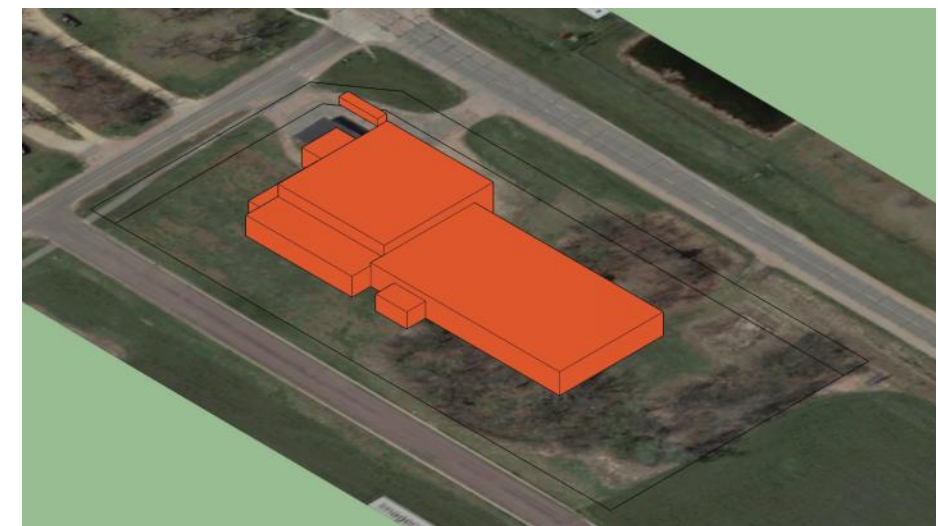
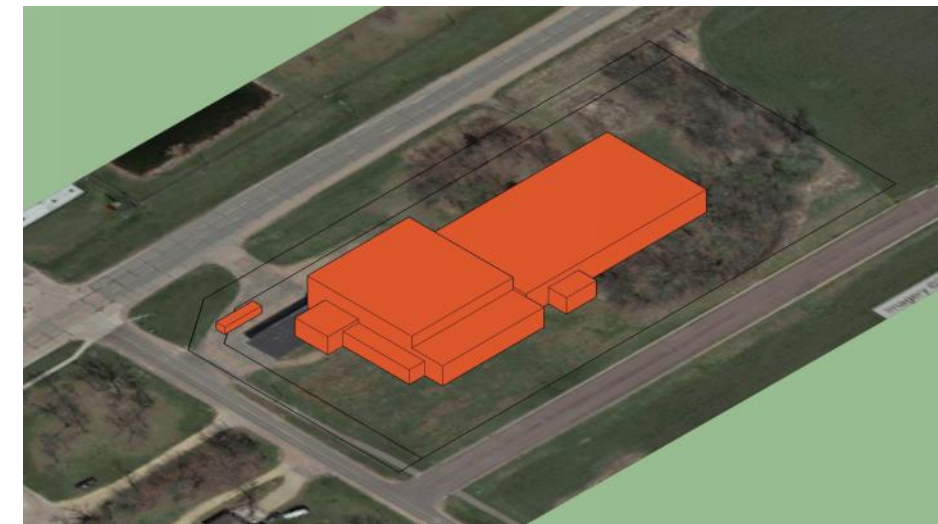
BKV
GROUP

