

PROCEEDINGS OF THE  
MARTIN COUNTY BOARD OF COMMISSIONERS  
TUESDAY, APRIL 21, 2015  
@ 9:00 A.M.

The regular meeting of the Martin County Board of Commissioners was called to order at 9:00 a.m. by Chairman Steve Flohrs.

Commissioners present were Elliot Belgard, Steve Flohrs, Tom Mahoney, and Dan Schmidtke. Commissioner Donnelly was absent. Also present were Scott Higgins, Martin County Coordinator, James Forshee, Martin County Auditor/Treasurer, Terry Viesselman, Martin County Attorney, Jodelle Greiner, Sentinel Newspaper, Rod Halvorsen, KSUM/KFMC Radio, Julie Walters, Administrative Assistant, and members of staff and public.

Motion by Commissioner Belgard, seconded by Commissioner Schmidtke, Be It Resolved that the Martin County Board of Commissioners, hereby approve the agenda for the April 21, 2015 regular Board of Commissioners meeting with the following: Add 8.0 Consider Funding Request for Trimont Town Center Project – Joel Rabbe; and 8.13 Consider Step Increases for Various Employees – Sheriff’s Office. Carried unanimously.

Motion by Commissioner Mahoney, seconded by Commissioner Belgard, Be It Resolved that the Martin County Board of Commissioners, hereby approve the minutes of the April 7, 2015 regular Board of Commissioners meeting. Carried unanimously.

Scott Higgins, Martin County Coordinator, introduced Jeremy Monahan, Faribault-Martin County Transit Board Director. Higgins noted Monahan began his duties on April 8, 2015. Manahan gave a brief summary of his background to the Board.

Commissioners welcomed Monahan and wished him well in his new position.

At this time the Board recognized and presented Jennifer Tow with an employee recognition desk clock inscribed with Jennifer’s twenty-eight (28) years of faithful and dedicated service as Children’s/Young Adult Librarian for the Martin County Library System. The Board, along with Jennifer Trushenski, Martin County Library Director, congratulated Tow and wished her well on her retirement.

Trushenski introduced Mackenzie Geiger, Children’s Librarian with the Martin County Library System. Trushenski noted Geiger is a native of Martin County and began her duties a week ago.

Commissioners welcomed Geiger and wished her well in her new position.

Chairman Flohrs read aloud a proclamation designating April 2015 as Child Abuse Prevention Month.

Motion by Commissioner Schmidtke, seconded by Commissioner Belgard,

R-#15/15

MARTIN COUNTY PROCLAMATION FOR  
CHILD ABUSE PREVENTION MONTH – APRIL 2015

WHEREAS, child abuse prevention is a community problem and finding solutions depends on involvement among people throughout the community; and

WHEREAS, the effects of child abuse are felt by whole communities and needs to be addressed by the entire community; and

WHEREAS, effective child abuse prevention succeeds because of partnerships created between parents, practitioners, schools, faith communities, health care organizations, law enforcement agencies, and the business community; and

WHEREAS, family-serving, youth-focused prevention programs offer positive alternatives for young people and encourage parents and youth to develop strong ties to their communities; and

WHEREAS, all citizens need to be more aware of child abuse and neglect and its prevention within the community, and be involved in supporting parents to raise their children in a safe, nurturing society.

NOW, THEREFORE, We the Commissioners of Martin County, Minnesota, hereby proclaim April 2015 as Child Abuse Prevention Month in Martin County, Minnesota, and call upon all citizens, community agencies, religious organizations, medical facilities, and businesses to increase their participation in efforts to prevent child abuse and neglect, thereby strengthening the communities in which we live.

Motion by Commissioner Schmidtke, seconded by Commissioner Belgard, resolution proclaiming Child Abuse Prevention Month – April 2015 duly passed and adopted this 21<sup>st</sup> day of April, 2015.

BOARD OF COMMISSIONERS  
MARTIN COUNTY, MN

---

Steve Flohrs, Board Chair

ATTEST: \_\_\_\_\_  
Scott Higgins, County Coordinator

Roll Call AYES: Commissioners Mahoney, Belgard, Schmidtke, and Flohrs. Commissioner Donnelly was absent. NAYS: None. Proclamation duly passed and adopted this 21<sup>st</sup> day of April, 2015.

Terry Viesselman, Martin County Attorney, updated the board regarding a donation request to the Trimont Town Center Project. Viesselman noted the general rule is the County can't give

away money unless there is a statutory provision that allows you to do it. In looking back at our County's Business Subsidies Agreement...our Agreement is pretty general and you are allowed to make grants as part of your Business Subsidies Agreement; however, the rule is if you do that type of thing it has to be available to anybody else too. I think under the criteria we have in our Business Subsidy Agreement you can do that. Viesselman went on to note because we already have the subsidy agreement with the Trimont Town Center Project, the County would have to go back and amend the agreement because our agreement provided that what Martin County is giving as a subsidy to this project was the tax abatement. So, you'd have to go through those steps to amend the agreement (including a public hearing) to read Martin County is not only giving tax abatement; but a grant of whatever amount also. Viesselman also noted and then you'd have to meet that same criteria of "but for" there is a substantial likelihood that the project would not go forward with the business subsidy.

The Board thanked Viesselman for his update.

Chairman Flohrs noted citizen appointments are still needed on the Martin County Parks/Trail Committee and new Personnel Board of Appeals.

Commissioner Mahoney noted Pat Bulfer is interested and willing to fill the At-Large position on the Martin County Parks/Trail Committee.

Higgins noted one person is still needed to fill the open position on the new Personnel Board of Appeals.

Motion by Commissioner Mahoney, seconded by Commissioner Belgard, Be It Resolved that the Martin County Board of Commissioners, hereby approve the appointment of Pat Bulfer to serve a three-year term on the Martin County Parks/Trail Committee effective January 1, 2015 through December 31, 2017. Carried unanimously.

Joel Rabbe, private citizen – City of Trimont, was present along with other members of the Trimont community to request a donation in the amount of \$75,000 from Martin County. Rabbe noted the Trimont Town Center Project is here today to request a \$75,000 grant (and could provide the cash grant) in increments of \$25,000 per year over the next few years beginning September 1, 2015.

