

Martin County Board of Commissioners
Work Session
August 28, 2018

The work session was called to order at 3:00 p.m. by Chairman Mahoney. Those present were Commissioners Flohrs, Mahoney, Smith, and Schmidtke. Commissioner Belgard was absent. Also present were Scott Higgins, County Coordinator, James Forshee, Martin County Auditor/Treasurer, Jason Sorensen, Sentinel Newspaper, Rod Halvorsen, City of Lakes Media, and Julie Walters, Administrative Assistant. Also present were Project 1590 Committee members Steve Hawkins, Brandon Edmundson, Paul Hoye, Dick Straussburg, Terri Riley, and Michael Edman.

The Pledge of Allegiance was recited.

By consensus, approve the agenda for the August 28, 2018, Board Work Session.

Mahoney introduced Agenda Item 4.1 Presentation from the 1590 Committee – Proposed Community Center.

Steve Hawkins, Project 1590 Committee member, noted part of what we want to do today is bring the Board up to speed on where we are with the proposed community center starting with a bit of history and where we are now and open it up for questions.

Hawkins noted back in the summer of 2014 I was approached about having a committee come together to build a community center. What I knew at that point was I knew we had attempted it in previous years...the City and the County met...and I think the most previous one I think former commissioner Steve Pierce was involved in that one...and it never happened. So essentially what we did is we formed a committee and named ourselves Project 1590 and really and what we did is that instead of going out and building a community center let's find out what our communities really want. And so we did the survey process which truly encompassed a regional kind of feel for what is it that we would like to see in our communities. From that, through that process, we then collected all of the information and in May of 2014 we had our big reveal and listed the Top 10 things that people would like to see. And in that process, a community center was at the top of the list from start to finish. So amongst other things that we were doing that you might be familiar with like the indoor playground at the mall, Bacon Capital USA, Ground Up Event, some of the other initiatives we're working on...this one (the community center) by far is the largest and most challenging.

So after that event we formed a committee (Community Center) in 2015 for the and started having our first meetings at that point. One of the things that we first started doing is reaching out to communities who have these facilities already and immediately got engaged with Kevin Nelson out of Perham, Minnesota, and got us involved in their community center association. Hawkins reviewed a list and map of all the communities in this association that are not part of the metro area because the metro is a different model. This community center association has been extremely beneficial to our project. Why I wanted to bring up this association as a component is they've been extremely beneficial to our project. Watertown, South Dakota, just

opened up a brand new facility a year ago, Austin, Minnesota, is in the process right now, and has been really helpful in guiding us through this process. That's how we met Dick (Straussburg) and his firm (TEGRA) and so we've picked up a lot of good advice from these community centers.

With that, in the mid to late summer of 2015 we started collecting this data, we started doing tours, doing research, and one of the first things that really stuck out is we're kind of unique that we don't have amenities like this. We've been trying for 30-40 years to do this and everybody has passed us up. We're one of the cities our size that don't have amenities like this to offer our communities. The other thing that we did is started the tours. Hawkins reviewed Minnesota non-metro cities 3,000 to 30,000 population to show the number of community centers that do exist currently and have been there for many years in a lot of these communities. Some like I mentioned Watertown and Austin they are replacing old buildings with brand new buildings so they're actually on their second time around. And so one of the things that we really learned from this is how much we really need something like this in our community. Hawkins reviewed benefits of a regional community center including:

Quality of Life

- People living in areas with community centers feel a stronger sense of community
- Interactions with generations of residents
- Improved quality of life – healthy living, physical therapy pools, swimming lessons
- Place for kids to go, keep them off the street
- Basic services for fixed income residents
- Community integration of disabled or socially disadvantaged community members

Economic

- Tournaments, tourism, conventions, tradeshow revenue
- Job creation
- Increased property values
- Attraction of new residents – Brain Gain
- Place for kids to go, keep them off the street
- Community development opportunities

In the spring of 2015 after gathering this information we did a work session with the city council and it was there that a local option sales tax was created and was brought forward by a couple of the council members. It was at that point that Project 1590 started campaigning and raised just over \$5,000 from local businesses during our campaign.