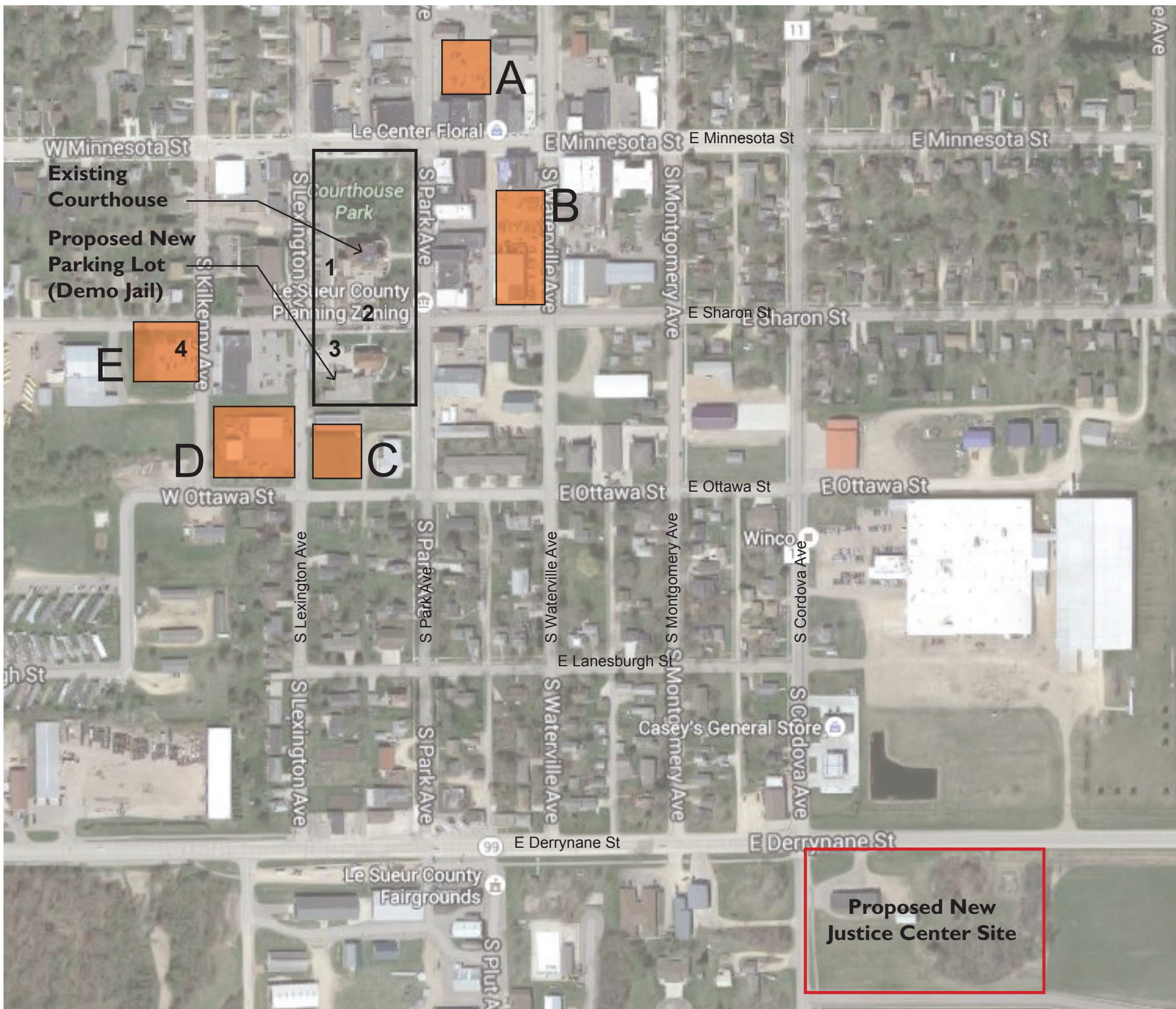
13





VIEW FACING EAST





Current Off Street County Parking

- 1- 24 spaces in the west lot
- 2- 38 spaces in East Sharon St
- 3- Approx. 14 spaces in the LEC lot
- 4- 33 spaces off West Sharon St

Total Current Parking = 109

Long Range Additional Parking Impacts

- Moving environmental services to the County Government campus
- Increase of employees over time
(in 15 years there could be 198 total employees for the 17 departments at the government center and 40 at the LEC for a total of 238)

Potential Off Street Parking Need

150 to 200 (not including LEC)

Off Street Parking Required at New Justice Center (Concept E)