Rabbe noted Congressman Tim Walz has referred to the Town Center Project as a true public/private partnership. Members of the community of 700 plus have donated \$760,000 in cash and pledges as of today. This is a \$2.9 million dollar project with \$2 million coming from an 80/20 loan guarantee that is coming from the USDA. This is simply amazing but it speaks loud and clear that the greater western Martin County communities want access to basic essential services namely food, fuel, and hardware. The Town Center grocery store will fly the SuperValue banner and the hardware store will fly the ACE banner – commitments that we have had for some time. This project was rolled out the community at large in June of 2010 and two community meetings followed. Yes it has taken a long time and we've had a lot of hurdles. The Board of Directors of the Town Center has never yielded or perceived that a roadblock was going to stop us...rather we have gone back to the table and asked how do we get around it, over

it, or under it, because we're moving forward. All of this sounded good at first blush but the proof in the pudding is when the Town Center, Inc., applied to the Internal Revenue Service (IRS) for the 501C3 non-profit status. It took over two years to be granted approval and believe me there were a lot of hurdles with that. In that application we had to demonstrate to the IRS that this was more than just a community wanting a grocery store. Rather we took the posture that this is only the beginning to Trimont and greater western Martin County's economic development endeavors. The nuts and bolts of this project are that it will fulfill two commitments to our greater community and the IRS. First, it will be a business incubator unit that will bring new businesses to the community. Second, the profits will be funneled into the community for other economic development projects. As an example if the committee wants a Senior Independent Living Complex or a Tele pharmacy they need to patronize the Town Center because the profits from this project will go to create such enhancements for those of us that live in and near this community. Just within the last three weeks the City of Trimont and the town's Board of Directors have joined hands to contract with CliftonLarsonAllen of Minneapolis to beginning the long look. This step is essential in order to continue what the Town Center Project has promised to both our community and the IRS. And I might add this long look will look at the entire western Martin County region. It comes at a price...we have committed to a \$25,000 program to begin this. The Town Center is going to pick up 50% of that and the City of Trimont is picking up the balance and that will just get our feet wet. That will identify and lay out many of the things that we had to lay out for the IRS when we applied for the 501C3; but it will identify where we might be able to go with that in these communities and I use communities as plural because it is more than just Trimont.

Rabbe went on to note one of the things that we will be looking at in that whole complex will be Assisted Living and Senior Housing and how that can be used as a transition. Trimont as you know has the skilled care already in place and so we're looking at where that might fit in. Tele pharmacy is something else. There are many other things that can marry up if you will with this project and truly be coined and truly be used as economic development. And again, it's economic development for western Martin County.

Rabbe also noted one of the things we have asked ourselves, and said is we need to put ourselves in that part of the County, put ourselves in the shoes of the clergy or potential clergy or school teachers that may come into our community and that is, what's there? If we don't have basic essential services, what's going to attract them? And it's kind of the domino effect...and I'm going to pick on the clergy if you will because our parish just went through the call process. If you don't have something in the form of basic services for them pretty soon "the wife" or the spouse is going to say where do we go...there's got to be something more than the church. So as you can see as time goes if we don't step to the plate for some of these things and we've seen the exodus of our churches...we've seen the diminishing numbers...it's only going to get worse. So we're hoping that this will be the beginning of identifying some of that. This is a snapshot of the vision that the Board has been working on and it has become not only a desire but also a passion. Rest assured it is supported by feasibility studies and I might add I know it has been brought up in many of our community meetings...how do you know this is going to work? Well, what we have done is we have contracted and had two feasibility studies completed and our first feasibility study that we had contracted was to look at the grocery portion. And we had two basic questions. Can the greater Trimont Community support a grocery store and if so what size.

And it came back yes it can at approximately 11,000 or 12,000 square feet. So then again we repeated that same thing with a different firm two or three years later and the answer came back the same. So we're not out here shooting in the dark...obviously the \$760,000 that have been raised in cash and pledges...there's trust behind it...there's trust with each gift and there's a firm belief and a desire that they want that in the community.

Rabbe noted the Town Center Board of Directors has nothing to gain monetarily other than to enhance their community. In case you're not aware the capital fund drive is headed by Randy Grupe, former superintendent of the Martin County West Schools, and a respected community member and professional. This is a project that is not focused solely on returning a grocery store to the community; rather it's the stepping stone to returning basic essential services to greater Martin County. As Congressman Walz's aide, Marcus Schmidt, said to me just two weeks ago when it becomes a reality, which it is ever so close, Trimont needs to write a book on how the community has looked the lion in the face and said no...we're going to do it our way. Congressman Walz, Senator Klobuchar, and Senator Franken, are all in support of this project and have written letters of support to the USDA as it went through the approval process. And I might add that Congressman Walz's office has stayed abreast of this project over the course of the last five years on a monthly basis. I don't believe there was a month that they didn't make some form of contact for an update. They truly believe that this will become a cufflink that can be emulated in many small rural communities in the US.

Rabbe went on to note so I'll cut right to the chase. I'm confident that the Board of Commissioners of Martin County will want to be a part of this project. As you know the Town Center Board of Directors did not go to the Board of Commissioners and first ask what you can give us. We are rather coming to you and saying here is what we have done and what we have raised in dollars. How will you endorse and support what our citizens have already brought to the project in real dollars? The over 250 donors and I think that needs to be emphasized there's over 250 donors and the way we look at that is each and every one of those donors is a potential customer is a potential shopper in the grocery store, in the hardware store and the like. The over 250 donors that have contributed to the Town Center have generously donated amounts from \$50 to \$60,000. All of these individuals and businesses are taxpayers. They now need to see that their County is supporting them in economic development that reaches beyond their county seat. I reflect back on the conversations that went on when Martin County realized that CHS and an ethanol plant might locate within our borders. All of us, community members and farmers included, would have walked over hot coals and broken glass barefoot to bring that to our area because we really truly did view that as economic development for our entire County. I believe the same was true with the windmill farms...they generate a tremendous amount of tax revenue for the County and have told our capital fund drive chair we support Martin County in tax dollars every day. What's the county doing to support this project? All the Town Center Project is asking is that the County shares in its dream and this commitment as Martin County shares in the dream of the wind farms. The entire project will employ 12 to 20 people full and part time at the outset. Gentlemen on behalf of the Town Center Board of Directors and the entire citizenry that is here today and those that were unable to attend thank you for your interest in this project and we would be happy to field some questions if you have some.