Brandon Edmundson, co-chair with Hawkins on this committee, noted this committee started at least for me when I got a letter from Mike Humpal with the city and the city has been engaged with this process kind of from the beginning at least from the point that our committee started. The letter went out to a number of different potential stakeholders or people in the community to come together and talk about where the project stood. They then did a preliminary feasibility study at that point just to see what this would look like generally speaking. They then got everyone together and said where do we go from here. And from that meeting it was determined that in a roomful of 50-60 people it's really hard to get anything done so we needed a committee

and we called ourselves an action committee. Our job was to get something built...get something done here. And so we narrowed it down and sent out some invitations and ended up with a group of about 12-14. One of the first things that became evident as we were meeting was that like Steve said none of us had built a community center before and so we needed some help. So one of the first things we did was determine that we needed to get what they call an *owners rep* and that's when TEGRA became involved. TEGRA stands in our shoes at the appropriate times and works with us to tell us the steps you need to go through to build a building, figure out what you need, figure out how much you can hopefully build, and all the steps in between of hiring the right people to help you along the way. Another thing we determined pretty quickly with TEGRA's help and suggestion was that it makes sense to bring on your contractor and your architect up front in this first phase and so we kind of split this project up into two phases. Part one of the project was the feasibility part...come up with what the city likes to refer to them as a business plan. That's the phase we're in right now. The second part of the project will be construction once you decide what you want to build, get money for it, and then we put the shovel in the ground and start the next part of this project...construction.

We're in part one right now and when you're in part one you're starting to come up with a design plan and you start to put some numbers on it TEGRA's suggestion was let's get some folks here that are going to build this and lets have them tell us what it costs right now so that we have real numbers to work with. When we go start fundraising we go to entities like the city and various others in the county and we start talking about the costs of these things...we have numbers that we know are real numbers and we have the contractor and the architect who are giving us those numbers and with TEGRA's help we're going to hold them accountable for the numbers that they are getting us now so we don't start fundraising thinking we're going to build it for this and all of a sudden we're paying something way up here so we're confident in these numbers that we're being given at this point our real numbers, all-in numbers, construction overhead...all that kind of stuff...contingencies built in there so the numbers that we've got are the best ones we can get as of right now.

So we've been working through that process. We went to the city originally and asked them for some money to pay for part one and working with TEGRA we got an idea about what part one of this would cost and the budget we came up with was \$125,000. That pays for TEGRA's services for part one, paid for the architect and the contractors work that they've done to date some of which they've done basically on their dime and some of which they're not charging for again hoping the project happens and they'll get paid on the back end for building this thing. We've got to keep costs down as much as we could through this process. As part of that process Tech Builders partnered with RJM Construction to work together on that so we do have some local presence on our team as well as on the construction side of it. So after we identified the partners who were going to help us with this we started putting some plans together to try and see what this looks like. What we were hearing is we knew we wanted some indoor water in this place I think that's the number one thing we hear when we go around and talk about these things is something to do with kids inside in the winter months and again indoor water is something that we don't really have a place that is accessible to the public right here right now so we knew we wanted that field house space again not so much basketball courts...you see basketball courts on some of these drawings but that's because we generally have an idea of what a basketball court size is. There will be basketball hoops in these things because you have basketball hoops in

things like this but I don't want you to think we're doing this just so we get four more basketball courts in town as we do have quite a few basketball courts in town...so what we're proposing there is a big space where you can do a number of different things.

So we started to put the different components together and started to talk about what is this cost. So we kind of put together the full picture of things that we would like to have and that again included indoor water, indoor field house of some size, walking/running track, conference space with large meeting rooms (400-450 people) with potentially space to divide up into multiple rooms for different classes or things like that...hopefully a multi-use space and in both the field house and that conference area the goal is going to be to get as many different uses of that space as we can so you take all the dividers out of the field house and maybe we have a boat show in there or a camper show in there...you pick whatever kind of space you need it for. So if you have smaller events that you need multiple rooms for maybe we can attract some events like that. We've heard from the Visit Fairmont group and the city that we could host more events here if we had the space for it. Also a senior center or a gathering space that potentially could be both seniors and youth. Seniors will a lot of times occupy the space during the day and kids maybe come after school and use some of that same space as well. Then if you come to what is actually upstairs there is kind of a fitness area for low impact fitness. And speaking of kids we're also contemplating a child watch area where you can drop off your kids while you're utilizing some of the other areas. So that's phase one that I've been talking about. Those amenities are in phase one.