137 spaces

A: City Public Parking Lot
33 cars

B: Private Property
107 cars

C: Church Property
58 cars

D: City Property
105 cars

E: County Property
81 cars

*Existing Courthouse Property
76 cars

Le Sueur County

Facility Assessment Study

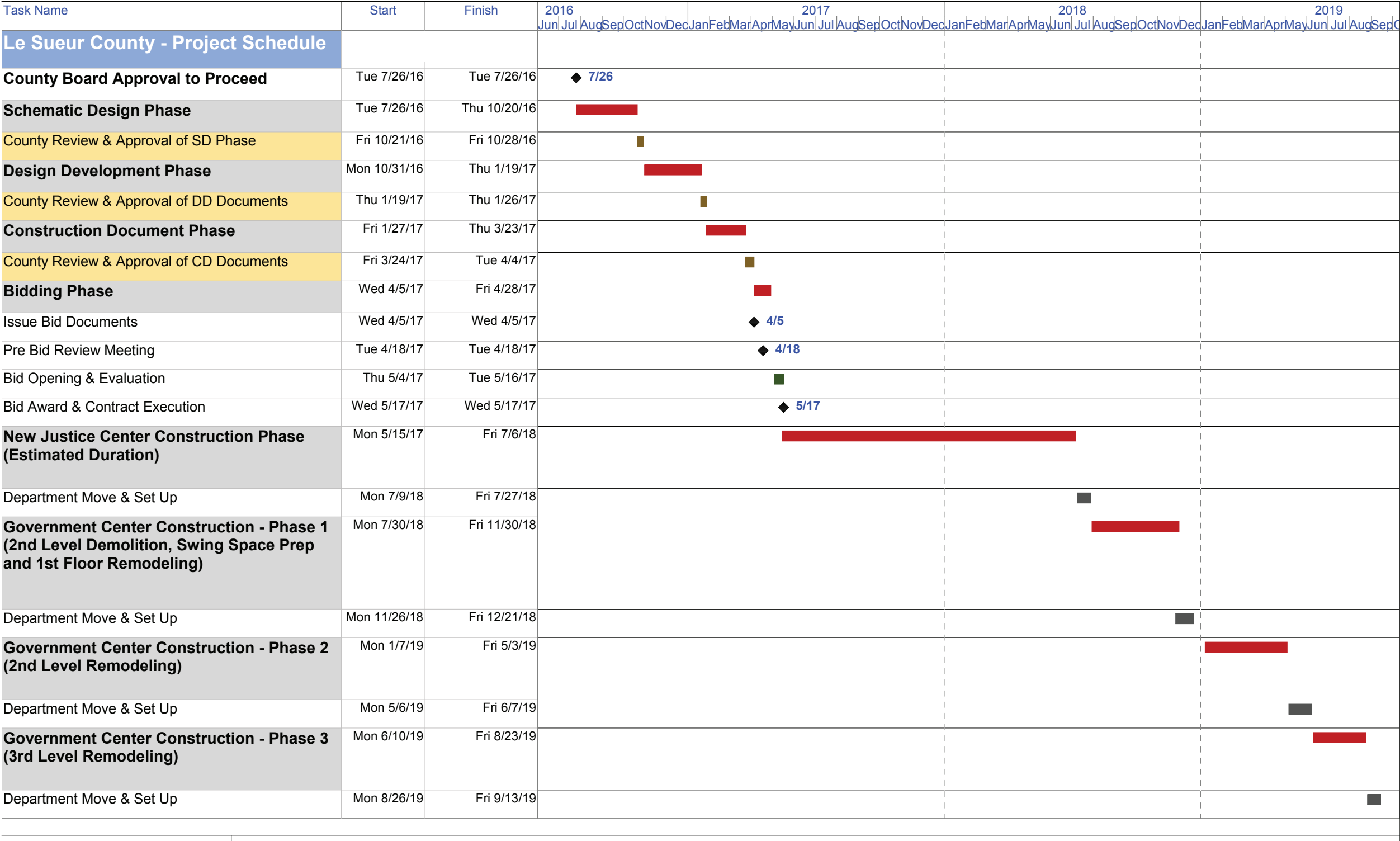
06/28/2016

Project #: 1136.11

Parking Analysis

BKV
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PROJECT COST ESTIMATE

Master Plan Concept D			
	Area	Cost / SF	Estimated Total
Existing Court House Remodeling	10,500	\$85	\$892,500
Government Services Addition	34,230	\$230	\$7,872,900
New Secure Lobby Addition	540	\$285	\$153,900
Jail Building Addition	20,675	\$290	\$5,995,750
Garage Building Area	7,000	\$75	\$525,000
Jail Demolition			\$85,000
Sub Total			\$15,525,050
Emergency Generator			\$275,000
New Cold Storage Building			\$350,000
Site Development Cost			\$410,000
Sub Total			\$16,560,050
10% Design & Construction Contingency			\$1,656,005
Estimated Construction Cost			\$18,216,055
Jail Material Tax Rebate (estimate)			\$180,000
Total Estimated Construction Cost			\$18,036,055

Master Plan Concept E			
	Area	Cost / SF	Estimated Total
Existing Court House Remodeling	18,000	\$85	\$1,530,000
LEC Building Area	26,872	\$230	\$6,180,560
Judicial Building Area	8,913	\$230	\$2,049,990
Courts Areas	4,287	\$265	\$1,136,055
Jail Building Area	19,014	\$290	\$5,514,060
Garage Building Area	7,000	\$75	\$525,000
Sub Total			\$16,935,665
Emergency Generator			\$275,000
Existing Building Demolition & Site Clean Up			\$40,000
New Cold Storage Building			\$350,000
Site Development Cost			\$450,000
Sub Total			\$18,050,665
7% Design & Construction Contingency			\$1,263,547
Total Estimated Construction Cost			\$19,314,212
Jail Material Tax Rebate (estimate)			\$160,000
Total Estimated Construction Cost			\$19,154,212