Chairman Flohrs inquired this long look process that you've started now...should that have been started sooner or is this the proper time to start looking long term?

Rabbe noted we think it's the proper time because for all practical purposes I'm going to be as bold as to say that the grocery store, the fuel, and the Town Center project is done. Meaning, that's moving forward. Now we have to go back to what we said in our application to the IRS and we have to live up to that. This has to live on into perpetuity and one of the ways to do that was to bring CliftonLarsonAllen on board and work with us. There are many foundations that we're not privy to...there are many projects out there that we're not privy to...they can help us with that. They can help identify different areas that maybe we haven't even thought of. But we need to look at what the community at large needs and what the community at large can benefit from and if we always are mindful that the engine is the grocery and the fuel and I might add there will be liquor with it as well...and the hardware...if we always view that as the engine I don't know what might be on the horizon and that's what they're telling us. Until we get into that deeper we can only guess.

Chairman Flohrs inquired hiring a company from the Twin Cities do they know what it's like out here?

Rabbe noted they do...in fact I think the Board would probably attest to this we probably were granted...part of the reason that we were granted 5013C status is due to a lady that is a tax accountant with CliftonLarsonAllen and she is originally from the Slayton area...knows all about this...knows all about the blight if you will of rural Minnesota and she took this on personally and walked the 501C3 project through on her own. Now even with somebody that knows how to work within the parameters of the government it still took two years. So when we decided to take this long look she was the first call that we made and she said we have a group within CliftonLarsonAllen that can assist with this so they came out and met with us twice and the Board decided that we would move forward so we took that to the city council and the city council endorsed it wholeheartedly and said we'll pick up 50%. So in answer to your question Steve all of this probably should have been started ten years ago but the timing is right today.

Chairman Flohrs noted well we all know we want this project to last so it is incredibly important that you're looking long term.

Rabbe noted and one of the things the 501C3 is as I said just as you said you want this to live on into perpetuity and with the 501C3 it has the capability and the ability to live on in perpetuity...it can receive gifts that can go right to the community in the form of ah through the Town Center so that's where it's at today.

Commissioner Mahoney inquired how soon do you expect to have that long look completed?

Rabbe noted well they've been pushing us...they would like to have started it in April (2015) but with the farmers that are on the board we're going to have to push it back until May or June but it's a 90 to 120 day process.

Chairman Flohrs noted everyone in this room knows that the population of Martin County is going down and I assume that has all been factored in to your studies. Could you expound on that?

Rabbe noted the two feasibility studies that were conducted...the first one was done by Perkins and Associates out of Northfield and the second one was done by John Dean and Associates out of Minneapolis and in both cases they employed the gravity model so from 10,000 feet above they looked to see where the groceries were being purchased in the greater Trimont community. So for all practical purposes you could assign zero of the groceries being purchased within the community with the exception of the convenience store. So the fingers went out into 5,6,7,8 different communities and one of the things we learned we assumed that quite a few of the groceries in the Trimont area were being purchased in Sherburn (at that time the grocery store was open)...but that wasn't the case. So we were always mindful that to start a project like this we were not trying to run someone else out of business that was already in business. So based on that we felt confident that we could move forward. Yes, the lion's share of the groceries came out of this community for whatever reason...employment probably being one of them. But it is also the county seat community. But with that it also broke down...it did a thorough breakdown on the houses and the communities within greater western Martin County and even into eastern Jackson County and based on that the demographics are there...the dollars on a weekly basis are there. Now again, we can build the most beautiful façade in the world but if they don't ring the phone and swing the door it's not going to be successful. And every one of these donors who have generously given of their time and of their money is aware of that. But if the store (11,000 or 12,000 foot store whatever it might be) it's going to have a wide array of assortment something Trimont has never had before...Sherburn has never had before. We have the outlying communities of Odin and Ormsby...we have that whole western region...we have the eastern side of Jackson County and then it even goes as far east as to Welcome...just on the western side of Welcome...so again there will be opportunity for all of us. Will we be able to get everything there? No, probably not, but we can sure get the majority of our daily needs.

Chairman Flohrs: noted well everyone here knows you drive from Trimont up to Windom there's a tremendous area out there...a lot of people and there's nothing out there for groceries so this would be a tremendous draw to that area.

Rabbe noted I don't know if you're aware but western Martin County has been coined as a food desert and it's just basically what you just stated...there's a vast amount of space and quite honestly it was coined a food desert before the Sherburn store had closed. So it gives you an idea what it is like and obviously that went into this feasibility studies.

Chairman Flohrs inquired you're going to deliver groceries? Could you expound on that?

Rabbe noted there's going to be delivery to the seniors and anyone that so desires. We've looked at the communities of Odin and Ormsby in fact there's been people in both those communities that have asked if they donated is that something that we would do and the Board took the stand from the beginning that yes indeed we will do those things. Is it going to be on a daily basis? Probably not. The whole idea of this is to keep our seniors in their home just as long as possible...keep them in their community and then utilizing this long look if you go beyond and

go into the assisted living or the seniors independent housing...those types of things...they can stay in their community and if they've got these services, why not.

Chairman Flohrs inquired Temperance Ridge is going to support the project?

Rabbe noted Temperance Ridge is wholly on board.

Chairman Flohrs inquired they're going to buy all their groceries at the Town Center?

Rabbe noted well we sure hope so. Sure hope so.

Commissioner Belgard noted first of all I'd like to say I really appreciate the effort that you guys have put into this and I'm a big believer in that kind of mentality...coming from Truman I see what happens when you roll your sleeves up and people come together it's quite a project and I want to vote for it...I really do...we're not going to vote today because obviously we've got to change some stuff...but I don't know today if I would be convinced yet...we've got a lot more information that we need to hear on this it is relatively new to some of us even though it has been going on for a long time...I think maybe we signed a letter supporting this three or four years ago and initially you know it was the tax abatement or deferral that we were talking about so it does seem a little odd to me that the request for money is coming at this stage of the game...it seems a little late to me.

Rabbe noted late for the grocery store; but we're all here today to look out to tomorrow and I would challenge you Mr. Belgard I just read the article in the Sentinel (newspaper) the other day about Truman with the city looking at possibly getting into the restaurant and liquor business. Those are things that all of these communities are going to look at and are currently looking...so what we are taking the stand and again the long look...it's too late for the grocery store...but the long look is not too late for these other types of things. So what we're here today again and I would ask whatever you need to help make an informed decision please bring it forward. We have nothing to hide in fact we've got all to gain and that includes all of us in this room because there will be a day that ground will be broke there soon and I would hope that we all celebrate that day...county commissioners as well...and that will be for the Town Center Project as we know it today. But as we throw that shovel of dirt and we throw it high enough in the air it's going to filter out into something that we haven't identified yet. So to answer to your question yes...it's too late for the grocery store and the liquor store; but it's not too late for what's yet to come.

Belgard noted you bring up a pretty good point about what's happening in Truman. Obviously the people in Truman will be watching this project and see how it works and maybe that would get a grocery store back in Truman somehow...maybe logistics are a little bit different there it's easier to get to Mankato and Fairmont I don't know...but like I said I want to vote for this...I just have to be convinced to.

Rabbe noted give us enough time...we'll convince you.

Belgard noted the part about the financing and the \$75,000 this came up pretty much recently and I serve on the EDA Board with Randy Grupe and we had this discussion and I said well you have to convince me somehow to become a part of this...now with the budget process it's a little odd for us because we'd like to have this in the budget if we were going to pay for it this year. We may still say that we would defer it I don't think it would bother you guys if it got deferred for a year...because we do have to meet...county attorney Viesselman made a pretty good point that the "but for" test is kind of what we have to use...is this going to happen without us? It appears like the grocery store and that part of it certainly will...so we just need a little bit more information but this is how we start. You guys have taken on tougher hurdles than us to get this project this far.

Rabbe noted your point about Truman is maybe something they could look at...the very first meeting that we had we invited Monte Rohman and your mayor then was John Sherman and they both attended so they were introduced to this early on and I might add the room was full of sceptics at the time and rightfully so because this was really coming from left field with the exception that we had a feasibility study in our back pocket that said yes this can be done...but you've got to support it. So we rolled it out to the community, rolled it out to Monte and John and I would challenge any of these communities and you're going to have we might as well name the elephant in the room...you're going to have a town come up and say jeepers if you're going to give Trimont \$75,000 what are you going to give us? The first question I would ask them with all respect in the world is how much has your community and your citizenry brought to the table for this project? Whatever their project might be...and that's the unique side of this project...we charged ahead, we asked for the money so the people graciously donated and now we're in Fairmont asking you to help us with our next step...whatever that might be. So again...any questions that you need answered...bring them forward.

Commissioner Mahoney inquired how soon do you expect to break ground on this project.

Rabbe noted May, 2015. If everything unless we run into a lot of rain and stuff but if everything works out the Trimont Funfest is the second weekend in July and they're telling us that there will be walls standing of the building...of the grocery store portion...by that time. The building has been ordered and the infrastructure bids will be let Tuesday so the city is well on their way and then the general contractor is Ankeny Buildings out of Blue Earth, Minnesota, and they will be letting bids to the subs in about a week or ten days I believe.

Commissioner Schmidtke noted the only problem I have is we're well into our budget and I don't like to spend outside of the budget...so...that doesn't mean we can't do it next year or the following year.

Chairman Flohrs noted by the time we get this all hashed out I'm sure it will go into next year.

Commissioner Belgard noted well I think what will become of this meeting is this is the first meeting, it will be in the paper tomorrow, and some of us that don't live in that area will probably get some feedback...there will be some that might say yeah we want some of that money and there will be some that will say why wouldn't you support it...it will be good for everybody. It will be interesting to see the feedback that we get.

Chairman Flohrs noted I mentioned this before...you mentioned it Joel you know we get a tremendous amount of tax money from that area up there specifically that area west of Trimont and I feel it is time to put some money back into that area so...

Rabbe noted well we appreciate that because the wind tower employees are obviously potential customers of this as well and Randy (Grupe) has run into that and when you ask them for a donation we're getting on a daily basis what's the County doing? And again we have not taken a local stand on it at all we've tried to do this in all due respect and in a respectful way and we would hope in answer to your question Mr. Belgard if the citizenry comes back I hope that you're able to put a positive flavor to your explanation to them because quite frankly if we didn't have the positive flavor from within that Board we wouldn't be at \$760,000 today. \$40,000 short of our goal of \$800,000. A community of 700 people...that's something. Now granted it has gone beyond the community but it is still a community. So if there are no further questions...we thank you for your time.

Higgins noted I just want to say I think the Board realizes you said what has the County done I mean we did the Business Subsidy Agreement for the abatement of taxes which is almost about \$50,000 I believe so in a way they've worked with you on that business subsidy program.

Rabbe noted and again that's for the grocery store...now we're looking beyond. We're looking at economic development beyond.

Higgins noted that's another question I was going to ask you because I thought this was about the grocery store and now you're saying this \$75,000 is separate from the Town Project.

Rabbe noted its all part in parcel...

Chairman Flohrs noted well...okay. Thank you Joel and thanks to everybody else for coming. Does anyone else want to speak or have comments?

Randy Grupe noted I am the finance chair and I'd just like to say thank you to the commissioners for hearing our story...also to expound a little about the 250 donors...they are not within 10 miles of Trimont if that would be a question that you would ask. We are all over and people are asking...and I don't think Rich Johnson and those people I think they would be happy that I'm mentioning there are going to be water softeners put in the facility and those types of things and delivery...is there going to be a car dealership that sponsors the car that makes deliveries...Mayo Clinic is involved extensively for five years they were out so I mean and maybe the best one here is two weeks ago I had a letter from Stockton, California and you can look it up on the Internet...it's Grupe Company spelled the same way and they said I don't know if we're related but from one Grupe to another...here's a check. So I just wanted to tell you that obviously the feasibility studies were within 10 or 12 miles from a grocery standpoint that started that way; but what we're talking about is we are really hoping that it is for all of Martin County, eastern Jackson County and southern Watonwan County...not just from the immediate area...the donors have been fantastic so thank you.

Chairman Flohrs asked for any other comments? Okay well thank you for coming in and providing us with all this information. We'll look at it and make a decision.

Doug Landsteiner, CVSO, was present with his recommendation to purchase a new vehicle for our VA hospital transportation program. Landsteiner noted current fleet Astro vans have high miles, are ten years old, and the air conditioning does not work in the gray Astro. Landsteiner went on to note quotes were received from Fairmont Ford, Militello Motors in Fairmont, and Mel Carlson Chevrolet in Truman. Landsteiner recommends the low bid from Fairmont Ford for a Ford Flex in the amount of \$30,275.00. Landsteiner also noted the Veterans Service Office budgeted \$25,000 for a new van in 2015; and has applied to the Minnesota DAV Foundation for additional funding toward the purchase of the van and expects to receive a minimum grant donation of \$3,000 up to a maximum grant donation of \$5,000. Also, when the new van arrives one of the Astro vans will be sold on the State of Minnesota Surplus Services MinnBid auction site and the proceeds from that sale will also go toward the purchase of the van.

Commissioner Belgard inquired if the Levy is paying for any part of this van purchase.

Landsteiner noted along with your authorization to move ahead with the purchase if the Minnesota DAV Foundation doesn't come up with the entire \$5,000 there might be a couple thousand that the levy ends up covering; but then I'm going to put one of the Astro's on the State of Minnesota Surplus Services MinnBid auction too and the proceeds from that will go back into the van fund.

After further discussion,

Motion by Commissioner Schmidtke, seconded by Commissioner Belgard, Be It Resolved that the Martin County Board of Commissioners, hereby approve and authorize the purchase of a Ford Flex 7-passenger All Wheel Drive Van from Fairmont Ford in the amount of \$30,275.00 to add to the VSO fleet; and authorize the disposal of a Chevy Astro Van on the State of Minnesota Surplus Services MinnBid auction; and authorize County Auditor/Treasurer to sign off on the Certificate of Title. Carried unanimously.

Kevin Peyman, County Engineer, was present and noted that Bituminous Overlay Project bid lettings for SAP 046-012-012 (CSAH 41 from South County Line), SAP 046-610-009 (CSAH 41 South County Line), SAP 046-070-002 (CSAH 10 South of Wilbert), and SAP 046-641-007 (CSAH 12 from County Road 41 to Highway 15) were held on Friday, April 17, 2015, at 10:00 a.m. at the Martin County Highway Department in Fairmont, MN. Peyman went on to note the engineer's estimate for the project was \$2,815,682.41 and we had four bidders with Duininck Construction as the low bidder at \$2,246,129.42. Peyman recommends award of the contract to the low bidder. Peyman also noted construction costs for these projects are paid from our state aid construction account which is funded by primarily gas tax revenue and some license tab fees. Because this is federal aid it's a different process. Any MNDOT project receiving federal funds should have established Disadvantaged Business Enterprise (DBE) goals. MnDOT's DBE program provides socially and economically disadvantaged individuals with equal opportunities to obtain contracts and project work. Peyman noted for this project, the Civil Rights Office set a 1% goal and Duininck's met that goal. If you don't meet the DBE goal you can certify a good

faith effort; but, before we can actually award the bid the Civil Rights Office has to clear who they think is the low bidder that has met the goal or the good faith effort. So, in this case, they met the goal; but, since they (the Civil Rights Office) have not given us the clear yet, I recommend you to award to the contractor cleared by the Civil Rights Office.

Contract No.: 4107

Project No.: SAP 046-012-012, SAP 046-610-009, SAP 046-070-002, and SAP 046-641-007

Bid Opening: 04/17/2015 10:00 AM

Vendor No.	Business Name	Total Bid Amount	% Over/Under Estimate
	Engineers Estimate	\$2,815,682.41	
351	Duininck Construction-MN	\$2,246,129.42	20.23% Under Estimate
1816	Southern Minnesota Constr. Co.	\$2,791,275.96	0.87% Under Estimate
1034	Knife River Corporation	\$2,840,221.76	0.87% Over Estimate
295	Central Specialties, Inc.	\$3,161,918.94	12.30% Over Estimate

Motion by Commissioner Schmidtke, seconded by Commissioner Mahoney, Be It Resolved that the Martin County Board of Commissioners, after the appropriate advertisement for bids; and upon receiving bids for Bituminous Overlay Project bid lettings for SAP 046-012-012 (CSAH 41 from South County Line), SAP 046-610-009 (CSAH 41 South County Line), SAP 046-070-002 (CSAH 10 South of Wilbert), and SAP 046-641-007 (CSAH 12 from County Road 41 to Highway 15); and upon the recommendation of the County Engineer, hereby approve and award the low bid for the Bituminous Overlay Project bid lettings for SAP 046-012-012 (CSAH 41 from South County Line), SAP 046-610-009 (CSAH 41 South County Line), SAP 046-070-002 (CSAH 10 South of Wilbert), and SAP 046-641-007 (CSAH 12 from County Road 41 to Highway 15) to the contractor cleared by the Civil Rights Office (Duininck Construction of Prinsburg, Minnesota) in the amount of \$2,246,129.42; and authorize the Board Chair and appropriate staff (County Engineer, County Auditor/Treasurer, County Attorney) to sign and execute the necessary documents for the listed projects. Carried unanimously.

Peyman next noted that bid letting for C.P. 15:10 Supplying Bituminous Material for Sealcoating was held on Friday, April 17, 2015 at 10:00 a.m. at the Martin County Highway Department in Fairmont, Minnesota, and that three bids were received. Peyman went on to note even with oil prices dropping recently they haven't been seeing much of the oil prices on bituminous oil be dropping much so bidders Jebro and Meigs did not drop much from previous years. But, Flint Hills took a big drop (and has been our contractor the last couple of years). Peyman also noted this is the cheapest sealcoat oil we've probably had in the last seven or eight years. Unlike the previous one, this project is paid for out of our normal budget so the savings of approximately \$70,000 will directly build up our reserve account balance. Peyman recommends low bid award to Flint Hills Resources in the amount of \$260,910.00.

Contract No. 1510

Project: C.P. 15:10 Supplying Bituminous Material for Sealcoating

Bid Opening: 04/17/2015 10:00 AM

Business Name	Units	Quantity	Unit Price	H.G. Meigs LLC
Flint Hills Resources	Ton	585	\$446.00	\$260,910.00
Jebro Inc.	Ton	585	\$551.32	\$322,522.20
H.G. Meigs LLC	Ton	585	\$569.27	\$333,022.95

Motion by Commissioner Belgard, seconded by Commissioner Mahoney, Be it Resolved that the Martin County Board of Commissioners, after the appropriate advertisement for bids; and upon receiving bids for C.P. 15:10, and upon the recommendation of the County Engineer, hereby approve and award the low bid for Supplying Bituminous Material for Sealcoating to Flint Hills Resources, LP in the amount of \$260,910.00; and to authorize the Board Chair and appropriate staff (County Engineer, County Auditor/Treasurer, County Attorney) to sign and execute the necessary documents for the listed project. Carried unanimously.

Peyman next noted that bid letting for 2015 Highway Pavement Striping was held on Friday, April 17, 2015 at 10:00 a.m. at the Martin County Highway Department in Fairmont, Minnesota, and that two bids were received. Peyman went on to note we try to stripe all of our roads at least every other year; and generally only get the two bidders for striping and both always do a real good job. Peyman also noted last year our prices were \$12.00/gal. and \$12.16/gal. for Yellow and White accordingly so this years' bid stayed real close. Peyman recommends low bid award to AAA Striping in the amount of \$72,448.00.

Motion by Commissioner Schmidtke, seconded by Commissioner Belgard, Be It Resolved that the Martin County Board of Commissioners, after the appropriate advertisement for bids; and upon receiving bids for 2015 Highway Pavement Striping, and upon the recommendation of the County Engineer, hereby approve and award the low bid for 2015 Highway Pavement Striping to AAA Striping in St. Michael, Minnesota, in the amount of \$72,448.00 (\$12.01/gal. for Yellow and \$12.36/gal. for White); and to authorize the Board Chair and appropriate staff (County Engineer, County Auditor/Treasurer, County Attorney) to sign and execute the necessary documents for the listed project. Carried unanimously.

Peyman next reported on final contract for SAP 046-639-13 CSAH 39 Concrete Paving (Fairgrounds to the Interstate) and noted this project was done a couple years ago in three different stages. Peyman went on to note the project itself...the workmanship and quality turned out good; but, there were delays. They missed a completion date on two of the three phases and they missed the working days as well so we've been going back and forth with them on penalties and have settled on \$56,000.00 in penalties. Peyman also noted this final has been a year and a half in the making and that final examination has been made, work has been completed, and the entire amount of work has been performed. Peyman recommends approval of the final contract with Flynn Company, Inc., of Dubuque, Iowa in the amount of \$2,132,326.32.

Motion by Commissioner Belgard, seconded by Commissioner Mahoney, Be It Resolved that the Martin County Board of Commissioners, upon the recommendation of County Engineer, hereby approve the final contract payment for SAP 046-639-13 CSAH 39 Concrete Paving with Flynn Company, Inc., of Dubuque, Iowa in the amount of \$2,132,326.32. Carried unanimously.

Peyman next presented and reviewed a proposed gravel agreement with the Debra Winchester Life Estate. Peyman noted over the years gravel is getting harder and harder to find and when we have to truck in gravel it gets expensive as trucking a lot of times is costs more than the gravel itself. Peyman went on to note the gravel is located in the tract of land described as the Northeast Quarter (NE ¼) of Section 36, T101N R33W, and that there is an estimated deposit of 140,000 to 160,000 tons. Martin County is interested in purchasing 75,000 ton at an agreed upon price of \$1.10 per ton that we take out of the ground (\$82,500.00 plus a \$30,000.00 down payment above that which is for all of the concrete they've hauled in, for all the stripping that's already done, normally we do the stripping ourselves but in this case they've done it) equals \$112,500.00. Peyman also noted in addition we have to pay a crusher to come in and crush and blend all of the material and that is usually in the \$2.00 to \$2.50 per ton range if we have to haul in material which we have to do if we can't find it we're a lot closer to the \$10 per ton range...so it is definitely cheaper for us if we can find this material ourselves and mine it ourselves. Peyman noted there are funds in the budget for landowner payment and crushing. Peyman recommends entering into a gravel agreement at the agreed upon price.

Motion by Commissioner Mahoney, seconded by Commissioner Schmidtke, Be It Resolved that the Martin County Board of Commissioners, upon the recommendation of County Engineer, hereby approve and authorize Board Chair to sign the Agreement for Sale of Gravel between Martin County and the Debra Winchester Life Estate ET AL for the purchase of 75,000 tons of gravel available at a cost of \$1.10 per ton, plus a \$30,000.00 down payment for concrete hauling and stripping. Carried unanimously.

Peyman next noted the Board authorized the recruitment and replacement of a Maintenance Worker I position for the Trimont Shop earlier and that there were thirteen (13) applications. Interviews with seven (7) applicants were held and Peyman recommends the hire of Austin Morris pending satisfactory reference checks and pre-employment drug tests.

Motion by Commissioner Schmidtke, seconded by Commissioner Mahoney, Be It Resolved that the Martin County Board of Commissioners, upon the recommendation of County Engineer, hereby approve the hire of Austin Morris, Maintenance Worker I - Trimont Shop, at Grade 11 Step 1 at \$17.61/hour for the Martin County Highway Department effective May 4, 2015; contingent upon satisfactory reference and required pre-employment drug test; and is eligible for benefits per the County Personnel Policies as it applies to this position. Carried unanimously.

Peyman next requested approval to purchase a used Handy Hitch Contour Roller that mounts on the back of motor graders. Peyman noted we started with two of these rollers in 2005 and shared the two between the four motor graders. Then we added a third one a few years ago (we found a used one) so we've had three for the four blades which makes it difficult when the four blades want them at the same time and it is hard to switch between three of these on the four blades. Peyman went on to note this is not a budgeted item; but, have talked about it off and on. They switched the style and how these work on the hitch on the newer models so we've been a little hesitant to try to switch to a whole new style. The 2006 used roller is just one year newer than the ones we currently have so it would be the same style, the hitches would be the same, and parts would be interchangeable. Peyman also noted new rollers cost approximately \$28,000 and the used 2006 roller is \$11,500 delivered to our shop (coming out of Canada). Peyman noted

again this is not a budgeted item; but, we are under budget on equipment this year because we've either purchased used or purchased a smaller piece of equipment. Peyman recommends the purchase of this 2006 used Handy Hitch Contour Roller.

Motion by Commissioner Mahoney, seconded by Commissioner Schmidtke, Be It Resolved that the Martin County Board of Commissioners, upon the recommendation of the County Engineer, hereby approve and authorize the purchase of a 2006 used Handy Hitch Contour Roller in the amount of \$11,500 delivered to Martin County. Carried unanimously.

Peyman presented a brief Highway Department Update noting that road restrictions are coming off Wednesday and although there are some soft spots for the most part it was a pretty good spring for the gravels.

Commissioner Belgard inquired as to when County Road 52 through Truman will be fixed. Belgard noted he has received complaints that this is a terrible stretch of road and doesn't think little fixes will do any good.

Peyman noted markings have been made recently for routine maintenance (patches) of that stretch of County Road 52; and that County Road 52 is currently in the 5 Year Plan in the year 2020 for a higher fix than just a 3 inch overlay. Until then we need to maintain the road by patching it and keeping it band-aided.

Mike Miller, Building Maintenance Supervisor, noted the Building Committee has reviewed the request for installation of new windows in the Security Building that weren't replaced during the Security Building Remodel a couple of years ago. Miller went on to note the existing windows are single pane windows and the project is to install more energy efficient windows. Miller also noted two bids were received: Fairmont Glass & Sign (\$12,825 to replace 45 windows); and Mixson Siding & Windows (\$12,500.64 to replace 45 windows with tempered glass). Miller noted this window replacement does not include windows that are in the Martin County Jail area as those are different/smaller windows and are not included in the quotes. Miller noted the Building Committee recommends the low bid from Mixson Siding & Windows.

Higgins noted there are funds available in the County's Capital Improvement fund to pay for the window replacement.

Motion by Commissioner Schmidtke, seconded by Commissioner Mahoney, Be It Resolved that the Martin County Board of Commissioners, determining the need to upgrade forty-five (45) single pane windows in the Security Building; and to help increase the energy efficiency of the building; and having received two quotes, one from Fairmont Glass & Sign of Fairmont, Minnesota, at a bid price of \$12,825.00 and second quote from Mixson Siding & Windows of Fairmont, Minnesota, at a bid price of \$12,500.64; and after review and recommendation by the Martin County Building Committee, hereby approve the low bid from Mixson Siding & Windows at the bid price of \$12,550.64 for the tempered glass. Carried unanimously.

Miller next reviewed three bids received for the courthouse tuck-pointing project. Miller noted there are a number of repairs needed which include: cracked and deteriorating mortar joints,

repairs on the granite steps on the “east” entrance of the courthouse, patching of column on south side of building, and other repairs. Miller reviewed the bids as follows: Karr Tuck-pointing in the amount of \$16,118.00; Kingdom Builders Masonry, LLC in the amount of \$17,500.00; and State Line Tuck-pointing in the amount of \$8,370. Miller noted all three companies were shown what they needed to do and it seemed like State Line Tuck-pointing...when we got their referrals...it seemed like he was more like a block and brick layer rather than a historic building type of person...where Kingdom Builders Masonry, LLC has actually worked on the Red Rock Center for the Arts and churches and was impressed with his knowledge.

Commissioner Belgard noted KARR Tuck-pointing is the company that has provided courthouse and security building maintenance in the past. We were just going to automatically rehire KARR a month ago.

Commissioner Schmidtke noted he called Faribault County Commissioner Warmka yesterday. Warmka didn't know him personally (State Line Tuck-pointing); but, has heard of good work that he has done in the past on big projects.

After further discussion, the Board would like to request additional reference checks.

The Martin County Board of Commissioners, hereby agree to table award of bid for the Courthouse Tuck-pointing Project.

Miller next noted the Building has reviewed and discussed the needed upgrade to the Otis (north) elevator in the Human Resource Building. Miller went on to note this is a major upgrade - as a result of state inspection of the Otis elevator the following items need to be completed in order to bring the elevator up to compliance and in order to continue to operate this elevator, these upgrades/repairs need to be completed:

- Install cylinder equipped with Safety Bulkhead
- Install an emergency key box at main egress floor
- Tag, identify and install all required keys in the emergency box

Miller continued the County currently has a maintenance contract with ThyssenKrupp and has for a number of years. ThyssenKrupp has provided a work order and bid for the upgrade/repair in the amount of \$43,582.59. Additionally, there is an option to replace the mufflers and Victaulic gaskets in the machine rooms during the jack replacement in the amount of \$1,600 which should be completed as part of this project.

Miller noted we have received a recommendation from ThyssenKrupp to replace safety door edges on Elevator #2 at the Human Resource Building. This would replace the mechanical door edge with electronic sensors with a screen of 40 infrared beams. This would help reduce the chance of the elevator door injuring passengers; and the cost for material, permit, and installation for this project is \$5,974.30.

Higgins noted elevator repair costs will be expended from the Human Resource Building fund which has sufficient funds for needed repairs; or the only other alternative is to shut down this

elevator and not use it and this is the only elevator in the building that goes all the way down to the basement.

After further discussion,

Motion by Commissioner Schmidtke, seconded by Commissioner Mahoney, Be It Resolved that the Martin County Board of Commissioners, due to the need for elevator compliance upgrades/repairs, hereby approve and authorize Mike Miller, Building Maintenance Supervisor, to sign the bid work order from ThyssenKrupp for the installation of cylinder equipped with safety bulkhead; an emergency key box at main egress floor; and tag, identify and install all required keys in emergency key box for the amount of \$43,582.59; and to include the option to replace the mufflers and Victaulic gaskets in the machine room during the jack replacement in the amount of \$1,600; and hereby approve and authorize Mike Miller, Building Maintenance Supervisor, to sign the bid work order from ThyssenKrupp for the installation to replace safety door edges on Elevator #2 at the Human Resource Building in the amount of \$5,974.30. Carried unanimously.

Joel Swanson, Loss Control Consultant with Minnesota Counties Intergovernmental Trust (MCIT) was present to review the annual MCIT 2015 Member Report for Martin County. The Martin County Board of Commissioners accepted the 2015 MCIT Member Report.

Don Reffer, B & W Control Specialists of Algona, Iowa, presented an update of maximum costs for continued brush maintenance of various county drainage ditch systems in 2015. After discussion,

Motion by Commissioner Schmidtke, seconded by Commissioner Belgard, Be It Resolved that the Martin County Board of Commissioners, acting as the Drainage Authority for Martin County, hereby approve the B & W Control Specialists, Inc., quote for brush control along the listed open drainage ditches in Martin County for 2015; the quotes being a total maximum as follows:

<u>Ditch No.</u>	<u>Maximum Cost</u>
JD #4 M & W	\$ 3,000.00
JD #390	\$ 2,500.00
JD #15 M & J	\$ 3,500.00 (Includes Jackson County Portion)
CD #1	\$ 6,500.00
JD #50	\$ 4,500.00
CD #11	\$9,500.00 (Includes ditch over tile in Sec. 15 of Manyaska)
JD #59	\$ 3,500.00
CD #26	\$ 3,000.00
JD #34	\$ 1,500.00
JD #48 J & M	\$ 1,500.00
JD #105 M & J	\$ 1,000.00
JD #29	\$ 500.00
JD #10	\$ 3,500.00

CD #53	\$ 3,500.00
JD #21	\$ 2,500.00
CD #76	\$ 1,000.00
Total	\$51,000.00

Carried unanimously.

Mike Forstner, Drainage Administration Ditch Inspector, requested tentative dates from the Board for the final hearing for CD #29 – JD #367; and the suggested date is June 2, 2015 at 10:00 a.m. Forstner noted he will check with all other required parties to see if June 2<sup>nd</sup> will work.

Captain Corey Klanderud, Martin County Sheriff’s Office, noted the Martin County Sheriff’s Office is recommending step increases based on satisfactory performance evaluation and according to Union Contract(s) for the following individuals: Adam Wells, Corrections Officer, and Jake Ruppert, Patrol Deputy.

Motion by Commissioner Belgard, seconded by Commissioner Mahoney, Be It Resolved that the Martin County Board of Commissioners, upon the recommendation of Sheriff Jeff Markquart, hereby approve and authorize step increases based on satisfactory performance evaluations and according to Union Contract(s) for the following Martin County Sheriff’s Office personnel: Adam Wells, Corrections Officer (LELS #115), from 4 Year Step at \$23.13/hour to 5 Year Step at \$23.54/hour, effective May 14, 2015; and for Jake Ruppert, Patrol Deputy (LELS #136), from 6 Year Step at \$26.47/hour to 7 Year Step at \$26.87/hour, effective May 5, 2015. Carried unanimously.

A brief discussion ensued regarding the scheduling of a second meeting to discuss City/County Law Enforcement.

The Board reviewed warrants to be paid April 21, 2015.

Motion by Commissioner Belgard, seconded by Commissioner Schmidtke, Be It Resolved that the Martin County Board of Commissioners, hereby approve bills to be paid on April 21, 2015 as presented; and includes the Martin County Highway Department and Drainage bills as presented. Carried unanimously.

Warrants received and paid April 21, 2015 are registered on file in the Auditor/Treasurer’s Office as follows:

Revenue Fund – Warrants Approved April 21, 2015	\$217,730.90
Martin Co. Economic Development Authority	\$ 5,718.25
Solid Waste Management Fund	\$ 27,341.71
Law Library Fund	\$ 2,264.38
Martin County Transit Fund	\$ 53,854.15
Recorder’s Compliance Fund	\$ 2,520.96
Ind. Sewage Treatment Sys. Loans	\$ 11,225.00

Bank Building Fund	<u>\$ 5,476.64</u>
Total	\$326,131.99

Road and Bridge Funds Totaled	\$132,623.11
Martin County Ditch Funds Totaled	\$ 35,355.04

Commissioners reviewed information received from the Interlaken Heritage Days Parade to be held on June 13, 2015; and Monthly Financial Statement for the month of March, 2015.

Commissioners presented their individual board member reports.

Commissioner Schmidtke noted he attended a joint ditch hearing for JD #350 at Triumph Hall on April 10, 2015; and City/County Law Enforcement meeting on April 16, 2015.

Commissioner Belgard noted he attended a Mayo Clinic Healthcare System public information meeting on April 7, 2015; Region 9 Development Commission Full Board meeting on April 8, 2015; Faribault-Martin County Transit Board Executive Committee meeting on April 9, 2015; Martin County Association of Townships annual meeting in Welcome, Minnesota, on April 14, 2015; and Prairieland meeting on April 17, 2015.

Commissioner Flohrs noted he attended the Human Services Executive Committee meeting on April 8, 2015; Soil and Water meeting on April 9, 2015; Drug Court Steering Committee meeting on April 10, 2015; Library Board meeting on April 14, 2015; and Prairieland meeting on April 17, 2015.

Commissioner Mahoney noted he attended the Human Services Executive Committee meeting and Bureau 14 meeting on April 8, 2015; Faribault-Martin County Transit Board Executive Committee meeting on April 9, 2015; Martin County Association of Townships annual meeting on April 14, 2015; and Martin County Parks/Trail Committee meeting on April 15, 2015.

Commissioners reviewed their calendars of upcoming meetings and activities: April 22, 2015 – Human Services regular meeting in Faribault County, and Martin County Wellness Committee members will be distributing garden seeds to eligible employees; April 23, 2015 – Faribault-Martin County Joint Transit Board full board meeting at the Faribault County Law Enforcement Center; April 27, 2015 – Beyond the Yellow Ribbon meeting and Homeland Security and Emergency Management G-402: Incident Command System (ICS) training for Elected/Appointed Officials at 7:00 p.m. at the American Legion in St. James, MN; April 28, 2015 – Planning & Zoning Commission meeting at 5:30 p.m. in the Commissioners Meeting Room – Martin County Courthouse, and DEED meeting at the Library; April 29, 2015 – Martin County Blandin Broadband Steering Committee meeting at 10:00 a.m. in the Commissioners Meeting Room – Martin County Courthouse; May 4, 2015 – regular Martin County EDA meeting at 5:15 p.m. – Commissioners Meeting Room – Martin County Courthouse, JD #48 meeting at 2:00 p.m. in the Jackson County Board Room; May 5, 2015 – regular Board of Commissioners meeting at 9:00 a.m. in the Commissioners Meeting Room – Martin County Courthouse; May 21, 2015 – Commissioner Donnelly reception 3-4:30 p.m. – Commissioners Meeting Room – Martin County Courthouse.

Forshee opened a brief discussion regarding County owned property at the corner of 4<sup>th</sup> and Dewey Streets in Fairmont, Minnesota.

With no further business to wit, Board Chair adjourned the meeting at 11:27 a.m.

BOARD OF COMMISSIONERS  
MARTIN COUNTY, MN

---

Steve Flohrs, Board Chair

ATTEST: \_\_\_\_\_  
Scott Higgins, County Coordinator