Phase Two of the project is hockey and a lap pool. Let me start with the lap pool. We have that as an option...it's an expensive option in a lot of ways because you're really looking at two different bodies of water at that point. And when you have two different bodies of water the expenses of everything goes up. A lap pool like that will typically have cooler water than you would want in a zero entry pool for kids so typically it gets expensive to have two bodies of water and we will have some lap swimming available in the pool area...we weren't hearing a lot of demand for an eight lane competition style swimming pool at this point. But, if the need arises and that's the direction that the community wants to go it will fit on the site. The next issue that we've spent a lot of time on is hockey. The hockey group itself their stated preference is to have two sheets of ice and so we've included that on the plan and the costs associated with both one sheet and two sheets of ice. At this stage the important thing to keep in mind is that everything on here fits on the site that we're looking at with the parking that you would need to go with it. The site we're looking at right now if you haven't seen that already is over by Mayo. Mayo has agreed to work with us in donating that site to us as part of their partnership with this group so that's the location we're looking at. When the experts who we hired came to town they were thrilled that we found a spot like that kind of inside of town with that kind of access to State Street and they said most towns don't have a site as perfectly situated for a community center as that one. So they were thrilled with this site and I think we are thrilled with this site and Mayo again has agreed to work with us on that so that's all set up to be a pretty good location for this as we move forward.

So as we kind of figured out here's our full project if we had an infinite budget this is what we would build. Again the important thing is that all the important things that we would want here all fit on that site and at some point now or in the future and we want all of these things we can

have them out there or if we decide to expand in some other unforeseen ways in 20-30 years from now there's room out there on that site to do what we need to do in the future which is nice.

So at that point some of the conversations have turned to well these are all nice and great things...I'd like a lot of things too...but ultimately it comes down to what can you afford to build and we needed to get as reasonable as we can on what that is. And so with the contractor and architect we started putting some real numbers to these things and we started to get a first real idea about what the components we're looking at would actually cost. And once we looked at that we realized again pretty quickly that if the whole project we had to wait to do anything until we had a budget that included everything on this list we're going to jeopardize having anything and ultimately again we want to make sure that we have a building that the community can be proud of, that they can afford to run, and will work out for everybody and everyone can enjoy...we've got to make sure that we get something and so again we broke this up into two phases. Phase One again is a fieldhouse/conference center...and we started at one of our fairly recent meetings getting serious about okay this is the thing that we're going to sell right now – Phase One is what we're going to sell right now so we can start fundraising and actually have a goal on there. And as we did that we got the full Phase One with the 4 basketball court fieldhouse and the full conference center that we would like to have...we got a number on that and its \$24.7 million is the cost of the full Phase One. And so as we got that number some on the committee wanted to make sure we had...well if we don't get the \$24.7 million what do we do...do we get nothing...or is there something less than that that we could still get that would make some sense and still be worth building. And that's where we kind of came up with well if we cannot get to our goal and we cannot get to what we'd like to have in Phase One we could cut this down a bit and if we cut this phase down a bit to say about \$23.2 million and cut the conference center down to about half its size it could save about \$500,000. So what we've determined now is our Phase One budget is between \$21 million and \$24.7 million. Our goal is \$24.7 million for Phase One. That's what we're working towards. If we fall short we do have some fallback plans but our goal is to get to \$24.7 million at least so we can start Phase One. We don't intend to stop when we get to \$24.7 million because these other things you know there's a lot of community support for those as well...we would like to do those as well...we just don't want to wait...the first sheet of ice is on there at \$10.1 million dollars for the additional one sheet of ice. So we didn't want to have to wait to do anything until we got to the \$30 or \$35 million to do this stuff and so Phase One starts when we get our Phase One budget we know we can move forward...we know we're going to build something at that point. We will hopefully continue to fundraise through that process work with the Hockey Association and the other partnerships that we're developing to continue to raise money and hopefully we can get one sheet/two sheets of ice in the future as the community figures out what it will support and along those lines again if the lap pool becomes something that the community decides it wants in the future that's another \$4.3 million and we could add that on within the boundaries of the facility we have right now. So we wanted to make sure we got to this point by the county fair...that was our initial goal and so we've gotten to that point. We know what we want to build and we know how much it costs. The other piece of that puzzle and certainly not the last thing we thought about is what is this going to cost to run and we've taken the step to hire the company that everybody told us to hire Ballard King because they can get into this...their analytics aren't necessarily specific to Fairmont as to our facility exactly what it will cost to run but they can give us some numbers from the data they have available. At the same time we have Steve (Hawkins) and some others

in conjunction with that community center association that he has contacts with he got financials from I don't know how many community centers but actual numbers of what other places are spending, the revenues they're generating, the expenses they have to run their facilities and so we're kind of taking some analytics and we're going to put those next to what actual numbers are and get as much information as we can about what a facility like this potentially costs in communities about this size. We're going to put all the information we have available together and should have that done in a couple of weeks and get an idea of what it's going to cost to run and what a budget would look like on that side. So that kind of brings us up to today. And that brings us here today...one of the things we've tried to do now that we know what we want to build and know what the construction costs are is we are starting to look for partners to build this. Several partners have been involved from the beginning...the city has been involved from the beginning...at some point probably next month we will approach the city council with a formal request or at least a presentation and be asking the city to contribute for construction of this process. I mentioned Mayo earlier...we have met with Mayo and they have some land component that they are going to put forward potentially some operation partnerships as well. We've met with the school. The school at this point prefer to be an operational partner versus a construction partner so we're hoping once this is built to have some operational agreements with them where they'll pay some money for the students and potential faculty to utilize the facility and use it for some of their benefits as well so we're hoping that partnership will come through down the road. And then one of the things we've tried to do is keep Scott (Higgins) in the loop of what's going on here and once we got all the information together and got to this point we wanted to present to the full County Board to see if this is something the County may want to support and if so in what kind of way and so with that let me turn it over to questions and we've got a number of people here who may be able to answer what questions you have.

Smith commended the group for all of the work they've done and I especially like the fact that you have the different phases that we can see what we can afford and when we can afford it. So what are you looking for today? Are you looking for a commitment...are you looking for just an idea of what we may be able to do? What are you looking for today?

Edmundson noted we've got a construction budget now and right now we don't have firm commitments from anybody for dollars. Our plan is going to be to discuss this with public entities – the County, school, and city – and confirm what they're going to do and once we confirm what the public entities will do we'll know what the fundraising gap is and that will then be our committee's job to try to close that gap from private funds. We've thrown some numbers out and Scott (Higgins) I don't know if you've had a chance to run any of those at this point or not.

Higgins noted we've talked a little bit about what it would take in our budget cycle the last few weeks briefly and have provided some financial information on that in the \$3-5 million dollar range.

Edmundson noted I think that was the number we threw out previously. Again any support from the County will be appreciated.

Smith inquired what has the City of Fairmont committed.

Paul Hoye noted the city is waiting on the operations analysis and study that Ballard King is putting together. We have a work session scheduled September 17th to discuss and review that study. They paid the commitment to you know the \$125,000 to get this started and I think they're supportive of the project and actually any firm commitments outside of that has not been decided and I think we'll know better after the 17th what their commitment to it will be. We're most likely going to use more of the sales tax money.

Hawkins noted Paul (Hoye) can't speak for the council and I can't really either but I can tell you is the city has been extremely supportive in any of the meetings we've had. Councilman Zarling comes to our 1590 Board meetings...they have been very supportive and see the importance of getting this done and I think this is the start of this process to see getting the school, the County, and everybody together maybe all in the same room at some point and say how do we split this up. I think we anticipate that the largest chunk will be supported by the city they will likely own the facility and run it. But they will have the biggest piece likely in this pie. So I can tell you with confidence that we have support.

Schmidtke noted I'm really not sure exactly how to say everything because I know this pretty much has been a Fairmont project and it is going to be built in Fairmont so it's a Fairmont Community Center. But if you want to tie the whole County in to it and make them feel a part of it and encourage everybody to use it we've got to try and figure out how to tie everybody in. I'd have trouble supporting any money from here because I represent nobody from Fairmont. My constituents are all outside of Fairmont and expect my constituents to pay for this...I'd have trouble supporting that. I think it is a good thing that Fairmont needs or Martin County more specifically needs but somehow we've got to tie it in as a Martin County project somehow. I hope that we keep the individuals and the businesses outside of Fairmont involved.

Edmundson noted the name of the facility is probably for sale.

Hawkins noted the information we've gotten from the firms like TEGRA and JLG is that these are regional components especially in rural Minnesota. And so we're finding based on an analysis we're doing it's about a 30 mile radius. We anticipate we're going to get Faribault County residents using this facility.

So I'm Mike Edman and I are on the committee and noted the demographic study is actually a pool of people about 34,000. Fairmont itself is only about 10,000 and some change so Fairmont would only comprise about a third of the total people that would be using this. Martin County in this whole would probably represent an equal number of people so you take people outside of Fairmont and people inside of Fairmont would represent an equal cross section of who we'd expect to use this on a daily, monthly, yearly basis. Our anticipation would be that if we could have this be a community that is larger than Fairmont – like Martin County in particular – then Martin County residents would see the benefit of that and not just Fairmont. It has to actually be in the City of Fairmont in order to use sales tax money because that's a requirement of the law. But we anticipate this as being a regional center and so we haven't communicated that well enough but will continue to do so because it is a Martin County project as much as it is a Fairmont project and that's an important thing that we want everybody to remember.

Mahoney inquired with the Hockey Association become a partner then eventually you know with the sheets of ice or...

Hawkins noted they kind of already are. I think the biggest thing for them right now is the only reason we have this here is their need for a facility. The architects that we hired have been out there and the current building has served its life for the association. So as a community we have to decide if we want hockey in the future we eventually have to do something and this is the most economical way to do it. They have their own personal and financial things to work through. So the company that's doing this feasibility study for us and will have data in a couple of weeks is also providing them because we've learned that the local Hockey Association is probably one of the leanest run associations in the Midwest. So they're going to see...they're going from a two bedroom house to a six bedroom house. They're going to see a jump and how will they absorb that...how will families that use that. And then for us there are other benefits for having a sheet of ice. There's curling, figure skating, old men leagues that currently don't exist, broomball...there's other events that could be created if you have the access. So I would say for them they are already a partner in that they've been with us from the beginning but to what level...they're still working through that themselves.

Flohers noted I guess I would like to get more information on this usage from outside of the City of Fairmont. Do you think that you're going to draw from Faribault and out where I live? People are going to drive in here and use this?

Edman noted yes we have a demographics study that we can get for you commissioner. It shows the average draw...we're similar to Mayo Health Systems...the model we use for the demographics study from a geographical print pretty much mirrors what Mayo has so it's actual data. The building is proposed to be right next to the hospital and so where they're seeing their pull from is similar geographically to the one that we used for our study. It goes up to about the border of Jackson County, it goes past Blue Earth and up almost to the Freeborn County border and then it goes up all of Martin County and a little bit of Watonwan County as well. We have some data from like Lake Crystal and from other centers where they can see well what's our draw and we know it's about a 30 mile draw and so Fairmont is kind of in the middle of Martin County and if you go around 30 miles in a circle that is a ballpark draw expectation. We have more specific data than that but we do have very good reference points across the region and Minnesota where they can see a 30 mile draw. So that's not just crossing our fingers and hoping we've got good data that says yes they do.

Edmundson noted when you think of the draw a lot of the revenue to get from this is annual membership...people who get memberships that say you go to this five times per week. But a big portion of the revenue also comes from day passes. Think of younger families out in the County and surrounding cities around here is there's not a lot of places to take kids to in the winter especially within 30 miles so that will be great for those folks so I think we'll see a lot of folks that may not get the full annual membership but I think they'll utilize this often in the winter and so things like that...one time visits and two or three time visits those kind of things can be helpful. I also think that a lot of folks that live out in the County and surrounding area may work in Fairmont and that may make some sense for them to come utilize this before or

after work or during lunch and those kinds of things so there may be some utilization there too and not having to drive 30 miles just to come and use this.

Hawkins noted there's no data that is going to guarantee any number. I have been part of Cross Fit here in town and there are all kinds of Blue Earth people that are at Cross Fit here in town. I grew up in Sherburn and I see a lot of friends that have graduated from Martin County West...I guarantee you that based on what happened this spring every school district in 30 miles is going to use this facility. There is definitely a lot of interest in the Trimont and Sherburn areas wanting something like this (community center) nearby that anybody and everybody can enjoy.

Smith inquired about the timing. September 17th is when this feasibility study will be done. We need to set our levy by September 18th.

Edman noted great question. So the feasibility study will be done probably next week. We have a draft and we have supplements to that draft that we're working on now. We're not presenting to the city until the 17th (of September) and Paul (Hoye) will be very upset if we don't have anything to show him until 15 minutes before their meeting. So it is almost done...it's not ready for production otherwise we would have brought it with us today. We want to make sure that it is accurate and the best it can be. We've gathered a lot of data from other comparable centers and towns and this is where we're at. You can look at the list of cities in the state of Minnesota 10,000 people or above who has community centers and it is like 90% so we pulled random samples from those people that we're using to cross reference our data. But to answer your question about the levy situation you know we can't come to you in February and say hey give us a half million dollars or 2 million dollars...that's past your budget cycle. What we would anticipate you doing if you were so inclined is to make a commitment to the project knowing that it doesn't happen in FY19...you can always set that back in December. Your levy is not set permanently set in September it's preliminary. You can walk it back and I bet you all would love to hear from your constituents about how you lowered the levy at the end of the year and so there is a little bit of a faith step you have to take with us on this but knowing that you can lower it in the future I think it gives you that perfect back door it gives you that out if you don't like what you're hearing from us you don't like what the city or others on the committee...you just walk away. If you take that step now contingent on everybody else getting it together on this then it has to be now otherwise we're talking about another whole building cycle lost and increases in costs without actually adding any benefits for anyone for the end user. So that's kind of why we're at this junction. I apologize for not having all of this data in advance. It wasn't our intention to have it all kind of peak together around Labor Day but due diligence takes the time it takes. We're not rushing anything...it comes in when it comes in...it's just unfortunate that your budgeting cycle by law kind of puts us at this loggerhead where we're all coming together at once.

Mahoney inquired if the money was there and everything would you start next summer.

Edman answered yes. Fall 2019 would not be unrealistic if we get all of our ducks in a row and get our funding situation lined up appropriately we could be going end of summer next year absolutely.

Edmundson noted the numbers we have here on the board are numbers for that cycle that he (Edman) just talked about there but those numbers aren't necessarily good if we start in 2020 and so this budget cycle and I know we recognize the final information we're getting is kind of towards the end of the time you guys have to think about this but it's really important if we're going to do this that we're going to get it done this go round here and another year we're increasing construction costs and another year for naysayers to get louder and we've got all the momentum right now, we've got all the work right now put in place and we want to build this next year and to do that we're going to need help from our partners and unfortunately that's going to have to be this year.

Higgins noted there are some financing scenarios the Board could consider such as issuance of EDA Bonds.

Hoye noted there are multiple revenue sources available. We had in our original feasibility study the Springsted Group put together kind of a financing plan that had several options.

Smith noted I'm sure you're all aware of the issue that the County is facing too with our Justice Center.

Straussburg noted one other comment about the economic development perspective one thing that I think is interesting in cities your size is you look at the demographics and the larger part of it are the number of people that are between the age of 25 and 35. Your community is likely no different than others in that it is as small as the group that perceives it as are 45 and 55 and statistics show that what drives the community is the people between 45 and 55 because that's when people spend the most amount of money because your kids are getting into high school and college and you're buying cars and maybe get a step up house that's when you do it if you're expanding your house and these are expensive years between 45 and 55. And Watertown, South Dakota, they took a big step in building their community center and that's probably the biggest driver they had on it was just recognizing we need to attract young families and honestly the way it works is you can often get the guy to come but when the mom comes she's trying to figure out well I'm not going to know anybody when I come to this town and I've got kids...what's the school like...what are we doing. So like in Watertown there are quite a few employers there that use the community center for interviews. That's where they start the interview process because then they get to see themselves in this community, see the zero depth pool and they think wow this is something that can attract employees. That's something that we see on these things and if I looked at Fairmont and said what's the biggest challenge that this city is facing and I know this isn't part of your study but it's the lack of young people. We need to get people in this community that are born and raised here, go off someplace to get an education, go and get a little experience and have them come back. That's what you need and then you start talking about components to do that. A community center itself isn't going to do that but it's a component of it.

Edman noted in closing is there's anything you want from us commissioner(s) you'll let us know and like I said we've got data and I will give you that operational study when it is ready and I'm anticipating next week so you guys can look at that and have Jim (Forshee) and Scott (Higgins)

crunch the numbers but it would be really wonderful if you could kind of outline to us if you were willing to make a commitment it would have to look like this if you could come back with something like that it would be wonderful. We want to make sure that you're comfortable with the commitment and what you're thinking of doing actually works for us and works for everybody. We're going to have to take some leaps of faith here and say this is what we're willing to do and you always have that back step knowing if it unwinds you can drop that levy in December.

Edmundson noted let me add one more thing. Five years ago we moved here...I grew up in Texas as some of you may know but and had never lived in a rural community like this so it was a big leap for me personally to bring my family here and make the move from working in the big cities to small town and right now it's becoming increasingly easy for young people or anybody to work from anywhere. You can work online...telecommute and all of those kinds of things which is a tremendous opportunity for rural America. It's a chance to kind of reinvent yourself. One of the things for the folks like myself who have lived in big cities and had big city amenities there are some of those that we are willing to give up for the quality of life and other things but something like this makes that jump so much easier and that's not necessarily a Fairmont only thing because people want to come down and take over grandpa and grandpa's building site and those kind of things. Some of those farm kids may have spouses who are not as eager to come back they didn't grow up here or whatever, but if they can envision themselves in things like this and not being felt that you're stranded for six months out of the year when there's snow everywhere and you can't take the kids outside and you can't do anything to have a good place like this at home is a game changer, and again for the future not even just growth. Growth would be great for the County sustaining Fairmont sustaining Martin County as a place where people want to come and to be a destination because if that does happen like I think it might and rural communities do start being destinations for people we need to make sure that Martin County is one of those, again this isn't the only thing but it is a huge step for outside people coming in to interview the County and the area as a place to raise their family. I hope you'll consider this both the Fairmont piece and the County piece.

Mahoney thanked the 1590 Project Committee for their update.

Mahoney introduced Agenda Item 4.2 CY2019 Budget Work Session #3.

Higgins and Forshee presented and reviewed spreadsheets of the CY2019 Preliminary Levy, currently at 5.49% increase, along with Proposed Adds and Cuts per department, and pie charts of How is the Total Increase Allocated and 2019 Preliminary Levy with Changes as of August 24, 2018.

Higgins noted we had a Strategic Planning Session on April 26th at which Martin County staff developed four Martin County Strategic Action Plan Priority Goals:

- Increase Quality of Life for those who work, live and play in Martin County
 - ✓ Day Care Services – Incentivize businesses to house/provide services
 - ✓ Invest in Youth
 - ✓ Affordable Housing

- Make a decision on the future of the Justice Center
 - ✓ Options for Building
 - ✓ Bonding
 - ✓ Education
- Address concerns related to increase in crime rate
 - ✓ Grant Writer
 - ✓ Better Jobs
 - ✓ Prevention Education
- Increase innovation via technology and training of staff
 - ✓ Form Technology Committee
 - ✓ Explore Broadband
 - ✓ Staff

Higgins noted the next step is to form committees for each of the priority goals to move forward on the task/activity identified for each goal.

With no further business to wit, Board Chair adjourned the work session at 4:42 p.m.

BOARD OF COMMISSIONERS
MARTIN COUNTY, MN

Tom Mahoney, Board Chair

ATTEST: _____
Scott Higgins, County Coordinator