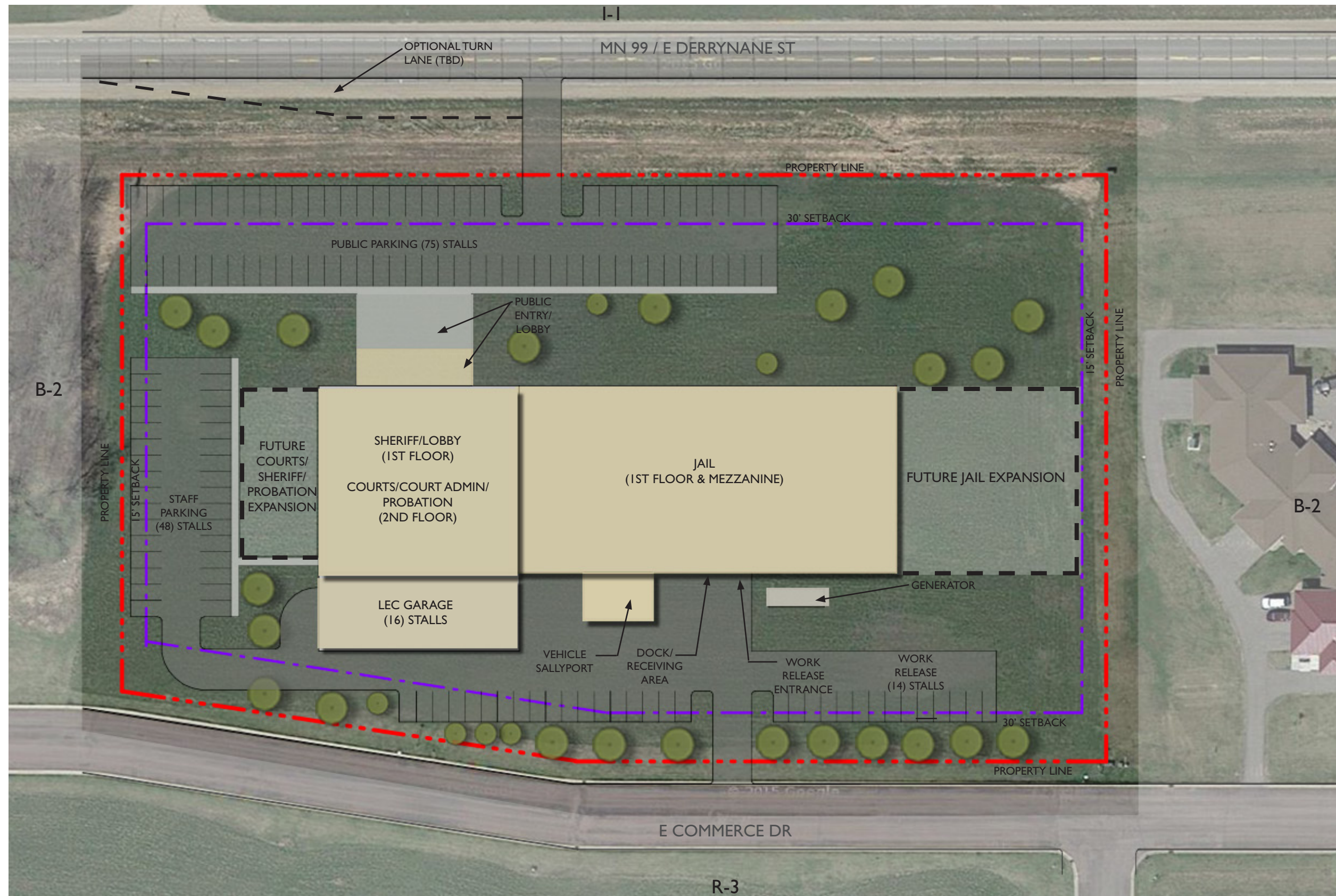
PROJECT TAX IMPACT ESTIMATE

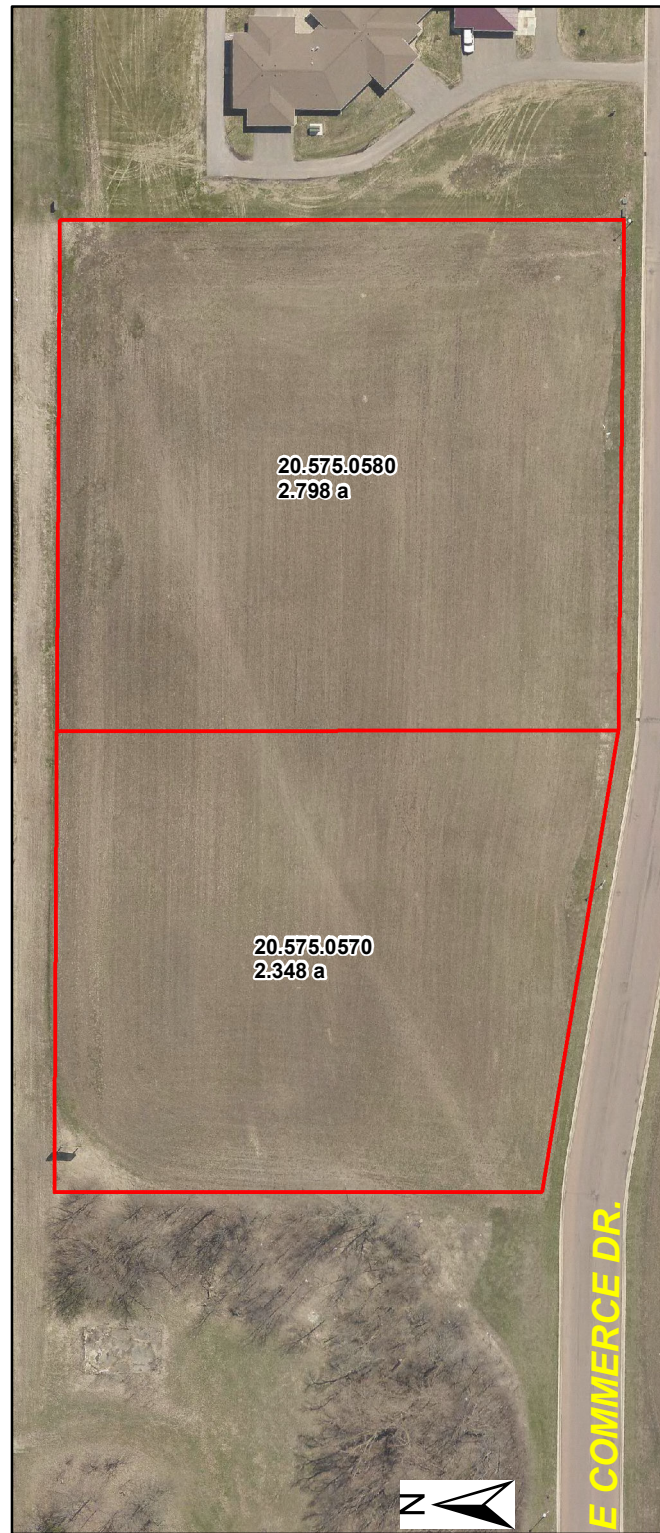
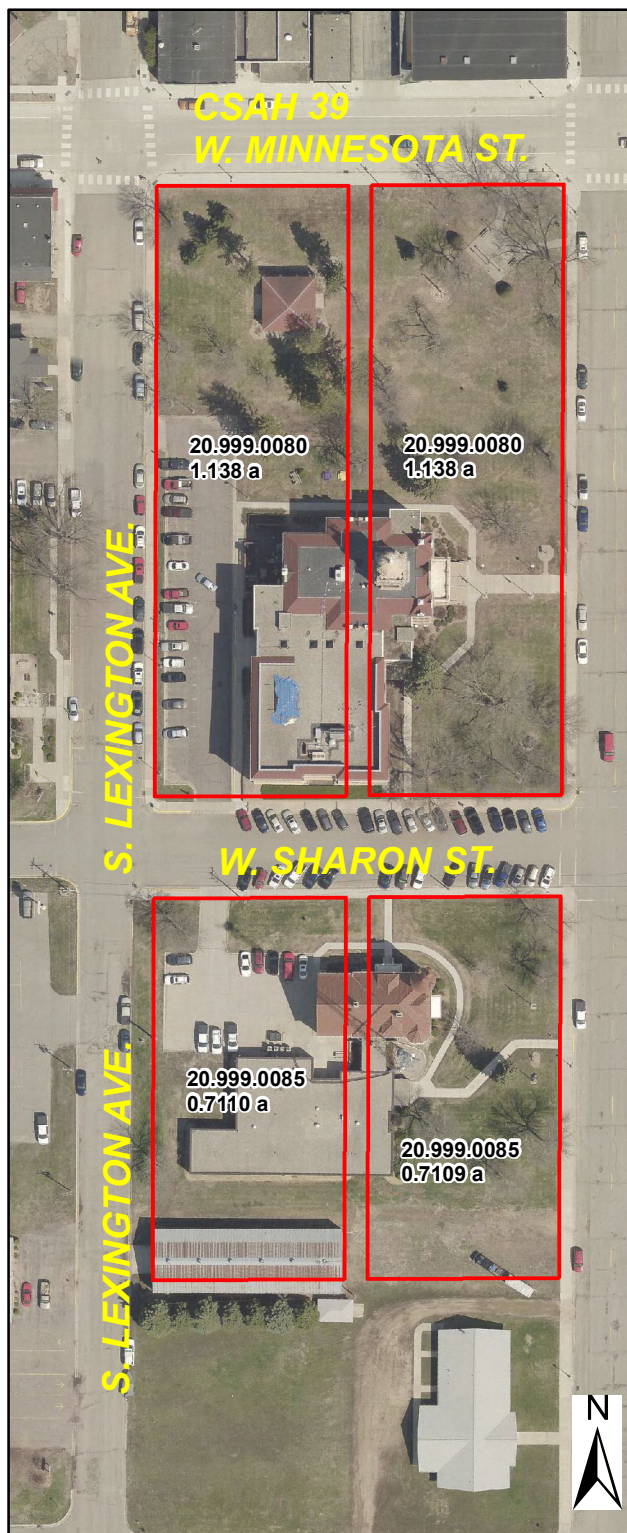
BOND ISSUANCE INFORMATION	
Bond Issue Amount	\$19,375,000
Number of Years	20
Average Interest Rate	2.90%
Estimated Bond Rating	S&P AA / Stable
PROPERTY TAX INFORMATION	
Estimated Net Tax Capacity - Payable 2017	35,250,000
Estimated Debt Levy @ 100% - Average	1,300,000
Estimated Tax Capacity Rate:	
Payable 2017 - Without Proposed Bonds	47.000%
Payable 2017 - Without Proposed Bonds	50.688%
Estimated Tax Rate Increase	3.688%

