

REGULAR MEETING OF THE KOOCHICHING COUNTY BOARD OF COMMISSIONERS
Held on Tuesday, July 27, 2021 at 9:30 a.m.

MEMBERS PRESENT: Commissioners Pavleck, Sjoblom, Murray, Adee, Skoe
MEMBERS ABSENT: None

OTHERS IN ATTENDANCE: Janelle Peterson, Allison O'Hara, Georgia Growette, Jeff Kantor, Eric Olson, Jeff Hardwig, Trent Nicholson, Mark Lessard, Kathy LaFrance, Matt Gouin, Kurt Kennedy, Trisha Heibel, Dale Erickson, Deedra Erickson, Jody Reller, KCCTV Reporter Darcy Sullivan, KGHS Reporter Timm Ringhofer

2021/07-18 Motion by Murray, seconded by Skoe to approve the agenda with additions and deletions. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-19 Motion by Pavleck, seconded by Murray to approve the minutes from the July 13, 2021 regular meeting. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-20 Motion by Adee, seconded by Murray to approve Courthouse claims in the amount of \$53,468.99, approve Highway claims in the amount of \$19,815.93 and approve Public Health and Human Services claims as presented. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-21 Motion by Adee, seconded by Murray to approve the void of warrant #33955 in the amount of \$426.38, warrant #34376 in the amount of \$45.00 and warrant #33977 in the amount of \$3,500.00. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-22 Motion by Pavleck, seconded by Adee to approve the employment separation of part-time E911/Correctional Officer Mark Wild effective July 13, 2021. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-23 Motion by Murray seconded by Skoe to approve a revised Board meeting schedule adding Committee of the Whole meetings starting at 9:30 a.m. on August 3rd and 17th and September 7th and 21st. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-24 Motion by Skoe, seconded by Murray to approve an application for a Permit for Display of Fireworks/Pyrotechnic Special Effects for the Koochiching County Agricultural Association for August 14, 2021 located at 12099 Highway 71, Northome, MN. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-25 Motion by Murray, seconded by Adee to authorize Northland Counseling Center Inc. to submit a grant funding request on the County's behalf to the Minnesota Department of Human Services for state bonding funds to design, remodel, furnish and equip a facility for a Regional Behavioral Health Crisis center as a partner of the County and further to authorize the County to be the fiscal agent upon a successful grant award. Voting yes: Sjoblom, Skoe, Adee, Murray. Abstaining: Pavleck. Motion carried.

2021/07-26 Motion by Pavleck seconded by Murray to adopt the following resolution approving an economic development property tax abatement to IFalls Group LLC subject to a fully executed business tax abatement agreement.

**AUTHORIZING PROPERTY TAX ABATEMENT FOR CERTAIN PROPERTY
LOCATED IN THE CITY OF INTERNATIONAL FALLS IN KOOCHICHING
COUNTY**

WHEREAS, IFalls Group LLC DBA Cobblestone Hotel and Suites (Herein after “Developer”) owns real property located in the city of International Falls County of Koochiching, particularly described, as follows (the real property and improvements hereafter collectively referred to as the “Property”): 2602 Pleasant Avenue a property legally described as Lots 1-1-B, 1-2-B, 1-3-B and Lot 1-4-C, Auditors Plat 30 a/k/a Plat of Pleasant Acres. Parcel ID Nos 92-125-01011, 92-125-01031 and 92-125-01042.

WHEREAS, the Developer endeavors to spur economic growth in the County by redeveloping the Property into mid-scale 87 room, four story Cobblestone Hotel & Suites with elevator, pool, and breakfast area converting to a restaurant area in the evening;and

WHEREAS, the Developer has filed a Business Subsidy Application requesting the abatement of the County’s share of ad valorem property taxes on the Property;and

WHEREAS, Minnesota Statutes Section 469.1813 grants the authority to the County to grant a current or prospective abatement of property taxes; and

WHEREAS, the County held a public hearing on July 27, 2021 which was noticed by posting on theCountyPublicNoticeBoardandonCityPublicNoticeBoardsonJuly13,2021,postingtothe County Website, publishing in the Rainy Lake Gazette and airing on the KGHS radio station and KCCTV,morethantendaysbutlessthan30daysbeforethehearingandheardnoobjectiontothe tax abatement;and

WHEREAS, the County, finds that granting the abatement is in the public interest because it will enhance economic diversity by adding a hospitality property with newer amenities, increase the tax base with an overall investment in the property of \$10,325,000 by May 31, 2022 and create a minimum of 12 additional new full-time equivalent jobs on the property to pay an hourly wageof at least \$12.50 per hour; and

NOW, THEREFORE, BE IT RESOLVED that the Koochiching County Board of Commissioners hereby authorizes the County Auditor to abate 100% of the portion of the County’s share of ad valorem property taxes on the Property, for the taxes payable for the years 2023 and continuing through 2032 resulting from the project in an amount not to exceed \$50,000 per year and subject to the limitations, representations and warranties of the executed Tax Abatement Agreement. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

000 Representatives for the Jackfish Bay Area Waterflow/Cattail removal project provided a presentation to the Board. Representatives are seeking a Conservation Partners Legacy Grant to enhance waterflow through County Road 134 by adding arch profile culverts and removing

nonnative hybrid cattails on either side of County Road 134. They are seeking collaborative support from Koochiching County of 10% of the project cost estimated at \$40,000 to \$44,000.

000 Veteran Service Officer Mark Lessard provided the Board with the Economic Impact Report or Federal Gross Distribution of Expenditures (GDX) Report) for Koochiching County which provides information regarding the allocation of Federal Veterans Administration Benefits paid or provided to County Veterans. Federal VA Funds flowing in Koochiching County increased by over \$2.5 million dollars from \$11.2 million in 2019 to \$13.6 million in 2020 which is an increase of 23% and the greatest increase of VA dollars flowing into the County since 2007. The County Board thanked Mark and his staff for the great work they have done for County Veterans.

2021/07-27 Motion by Adee, seconded by Pavleck to approve the renewal of the Housing Support Agreements with Good Samaritan Northwinds Assisted Living and Hasbargen's AFC. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-28 Motion by Pavleck, seconded by Adee to approve the renewal of Purchase of Service Agreements with Northland Counseling/Koochiching Family Collaborative, ISD 361 and ISD 362. Voting yes: Sjoblom, Skoe, Adee, Murray. Pavleck abstained. Motion carried.

2021/07-29 Motion by Murray seconded by Skoe to approve the renewal of ISD 361 Non Financial Agreement. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-30 Motion by Adee seconded by Skoe to approve burial case #6511524271 in the amount of \$1,200. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-31 Motion by Murray seconded by Skoe to approve a Conditional Use Permit (#CUP 2103) for Boondocks Bar & Grill, LLC on Parcel ID#05-080-00020 in order to construct a new campground consisting of a maximum of twenty-two (22) campsites strictly for RV use with self-contained waste water tanks and subject to the installation of a state approved dump station for septage and contingent upon the campground meeting all Minnesota Department of Health regulations as well as the owners creating a document stipulating the "Campground Rules" to be provided to campground guests and provide a copy of the "Campground Rule" rules to the Environmental Services department. The subject parcel is described as Lots 2, 3, 7, 19 and 20, Auditor's Plat 15, according to the recorded plat thereof, located in Section 6, Township 68 North, Range 22 West, Koochiching County, Minnesota. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-32 Motion by Skoe seconded by Murray to accept the low quote and authorize the purchase of a disc mower in the amount of \$10,185.89 from Northland Lawn & Sport. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-33 Motion by Adee seconded by Pavleck to accept the low bid and award the 2021-2022 Propane Contract to Lakes Gas at \$1.30 per gallon. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-34 Motion by Adee seconded by Pavleck to authorize the Highway Department to enter into a purchase agreement for Parcel #14-007-13000, 3365 County Road 24, International Falls, Minnesota in the amount of \$130,000 plus applicable closing costs due to the CSAH 24 overpass project and the large impacts to the property, and further to authorize the County engineer to execute all documents. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

2021/07-35 Motion by Murray seconded by Adee to award SP 036-598-028, County Road 99 Bridge Replacement over the Rat Root River to the bidder of best value to the County – M&K Bridge Construction Inc. in the amount of \$630,559.50 and further authorize the Board Chair's signature to the contract agreement. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

000 The County Board along with County Extension recognized Dale and Deedra Erickson as the 2021 Koochiching County Farm Family. Dale was raised on the farm that was started by his parents in the 1930's. Originally 360 acres the farm has grown to about 1,300 acres including Deedra's parents farm. They raise registered and commercial polled Herefords and grow oats and hay for feed. In addition, they raise laying hens and have a sizable garden. All four of their children participated in 4H and showed the Hereford cattle, along with Arabian horses, pigs, chickens, ducks, geese, and fresh vegetables from the farm.

000 The Board Chair called for public comment and there was none.

2018/07-36 Motion by Skoe seconded by Murray to adjourn the meeting at 10:55 a.m. Voting yes: Sjoblom, Skoe, Adee, Pavleck, Murray. Motion carried.

Jason Sjoblom, Chair

Jenny Herman, Board Secretary