TAX IMPACT ANALYSIS							
Type of Property	Estimated Market Value	Market Value Exclusion	Taxable Market Value	Net Tax Capacity	Current County Tax	Proposed Tax Increase*	Proposed County Tax
Residential Homestead	\$ 50,000	\$ 20,000	\$ 30,000	\$ 300	\$ 151.10	\$ 11.06	\$ 162.17
	75,000	30,000	45,000	450	226.66	16.60	243.25
	100,000	28,240	71,760	718	361.44	26.46	387.91
	125,000	25,990	99,010	990	498.69	36.51	535.21
	150,000	23,740	126,260	1,263	635.95	46.56	682.51
	175,000	21,490	153,510	1,535	773.20	56.61	829.81
	200,000	19,240	180,760	1,808	910.45	66.66	977.12
	225,000	16,990	208,010	2,080	1,047.70	76.71	1,124.42
	250,000	14,740	235,260	2,353	1,184.96	86.76	1,271.72
	300,000	10,240	289,760	2,898	1,459.46	106.86	1,566.33
Commercial/Industrial	\$ 100,000	\$ -	\$ 100,000	\$ 1,500	\$ 755.52	\$ 55.32	\$ 810.84
	200,000	-	200,000	3,250	1,636.96	119.86	1,756.82
	300,000	-	300,000	5,250	2,644.32	193.62	2,837.94
	400,000	-	400,000	7,250	3,651.68	267.38	3,919.06
	500,000	-	500,000	9,250	4,659.04	341.13	5,000.17
	1,000,000	-	1,000,000	19,250	9,695.84	709.93	10,405.77
Apartments (4 or more units)	\$ 200,000	\$ -	\$ 200,000	\$ 2,500	\$ 1,259.20	\$ 92.20	\$ 1,351.40
	300,000	-	300,000	3,750	1,888.80	138.30	2,027.10
	500,000	-	500,000	6,250	3,148.00	230.50	3,378.50
Agricultural Homestead **	\$ 150,000	\$ 23,740	\$ 126,260	\$ 1,381	\$ 695.73	\$ 50.94	\$ 746.67
	400,000	23,740	376,260	2,631	1,325.33	97.04	1,422.37
	500,000	23,740	476,260	3,131	1,577.17	115.48	1,692.65
	600,000	23,740	576,260	3,631	1,829.01	133.92	1,962.93
	800,000	23,740	776,260	4,631	2,332.69	170.80	2,503.49
	1,000,000	23,740	976,260	5,631	2,836.37	207.68	3,044.05
Agricultural Non-Homestead (dollars per acre)	\$ 6,500	\$ -	\$ 6,500	\$ 65	\$ 32.74	\$ 2.40	\$ 35.14
	7,250	-	7,250	73	36.52	2.67	39.19
	8,000	-	8,000	80	40.29	2.95	43.24
Seasonal/Recreation Residential	\$ 100,000	\$ -	\$ 100,000	\$ 1,000	\$ 503.68	\$ 36.88	\$ 540.56
	200,000	-	200,000	2,000	1,007.36	73.76	1,081.12
	300,000	-	300,000	3,000	1,511.04	110.64	1,621.68
	400,000	-	400,000	4,000	2,014.72	147.52	2,162.24

* The figures in the table are based on taxes for new bonded debt only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net tax effect of the bond issue for many property owners.







Le Sueur County Justice & Government Center

BKV Project No. 1136.11

7/5/2016

Item	TOTAL	Comments
SOFT COST ESTIMATE		
Architectural & Engineering Fees	\$1,235,000	Based on estimated fee of 6.5% of construction cost at \$19 million
A & E Reimbursable Expenses	\$50,000	estimated at 4% of the A / E fees
Construction Predesign Manager Fees	\$90,000	
CM Reimbursable Fees	\$30,000	
Plan Review Fees	\$57,000	
Bid Document Printing	\$8,000	
Bid Advertising	\$2,000	
FF&E (Furniture, Fixtures & Equipment)	\$550,000	3% of construction estimate
Kitchen / Breakroom Equipment	\$20,000	
A/V Systems	\$400,000	
Low Voltage Cabling & Devices	\$225,000	
SAC & WAC Fees	\$40,000	
Power Company Connection Charges	\$60,000	
Geotechnical Soil Borings	\$10,000	
Alta Survey	\$5,000	
Special Construction Testing	\$45,000	
Builder's risk insurance	\$15,000	
Attorney Review Fees	\$4,000	
Permit Fees	\$88,000	Based on MN State fees of \$19 million construction
Property Purchase	\$180,000	Estimated
Owner Relocation / Move	\$0	to be done by internal forces
Commissioning	\$50,000	
Technology		
dispatch equipment, communications tower / antenna,		
portable radio system, voice/data system, telephone system	\$1,200,000	
Subtotal	\$4,364,000	
Estimating Contingency / Miscellaneous Cost (5%)	\$218,200	
Estimated Total Soft Cost	\$4,582,200	

Le Sueur County - Justice Center & Government Master Planning Study

Master Plan Concept D

	Area	Cost / SF	Estimated Total
Existing Court House Remodeling	10,500	\$85	\$892,500
Government Services Addition	34,230	\$230	\$7,872,900
New Secure Lobby Addition	540	\$285	\$153,900
Jail Building Addition	20,675	\$290	\$5,995,750
Garage Building Area	7,000	\$75	\$525,000
Jail Demolition			\$80,000
Sub Total			\$15,520,050
Emergency Generator			\$250,000
Site Development Cost			\$350,000
Sub Total			\$16,120,050
10% Design & Construction Contingency			\$1,612,005
Total Estimated Construction Cost in 2017			\$17,732,055
Estimated Construction Inflation to Construct in 2018			\$797,942
Total Estimated Construction Cost in 2018			\$18,529,997

Master Plan Concept E

	Area	Cost / SF	Estimated Total
Existing Court House Remodeling	18,000	\$85	\$1,530,000
LEC Building Area	26,872	\$230	\$6,180,560
Judicial Building Area	8,913	\$230	\$2,049,990
Courts Areas	4,287	\$265	\$1,136,055
Jail Building Area	19,014	\$290	\$5,514,060
Garage Building Area	7,000	\$75	\$525,000
Sub Total			\$16,935,665
Emergency Generator			\$250,000
Existing Building Demolition & Site Clean Up			\$40,000
Site Development Cost			\$450,000
Sub Total			\$17,675,665
7% Design & Construction Contingency			\$1,237,297
Total Estimated Construction Cost in 2017			\$18,912,962
Estimated Construction Inflation to Construct in 2018			\$851,083
Total Estimated Construction Cost in 2018			\$19,764,045

RIGHT OF FIRST REFUSAL

THIS AGREEMENT is made this _____ day of _____, 2016, by and between City of Le Center ("Grantor") and Le Sueur County ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$ 500.00 and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto said Grantee, a Right of First Refusal, the terms of which are more particularly set out below, to a tract of land situate, lying and being, in the County of Le Sueur, State of MN, more particularly described as follows:

Lots 1 and 2, Block 5, Horizon Addition, City of Le Center, MN. (Property)

1. Right of First Refusal. If at any time the Grantor shall receive a bona fide offer from any person, persons, organization, or organizations to purchase in whole or in part, the above described Property, the Grantor shall send Grantee a copy of the proposed Contract and notify Grantee of its intention to accept the same. The Grantee shall have the right within 30 days to accept the terms of said Contract in writing and within 90 days thereafter to purchase the above described Property, for the gross purchase price and on the terms specified in said Contract. If the Grantee shall not so elect within the said period of 90 days, the Grantor may then sell the above-described property to said offeror provided the said sale is on the said terms and conditions and for the price set forth in the said Contract sent to Grantee.

2. Warranty. Grantor herein hereby warrants and covenants good and marketable title to the above described Property and good right, full power, and lawful authority to grant, bargain, sell, and convey this Right of First Refusal.

3. Default. Should the Grantor herein enter into an assignment, sale, transfer, conveyance, or lease with terms in conflict with this Right of First Refusal, the Grantee may, at its option, in legal proceedings seek to have a court of competent jurisdiction declare this Agreement breached and decree and order that said assignment, sale transfer, conveyance, or lease is null, void, and of no effect. Nothing contained herein shall be construed to prevent specific performance of this Right of First Refusal or any term herein by either party.

4. Termination. This Right of First Refusal shall extinguish, terminate, and be null and void upon the consummation of assignment, sale, transfer, or conveyance in fee simple to a third party of the above described Property after full compliance with the terms of this Right of First Refusal, provided the sale is on the said terms and conditions and for the price set forth in the said contract sent to Grantee; however, if such sale is not consummated, this Right of First Refusal shall remain in effect, provided, however, that in any event, all rights hereunder shall terminate not later than 3 years after the date of this Right of First Refusal Agreement.

Subsequent to termination as above provided, Grantee shall upon Grantor's request execute and acknowledge a document stating such facts as are pertinent and fully relinquishing, waiving, and releasing all rights and obligations hereunder.

5. Entire Agreement. This Right of First Refusal constitutes the entire Agreement between the parties and can be modified only by a written instrument signed by the parties hereto.

6. Binding Effect. It is intended that all the provisions of this Right of First Refusal shall run with the land and that all the provisions hereto shall inure to the benefit of and shall be binding on the parties hereto, their heirs, legal representatives, successors, and assigns.

City of Le Center

Le Sueur County

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA)
) ss.
COUNTY OF LE SUEUR)

The foregoing instrument was acknowledged before me this _____ day of _____,
2016, by _____.

Notary Public

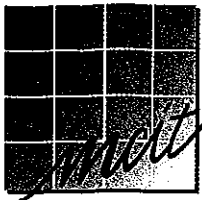
STATE OF MINNESOTA)
) ss.
COUNTY OF LE SUEUR)

The foregoing instrument was acknowledged before me this _____ day of _____,
2016, by _____.

Notary Public

Drafted by:

Brent Christian
Le Sueur County Attorney
65 South Park Ave.
Le Center, MN 56057
507-357-2278



Minnesota Counties Intergovernmental Trust

100 Empire Drive, Suite 100
St. Paul, MN 55103-1885
www.mcit.org

Phone: 651-209-6400
Toll Free: 866-547-6516
Fax: 651-209-6496

July 29, 2016

BOARD OF DIRECTORS

Scott Sanders
Trust Chair
Watonwan County
Commissioner

Felix Schmiesing
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Lac qui Parle County
Commissioner

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Richard Downham
Cass County
Commissioner

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Randy Schreifels
Stearns County
Auditor/Treasurer

Kevin Corbid
Washington County
Auditor

Charles Enter
Brown County
Administrator

Ms. Pam Simonette
Auditor/Treasurer
Le Sueur County
88 S Park Ave
Le Center, MN 56057-1644

RE: 2016 DIVIDEND NOTICE

Dear Ms. Pam Simonette,

After the review of MCIT's past and future return on investments, consideration of reserve changes to the Trust's bottom line and the final report of the independent auditors for fiscal year 2015, MCIT is again able to declare a dividend. This is the organization's 26th consecutive annual dividend to members. The financial audit conducted by Eide Bailly LLP and the analysis performed by Actuarial Advisors affirmed the soundness of the MCIT program and the fact that funds were available for dividend distribution. **This year's dividend totals \$12.213 million.** Performance in the workers' compensation division produced \$6.433 million of the dividend and \$5.780 million results from performance in the property/casualty division.

Your 2016 Dividend is \$ 112,154 allocated as follows:

- Workers' Compensation \$ 56,327
- Property/Casualty \$ 55,827

MCIT's ability to provide dividends reflects positive investment income, members' dedication to risk management and loss control, net income from conservative fiscal program management and better than expected claims development on a pool wide basis.

Dividends are a reflection of MCIT's past performance. Nothing guarantees ongoing positive performance. Each year the MCIT Board of Directors cautions members not to plan on dividends. We remain committed to the fiscal health of the organization and will continue to annually evaluate the merits of returning fund balance.

We are providing this letter to you for purposes of 2017 planning. The actual dividend payment will be issued in mid-November of this year.

"Providing Minnesota counties and associated members cost-effective coverage
with comprehensive and quality risk management services."

2016 Dividend Notice
July 29, 2016
Page 2

MCIT's success is attributable to the long-term commitment of its membership. Members have been steadfast in their dedication to this venture. This dividend is a reward for your hard work.

Thank you for your ongoing participation in MCIT.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott Sanders".

Scott Sanders, Watonwan County Commissioner
Trust Chair

cc: County Board Chair



Le Sueur County, MN

Tuesday, August 2, 2016

Board Meeting

Item 10

Future Meetings

Staff Contact:

Future Meetings August – September 2016

August 2, 2016	Board Meeting, 9:00 a.m. *Ney Park Lunch, 12:00 p.m.
August 9, 2016	No Board Meeting *Employee Appreciation Lunch, 11:00 a.m. - 1:00 p.m. Courthouse Park
August 11, 2016	P&Z Meeting, 7:00 p.m. Environmental Services Building
August 16, 2016	Board Meeting, 9:00 a.m.
August 18, 2016	Board of Adjustment Meeting, 3:00 p.m. Environmental Services Building
August 23, 2016	Board Meeting, 9:00 a.m. *BUDGET MEETINGS
August 24, 2016	BUDGET MEETINGS
August 30, 2016	No Board Meeting
September 5, 2016	Closed for Labor Day
September 6, 2016	Board Meeting, 9:00 a.m.
September 8, 2016	P&Z Meeting, 7:00 p.m. Environmental Services Building
September 13, 2016	No Board Meeting
September 15, 2016	Board of Adjustment Meeting, 3:00 p.m. Environmental Services Building

September 20, 2016

Board Meeting, 9:00 a.m.

September 27, 2016

Board Meeting, 9:00 a.m.

***10:00 a.m. CD # 18, 19, and 63 Informational
Redetermination Public Hearing**



Le Sueur County, MN

Tuesday, August 2, 2016

Board Meeting

Item 11

12:00 p.m. Ney Park Lunch

Staff Contact: