The regular meeting of the Martin County Board of Commissioners was called to order at 9:00 a.m. by Chairman Elliot Belgard via WebEx (videoconferencing due to the COVID-19 Virus pandemic). Commissioners present were Kathy Smith, James Forshee, Steve Flohrs, Richard Koons, and Elliot Belgard. Also present were Scott Higgins, Martin County Coordinator, Terry Viesselman, County Attorney, Leigha Johnson, Human Resources Director, Jessica Korte, Martin County Auditor/Treasurer, Jason Sorensen, Sentinel Newspaper, and members of staff and public.

The Pledge of Allegiance was recited.

Motion by Commissioner Koons, seconded by Commissioner Flohrs, Be It Resolved that the Martin County Board of Commissioners, hereby approve the agenda for the June 15, 2021 regular Board of Commissioners meeting. Carried unanimously.

Motion by Commissioner Flohrs, seconded by Commissioner Smith, Be It Resolved that the Martin County Board of Commissioners, hereby approve the minutes of the June 1, 2021 regular Board of Commissioners meeting. Carried unanimously.

Tammie Hested, Family Resource Coordinator with Minnesota Valley Action Council (MVAC), along with eleven (11) of the fifteen (15) 2021 Martin County Summer Youth Intern Program participants were present via WebEx to introduce themselves to the commissioners and to share what business they are interning with in Martin County over the summer.

Grace Higgins    -    Fairmont Area Chamber of Commerce
Jasmine Walraven  -    CADA
Lindsey Tonne     -    PCM
Makayla Hall      -    Chain of Lakes Pet Hospital
Matt Moeller      -    3M Company (IT Department)
Noah Becker       -    MVAC
Sydnea Brinkman   -    CREST
Tony Nuss         -    Kahler Automation
Whitney Scott     -    Sweet Financial
Morgan Larson     -    Ad Mfg.
Madeline Mathiason-    Associate Optometry

Lenny Tvedten, Martin County Historical Society, was present and thanked the Board for the continued support and to formally request the CY2022 Budget Allocation for the Martin County Historical Society.

Motion by Commissioner Koons, seconded by Commissioner Flohrs, Be It Resolved that the Martin County Board of Commissioners, hereby receive and file the CY2022 Budget Allocation
Request received from the Martin County Historical Society in the amount of $21,000.00. Carried unanimously.

Dominic Jones, Manager Red Rock Rural Water System (RRRWS), was present to review a Joint Powers Agreement (JPA) between the counties served by Red Rock Rural Water System to guarantee the payment of General Obligation Bonds.

Jones noted RRRWS is a government organization which was established in 1984 to provide drinking water to residents of Southwest Minnesota. Currently RRRWS provides drinking water to approximately 2,500 rural customers and 14 cities in the following 9 counties in Southwest Minnesota: Brown County, Cottonwood County; Jackson County; Lyon County; Martin County; Murray County; Nobles County; Redwood County; and Watonwan County. RRRWS was formed and operates under the provisions stated at Minnesota Statute 116A et. seq.

Jones went on to note RRRWS is going to start a construction project in 2021 which is known as “Great Bend Water Treatment Plan Project” (WTP Project). The WTP Project will replace one of RRRWS’s current water treatment plants. The current water treatment plant was built approximately 40 years ago and had an expected life span of 20 years when it was built. RRRWS has been limping the existing facility along for 20 years beyond its expected life. It eventually came to a point where it was no longer feasible to continue to spend money on an obsolete water treatment plant. The current water treatment plant can process approximately 450,000 gallons of water a day and the new water treatment plant will have the capacity to process 800,000 gallons per day which ultimately means more people can receive water from RRRWS.

Jones continued the estimated cost of the WTP Project is $7.1 million dollars and reviewed a breakdown of how the $7.1 million dollars will be spent.

<table>
<thead>
<tr>
<th>Development:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction of Plant</td>
<td>$5,679,250</td>
</tr>
<tr>
<td>Pipeline</td>
<td>$ 400,000</td>
</tr>
<tr>
<td>Engineer fees</td>
<td>$ 549,000</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Soft Costs:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner RPR</td>
<td>$ 36,000</td>
</tr>
<tr>
<td>Land Purchase</td>
<td>$ 50,000</td>
</tr>
<tr>
<td>Geotech/Arch/Hydro</td>
<td>$ 62,500</td>
</tr>
<tr>
<td>Legal</td>
<td>$ 20,000</td>
</tr>
<tr>
<td>Permits/Admin/Testing/Utilities</td>
<td>$ 21,884</td>
</tr>
<tr>
<td>Interest</td>
<td>$ 90,000</td>
</tr>
</tbody>
</table>

| Contingency:                        | $ 191,366 |

Total Project $7,100,000

The $7.1 million dollar costs for the WTP Project will be paid for as follows:
$4,831,000.00 – GO Bonds
$2,219,000.00 – Grant funds from the United States Department of Agriculture
$50,000.00 – Red Rock’s contribution
$7,100,000.00 – Total WTP Project cost

RRRWS does not have the legal authority to issue GO Bonds, however on May 21, 2019 the Cottonwood County Board of Commissioners unanimously adopted a Motion which authorized the issuance of a maximum of $3,926,000.00 of GO Bonds to finance the WTP Project. Furthermore, on April 20, 2021 the Cottonwood County Board of Commissioners unanimously adopted a Motion which authorized the issuance of an additional $905,000.00 of GO Bonds to finance the WTP Project. Even though the GO Bonds will be issued by Cottonwood County, RRRWS is responsible to make the bond payments because RRRWS is the beneficiary of the bond proceeds.

Jones noted the Bond attorneys have requested that the 9 counties who have residents who receive water from RRRWS sign a JPA which states that if RRRWS defaults on the GO Bonds each county will be required to reimburse Cottonwood County pursuant to the provisions stated at Minnesota Statute 116A.24 Subd. 3 and prorated between the counties as follows:

<table>
<thead>
<tr>
<th>County</th>
<th>Square Miles Served</th>
<th>Percent of System</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brown</td>
<td>15</td>
<td>1.0%</td>
</tr>
<tr>
<td>Cottonwood</td>
<td>504</td>
<td>35.1%</td>
</tr>
<tr>
<td>Jackson</td>
<td>351</td>
<td>24.4%</td>
</tr>
<tr>
<td>Lyon</td>
<td>65</td>
<td>4.5%</td>
</tr>
<tr>
<td>Martin</td>
<td>138</td>
<td>9.6%</td>
</tr>
<tr>
<td>Murray</td>
<td>153</td>
<td>10.6%</td>
</tr>
<tr>
<td>Nobles</td>
<td>2</td>
<td>0.1%</td>
</tr>
<tr>
<td>Redwood</td>
<td>61</td>
<td>4.2%</td>
</tr>
<tr>
<td>Watonwan</td>
<td>152</td>
<td>10.5%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,441</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Using the above allocation if RRRWS defaults on the bond, Martin County would be responsible for 9.6% of the bond.

Chairman Belgard inquired are they looking for an expansion in Martin County?

Jones noted some and I say some because it’s been almost four years ago now that we did a major expansion into Martin County. That opened up opportunity for others where we built line, we may have went past them, they didn’t at that time want rural water and of course we’re not a mandatory system. It is voluntary. So, these folks now have the opportunity and we have in Martin County I think 5 or 6 this year that have requested service now. Now, we’ll build to them, but the problem is pipe availability. PVC uses a resin and this resin was affected by some of the events of COVID, some of the events of freezing down south, and this by-product of the resin is hard to come by. Prices have skyrocketed; we actually have a very hard time in obtaining PVC pipe right now. It’s very expensive if you can find it so we have put some of our services on hold. But yes, there is some demand yet in Martin County. They will be smaller
ones. The Assessor’s Office may see a handful of new members come in to be placed on taxes as a special assessment. The cost is still $16,000 as it was three or four years ago when we did a project. However, we self-fund that now. The cost is $4,000 they have to pay down on the project and $12,000 can be placed on taxes as a special assessment. So we do offer that and of course that is for people very close to that existing water line. If we have to go a half mile it will cost you more.

Chairman Belgard inquired so $16,000 is kind of the minimum?

Jones noted minimum, yes.

Commissioner Smith inquired how far along is this current project as far as planning and design?

Jones noted this current project is actually underway right now and the first concrete pour will be completed this afternoon possibly. We have worked on this for 2 ½ years. Working with the USDA you must do the historical review through the State Historical Preservation Office and we were cleared on that, we were cleared on the design through Minnesota Department of Health; we obtained and worked with the Department of Natural Resources for the addition of two additional wells at this location, and MPCA. When we treat our water we try and be as environmentally friendly as we can and in the aquifer that we have we’re able to treat the water, remove the iron manganese, and then you have a backwash...it’s like washing out your filters and the backwash has to go somewhere. Rather than putting it into a sanitary sewer type of situation we actually put that into rapid infiltration basins. It precipitates out and catches the iron manganese in the top foot of sand and then the rest of it goes back down to the aquifer and reused again. Electricity wise, we’re also very green on that as the actual atmosphere within the treatment plant is cooled by water running through the treatment plant. So, it also helps in the winter time too.

Chairman Belgard inquired the location of the new one...is that right by where the old one was?

Jones noted yes. It’s just on the opposite side of the river within a half mile.

Chairman Belgard noted one other question I have is I know you also tap city water supplies. How many of them are you getting from right now?

Jones noted we actually purchase water from the City of Windom and the City of St. James. We have two water purchase agreements outstanding...and a little bit from the City of Balaton way up in the northwest. We have 14 small cities that we serve water to so it takes diversity in water sources to make this work. We have two actually we’re going to have three we have a new water source out for a new project being the Lake Shetek Area Project. We were fortunate to receive some money through the bonding bill last year and so that $5.5 million dollars that we received there will help build a new water treatment plant in eastern Murray County. That plant will go under design here actually we're starting to route pipeline here this afternoon to that area. That’s a brand new water source. There will be about 100 miles of pipeline in that project that will serve the Lake Shetek area of around 400 new hook ups over there. That one will be strictly in Murray County and so we’re working on that and that will be another 100 million gallons a year
water source that’s already permitted. Water Resources is the number one priority of Red Rock Rural Water. We do not want to oversell ourselves. You’ve got to have the water supply and that’s primary of our Board and management...that’s the number one concern. That’s why your question fits in backup supplies at minimum from other sources. We also have a bonding bill request to look for additional water up by the City of LeSalle north of St. James. We’re working over there to build a new water source also. So, once again for redundancy, and also for any membership...we have two cities up there that are interested in getting rural water and we hope that it is a money saver and it has worked very well for smaller cities hooked up last year Darfur and Revere...both cities that are around 200 people and works well rather than to have those folks having to build a half million water treatment plant they hook on to us for half of that cost.

Commissioner Flohrs inquired the one in Murray County is that on the same aquifer as down here?

Jones noted it’s a similar aquifer. The one we’re talking about here is along the Des Moines River. The one over in Murray County is the upper portion of the Des Moines River with some outwashes...it’s similar. A lot of these are shallow water. We protect our water sources by having as much protection on top of the ground as we can.

Commissioner Flohrs are you pulling down the Des Moines aquifer at all?

Jones noted with this heat, wind, and no rain, it’s not going up. But, as part of this project we had to do a 30 day pump test which is 30 days of information by data recorders that we have and we have been doing this for 10-12 years. There’s data recorders down at the aquifer at different locations within a half mile of our pumping wells and so we record that data and historically it’s part of our permit with the Minnesota DNR, incorporation permit, so we have monitored that for historical data. We had a pump test that we ran then for 30 consecutive days. We ran that 1,154 gallons a minute out of that aquifer nonstop. We had one generator shut down for a half hour in this whole 30 days. So, went through the tests and then you have a 30 day recovery where you monitor evening hand readings to verify that all of the equipment is running too and all of that then is given to our hydrologist and a Minnesota DNR hydrologist and the comment was that we could pump at that rate 24 hours a day for the next 20 years and we’d still have available water in the aquifer. So, that’s a long time and it’s a lot of water and we never intend to over pump that aquifer. But to answer directly to your question yes there’s a downward trend. It does follow the river level, the Des Moines River.

Commissioner Smith inquired how many households in Martin County are hooked up right now.

Jones noted I’m going to guess we have 350 member households in Martin County.

Scott Higgins, County Coordinator, noted the county attorney has reviewed the Joint Powers Agreement as well and had a clarification change.

Terry Viesselman, County Attorney, was present via WebEx and noted the Agreement looked okay except there are two paragraphs which are somewhat inconsistent. One paragraph said the eight counties fully agree to reimburse Cottonwood County for the cost of the bonds and then the
next paragraph said that reimbursement will be made by all the counties pursuant to the statute apportioned according to how much usage your county had. The two are somewhat inconsistent and the intent is in the first paragraph it is implied that all the other counties paid and Cottonwood County didn’t pay anything and the second paragraph said there’s a portion among all of them and Cottonwood County would pay their fair share. And so I just asked if we could put the language in that first paragraph saying that the parties would reimburse Cottonwood County in accordance with the next paragraph that says they all split according to their fair share and the attorney that drew up the Agreement said that change is fine and he will put that in.

After discussion,

Motion by Commissioner Flohrs, seconded by Commissioner Forshee, Be It Resolved that the Martin County Board of Commissioners, hereby approve and authorize the Board Chair to sign the resolution approving the Joint Powers Agreement between the Red Rock Rural Water System and the counties of Brown County, Cottonwood County, Jackson County, Lyon County, Martin County, Murray County, Nobles County, Redwood County, and Watonwan County, to guarantee the payment of General Obligation Bonds for construction of the Great Bend Water Treatment Plant Project; and is contingent upon language clarification pertaining to repayment of GO Bonds.

R-#34’/21

RESOLUTION
PERTAINING TO JOINT POWERS AGREEMENT
RED ROCK RURAL WATER SYSTEM
GREAT BEND WATER TREATMENT PLAN PROJECT
PAYMENT OF GENERAL OBLIGATION BONDS

BE IT RESOLVED, that the Martin County Board of Commissioners, State of Minnesota, at its duly convened meeting and pursuant to discussions had, duly resolved as follows:

Hereby approved Joint Powers Agreement between the Red Rock Rural Water System and the counties of Brown County, Cottonwood County, Jackson County, Lyon County, Martin County, Murray County, Nobles County, Redwood County, and Watonwan County (collectively the 9 counties) and directing the County Coordinator to execute the Joint Powers Agreement relative to the Red Rock Rural Water System Great Bend Water Treatment Plan Project (WTP) Project and authorizing Cottonwood County to issue the necessary interim financing bonds and long-term financing bonds to fund said WTP Project and to have said Joint Powers Agreement govern the repayment of said bonds; said Joint Powers Agreement being executed with the understanding that the Red Rock Rural Water System and the 9 counties would all be parties to this Agreement.

Motion by Commissioner Flohrs, seconded by Commissioner Forshee, resolution duly passed and adopted this 15th day of June, 2021.
Viesselman presented an update to the Board pertaining to the Minnesota Open Meeting Law noting that after July 1, Board members appearing remotely, must appear from a location that is open and accessible to the public, except that if they meet the exceptions noted (military, advice of medical doctor and pandemic or emergency order) they can appear remotely three (3) more times during the remainder of the year at a location not open to the public. What the Minnesota Counties Intergovernmental Trust (MCIT) is saying is that as long as the pandemic is still going on, we have that exception, and a medical provider has told you as a board member there is a risk to appearing at the meetings like the pandemic flares up again in our county, MCIT says that you can appear remotely and not be open to the public three (3) more times yet in a year.

Tim Langer, Faribault and Martin County Public Health Sanitarian, was present and provided an overview of some of the minor changes to the Food and Beverage Ordinance and the Public Swimming Pool Ordinance noting that the new Ordinances will provide consistency with the requirements of the Minnesota Department of Health (MDH) and will not affect the establishments. Langer recommends setting the public hearing for consideration of both Ordinances on July 20, 2021 beginning at 10:00 a.m.

Martin County Food and Beverage Ordinance:
- Minor changes in Statute and Rule numbering and also correction of typos in the Ordinance
- Section II – Exempts License Free Section in MS 157 because we have our own fee system
- Section II – Adds Minnesota rules 4626.0033A-F pertaining to Certified Food Protection Manager (CFPM) requirements for food service establishments
- Section II – Exempts MN Rules 4626.0033G-O as they are the responsibility of the MDH
- Section V – Adds statement that we will work in coordination with the MDH on Foodborne and Waterborne illness investigations
- Section VI – All new Variance Section suggested by the MDH
- Section VII – Repeal of previous Ordinance

Martin County Public Swimming Pool Ordinance:
- Minor changes in Statute and Rule numbering and also correction of typos in the Ordinance
• Introduction – Corrects erroneous adoption of 2014 Ordinance by the Human Services Board rather than the Martin County Board of Commissioners
• Section 1 – Broadens the purpose of the Ordinance
• Section 2 – Establishes that the Ordinance shall be applicable to all public pools as defined in MN Rules 4717.0250 instead of the broader statement of MN Rules 4717
• Section 4 – Eliminates “Special Purpose Pool” and “Wading Pool” from definitions as they are not needed in the current Ordinance
• Section 5 – Specifies what parts of Minnesota Rules 4717 are being adopted and what parts are not incorporated into the Ordinance
• Section 6 – Specifies that pool plan reviews are conducted by the MDH rather than Local Public Health and that a plan review fee is required by MN Statutes 144.1222, subdivision 1a
• Section 8 – Specifies minimum inspection frequency and that Health Authority is authorized to collect pool water for testing
• Section 14 – Repeal of previous Ordinance

Motion by Commissioner Smith, seconded by Commissioner Koons, Be It Resolved that the Martin County Board of Commissioners, hereby approve setting a public hearing for consideration of the new Martin County Food and Beverage Service Ordinance for Tuesday, July 20, 2021 at 10:00 a.m. in the Commissioners Meeting Room – Martin County Courthouse – 201 Lake Avenue – Fairmont, MN. Carried unanimously.

Motion by Commissioner Koons, seconded by Commissioner Forshee, Be It Resolved that the Martin County Board of Commissioners, hereby approve setting a public hearing for consideration of the new Martin County Public Swimming Pool Ordinance for Tuesday, July 20, 2021 at 10:05 a.m. in the Commissioners Meeting Room – Martin County Courthouse – 201 Lake Avenue – Fairmont, MN. Carried unanimously.

Jeff Markquart, Martin County Sheriff, was present to recommend the hire of Carter Davis and Jordan Slater as part time Seasonal Water Patrol Deputies for the Martin County Sheriff’s Office, effective June 17, 2021.

Motion by Commissioner Koons, seconded by Commissioner Flohrs, Be It Resolved that the Martin County Board of Commissioners, upon the recommendation of the Martin County Sheriff, hereby approve and authorize the hire of Carter Davis and Jordan Slater as part time Seasonal Water Patrol Deputies for the Martin County Sheriff’s Office at $20.00/hour, effective June 17, 2021. Carried unanimously.

Markquart continued the Martin County Sheriff’s Office has received and accepted the retirement resignation of JoAnn Russenberger, Chief Communications Officer for the Martin County Sheriff’s Office, effective September 10, 2021 and asks the Board to do the same; and recommends recruitment to fill the Head Communications Officer vacancy.

Motion by Commissioner Koons, seconded by Commissioner Smith, Be It Resolved that the Martin County Board of Commissioners, hereby accept the retirement resignation of JoAnn
Russenberger as Chief Communications Officer in the Martin County Sheriff’s Office, effective September 10, 2021. Carried unanimously.

Motion by Commissioner Forshee, seconded by Commissioner Flohrs, Be It Resolved that the Martin County Board of Commissioners, hereby approve and authorize recruitment to fill a Chief Communications Officer vacancy in the Martin County Sheriff’s Office. Carried unanimously.

Bob Mickelson, ISG Inc., was present to review and recommend bid award for the Courthouse Roof Replacement Project and noted we accepted bids for the replacement of the main Courthouse roof that is scheduled to be copper on all visual parts and membrane on areas of the roof that were more flat and not as visible. Mickelson went on to note we received one Best Value bid solicitation from Renaissance Roofing who is currently working on the courthouse dome. Due to receiving only one bid, we were not required to go through an interview process.

Mickelson noted the bid came in at $1,808,286 and is over what we had projected. One of the major things the bid did provide is a Value Enhancement Plan suggesting to change the insulation from polyisocyanurate to polystyrene due to availability (and lead-time) and constructing pitched “cricket” areas at four corner locations using dimensional lumber and plywood decking to create specified slope to drains in lieu of specified build up tapered polyisocyanurate systems; allowing for a $164,536 deduct with this alternate acceptable and recommended.

Mickelson went on to note a big surprise in the schedule of values received from the contractor is the mechanical and that the replacement of the two HVAC units was $375,000. Our engineers are looking at that right now to verify the cost of the equipment and needed insulation to reconnect the new units to the roof; and suggest we would hold off the contractor from awarding that contract and continue to solicit additional pricing. Another suggestion is that we consider ordering the units so that we have them and then work with whomever we were able to get a contractor for. While we all truly believe that we can get a better number the risk is that we go out to a couple of contractors and get the same number back. So that would be the risk in moving forward in that portion of it. Mickelson also noted we did add a little bit of tuck-pointing at the last minute for some spots in the back of the courthouse...relatively minor. Then I think the other part of it, in the schedule of values, there’s a couple hundred thousand dollars’ worth of scaffolding and this is due again to the abatement. But, we aren’t going to run into the issue that we did before where we had to deal with scaffolding costs. It’s taken care of in here.

Mickelson continued as far as scheduling if we were to accept that Value Enhancement, Renaissance is looking to be able to be done this yet this year prior to winter coming in. If we don’t accept it, it’s probably going to be August 2022 before that they’re able to get done with it and that’s primarily just because of the long lead-time on that insulation. Additionally, we received a letter from the State Historic Preservation Office and they looked over the plans and they approved the plans with one small recommendation of increasing gutter size. But, their comment was they were very pleased to see that the team had opted to replace the existing roof with copper rather than synthetic roofing.
Commissioner Smith and Chairman Belgard noted the Building Committee has not seen this bid information for committee review.

Commissioner Smith noted I have a concern about the cost of the rooftop unit. I have a problem approving something when that big of an amount is there and you’re thinking it’s not the right cost.

Mickelson noted the other option is to strike all that work for the HVAC and then bid it separately. What we’re trying to do is get that roof curb and everything else associated with the installation of the roofing and trying to get it all done at the same time. I did talk to Lon (Gorsch) as far as sequencing goes that’s going to be one of the last portions of the roof that gets new roofing. They’re going to be standing up there, kind of staging some of that area up there, so there’s no reason to put the roofing on first. So that is an option. The units are getting worn out. There’s a lot of hail damage on there so they’re not as efficient…the coils have been impaled shut so instead of those fins allowing a lot of air movement through it, it’s being reduced there so there’s a lot of hail damage on those units. So, they’re getting towards the end of their useful life. Not that they’ve failed yet…but they’re getting toward the end of the useful life. So it’s kind of a quandrum to be in right now but we just don’t feel that the pricing reflects really what we’ve got to do on that.

Chairman Belgard noted I think that’s our concern is how we proceed not knowing that.

Mickelson noted the roofing can be done around the existing curbs, around the existing units. It can be done. It’s not impossible by any means. Eventually the rooftops will have to be addressed at some point down the road.

Chairman Belgard noted and they may not be the same size.

Mickelson noted they’re close. The unit over the courthouse we increased the size on it just a bit on the calculations and it was primarily due to if you had a larger capacity in the courtroom is primarily what it was for so we did increase the size of that unit. The physical size of them all depends upon what brand that they end up with. We allow two or three different manufacturers to bid those and it will all depend on which manufacturer. The other thing to keep in mind is that there’s an option called Curb Adaptors and we use this in certain situations such as this where the curbs are roughed in and there’s an adaptor that’s put on the curb in order to fit the new unit. So there are options. It isn’t like we’re completely out of options. The other good thing is that the roofing that’s around these curbs is a membrane type roof and that’s certainly a lot easier to flash back in there than if we were using copper or something like that which would really make it prohibitive on that end of it. So, it’s not that you’re totally out of options on that end of it. But, it certainly has caused some concern out of it. What we heard during bidding is that the bidder did attend the walk through and then the day before bids were due Renaissance called me and noted the mechanical contractor isn’t going to bid to me…they’re not interested. We tried to make a couple of phone calls I had one name that Doug (Borchardt) had given me real early that I hadn’t called earlier in the process but they never really responded and we certainly could look at some of those. But on bid day I wasn’t even confident we’d have a bid.
Chairman Belgard inquired tell me how much that was higher than your estimate.

Mickelson noted the engineers were expecting about $25,000 for the cost of the rooftop units and another $10,000 or so to put them in. So we were thinking in the area of $35,000 for both units. So the rooftop units have gone up significantly. There wasn’t anything that was done different on it. They’re relatively small units I think they are 5 and 7 ton units so they’re not large units. So what I want is our engineers to reconfirm the cost of equipment to make sure that something isn’t awry there and then again we think we need some different bids on the install.

Commissioner Smith inquired what was your estimate on the roof...the whole cost?

Mickelson noted the whole cost I have $1,067,000 I believe is what I presented to you.

Commissioner Smith inquired so is that increase due to inflation or what is that $600,000 difference?

Mickelson noted well $300,000 is in the rooftop units and then the rest of it I see in scaffolding and the abatement we had. There’s $200,000 worth of scaffolding and $170,000 worth of abatement.

Commissioner Koons noted when we first talked about this at $1.067 million I think we figured $1.2 million and now it is $1.8 million.

Mickelson noted with the reduction of that insulation change you’d be at $1,643,750.

Commissioner Forshee inquired the life expectancy of the new roof. Mickelson noted the copper is 50-70 years and the membrane portion of it has a 20 year warranty on it and it should last out in the 25-30 year range

Higgins inquired would it be appropriate for the Board to approve the bid excluding the rooftop replacement?

Mickelson noted we could do that.

Higgins noted and then in case they find it differently they could bring it back in...is that possible for the Board to do? Would it take 30 days to get some idea?

Mickelson noted we’re going to have to move quickly on that. We’ll have to be back within 30 days because we’ve got schedules to maintain.

Higgins inquired so Renaissance could get done this fall versus in 2022 with that new insulation material or is that changing because of the RTU’s?

Mickelson noted the RTU’s I’m not sure on the full delivery time on those right now and I know that on other projects we’re seeing extended lead-times on those as well so I’d have to check on the availability of the unit lead-time. But I would expect that those would be toward the end of
the project and the other thing is we’ve got to schedule this with the building here that we just can’t the middle of August take your air conditioning out so we’ve got to schedule that way too.

Commissioner Koons noted copper isn’t getting any cheaper.

Commissioner Smith inquired how critical is it that we accept this bid today. Could we do it at our next meeting or is that not an option?

Mickelson noted we have the ability to hold and award the bids...I mean legally they can’t withdraw a bid. With the insulation change he proposed a punch list on December 6th of this year. So if we were to change that and actually he’s talking starting on August 2nd so basically right after he gets done with the dome he’s looking to start the roof and if we were to delay that most of it comes down to the acquisition of materials. I think from a scheduling standpoint on manpower I can’t speak for him specifically. He’s probably okay there but what I don’t want to do is have him demobilize from the site and then remobilize.

Commissioner Koons noted I just don’t think that delaying it is going to save us any money with the increase in costs or bringing them back. I just don’t think that it is worth waiting for 3 weeks. Because everything is going to get higher priced and the sooner he can get this material ordered and get it coming...that’s my opinion.

Commissioner Smith inquired is there a contingency on this project?

Mickelson noted there’s nothing that’s in the contract. The contingency needs to be carried outside of the contract.

After discussion,

Motion by Commissioner Koons, seconded by Commissioner Flohrs, Be It Resolved that the Martin County Board of Commissioners, after completing the Best Value bidding process and having received one bid, and after careful consideration and review of the bid, and upon the recommendation by Bob Mickelson, ISG (architects and engineer for the project), hereby approve and award the bid for the Courthouse Roof Replacement Project to Renaissance Roofing in the amount of $1,643,750 (excludes Rooftop Heating and Cooling Units and includes deduct for change of Insulation Board and Cricket Materials); and to authorize the Board Chair or the County Coordinator to sign the required contract agreements for the project. Carried unanimously.

Mickelson concluded providing a brief update on the Courthouse Dome Reconstruction Project noting the dome project is estimated to be completed by the end of July 2021.

Brian Murrell, The Garland Company, was present to review and recommend bid award for the Human Resource Building Roof Repair Project to Jackson and Associates, LLC. Murrell noted we had 4 bidders and had 4 people attend the prebid and all 4 submitted numbers for that and Jackson and Associates, LLC was the lowest bid. Murrell went on to note our budget for this job was $255,000 and the number that we got was $256,645 so $1,645 over what we estimated this
project to be; and Jackson and Associates is the recommended low bid contractor for this project and includes the separate contracts for electrical, HVAC, and plumbing that were procured separately. Murrell also noted we have done numerous projects with them they do phenomenal work.

Murrell reviewed the bid tabulation sheet including base bid(s), Add Alt #1 (installation of wall panels), Drain Replacement, Insulation Allowance, and Insulation Replacement/Square. The drain replacement number we got from Jackson and Associates was $1,000. That’s just a contingency if we have to do that. The insulation allowance was $500 and that actually became the difference in meeting the base bid number because the allowance is different than both the replacement number and the contingency. The allowance is actually building on top of the base bid and if we don’t find any insulation that needs to be corrected that $500 would be credited back to the County. And then the last number was insulation replacement per square at $1,000. Murrell noted these are all numbers that on the backside if we have to use them we will...we have a fixed price for them. But we fully anticipate based on what I understand and know about this project it should just be the $243,000 for the roof replacement.

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Base Bid</th>
<th>Add Alt #1</th>
<th>Drain Replacement</th>
<th>Insulation Allowance</th>
<th>Insulation Replace/Sq</th>
</tr>
</thead>
<tbody>
<tr>
<td>DeWar</td>
<td>$6,850</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Guaranteed</td>
<td>$10,155</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Day</td>
<td>$5,795</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Jackson &amp; Associates</td>
<td>$243,000</td>
<td>$42,000</td>
<td>$1,000</td>
<td>$500</td>
<td>$1,000</td>
</tr>
<tr>
<td>Schwickerts</td>
<td>$294,757</td>
<td>$41,043</td>
<td>$1,900</td>
<td>$500</td>
<td>$2,000</td>
</tr>
<tr>
<td>Diverse</td>
<td>$242,500</td>
<td>$66,500</td>
<td>$500</td>
<td>$1,500</td>
<td>$450</td>
</tr>
<tr>
<td>Flynn</td>
<td>$264,547</td>
<td>$77,595</td>
<td>$1,400</td>
<td>$85</td>
<td>$34</td>
</tr>
</tbody>
</table>

Higgins noted the Human Resource Roof Replacement Project will be expended from the Human Resource Building fund reserve account.

After further review and discussion,

Motion by Commissioner Smith, seconded by Commissioner Koons, Be It Resolved that the Martin County Board of Commissioners, after completing the bid process and having received bids, and after careful consideration and review of the bid, hereby approve and award the bid for the Martin County Human Resource Building Roof Replacement Project to Jackson & Associates, LLC in the amount of $243,500; approve and award the bid for electrical work to DeWar Electric in the amount of $6,850; approve and award bid for plumbing work to Day Plumbing in the amount of $5,795; and authorize the Board Chair or the County Coordinator to sign the required contract agreements for the project. Carried unanimously.

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 2021. Reffer noted Martin County is under a three-year rotation program for brush control on all of Martin County’s drainage ditches.
After review and discussion,

Motion by Commissioner Forshee, seconded by Commissioner Koons, 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 2021; the quotes being a total maximum as follows:

<table>
<thead>
<tr>
<th>Ditch No.</th>
<th>Maximum Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>JD #4 M&amp;W</td>
<td>$3,500.00</td>
</tr>
<tr>
<td>JD #390</td>
<td>$3,500.00</td>
</tr>
<tr>
<td>JD #21</td>
<td>$2,500.00</td>
</tr>
<tr>
<td>JD #15 M&amp;J</td>
<td>$6,500.00 (Includes Jackson County Portion)</td>
</tr>
<tr>
<td>CD #1</td>
<td>$3,500.00</td>
</tr>
<tr>
<td>JD #50</td>
<td>$6,500.00</td>
</tr>
<tr>
<td>CD #54 &amp; 76</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>CD #11</td>
<td>$9,500.00</td>
</tr>
<tr>
<td>JD #34</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>JD #105 M&amp;J</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>JD #367</td>
<td>$4,500.00 (Newly Added Portion)</td>
</tr>
<tr>
<td>JD #59</td>
<td>$3,500.00</td>
</tr>
<tr>
<td>CD #26</td>
<td>$2,500.00</td>
</tr>
<tr>
<td>JD #11</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>JD #10</td>
<td>$4,500.00</td>
</tr>
<tr>
<td>CD #53</td>
<td>$3,500.00</td>
</tr>
<tr>
<td>JD #18</td>
<td>$250.00</td>
</tr>
<tr>
<td>JD #48</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>CD #52 Tile</td>
<td>$2,500.00</td>
</tr>
<tr>
<td>JD #66E Tile</td>
<td>$3,500.00 (All 4 Sites)</td>
</tr>
<tr>
<td>JD #51 Ponds</td>
<td>$2,500.00 (Both Sites)</td>
</tr>
<tr>
<td>JD #47 Tile</td>
<td>$2,500.00</td>
</tr>
<tr>
<td>JCD #350</td>
<td>$8,500.00 (No Previous Treatment)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$80,750.00</strong></td>
</tr>
</tbody>
</table>

Carried unanimously.


Motion by Commissioner Koons, seconded by Commissioner Smith, Be It Resolved that the Martin County Board of Commissioners, hereby receive and file the CY2020 Martin County Economic Development Authority Annual Report. Carried unanimously.

Kevin Peyman, County Engineer, was present and noted we started talking a couple of years ago about repainting our Highway Shop. Our shop was built in 1961 and as far as I can remember and in asking a long term employee I don’t know if it has ever been completely repainted. Initially in 2020 we had budgeted $40,000 to accommodate the painting. With everything that
was going on with COVID we hesitated with the unknowns and then it was really difficult to get people to come out and quote it and find somebody that could do the work back then so it did not get done. Since then I’ve been asking around trying to find people to quote it and it’s hard to find people to do that work. Peyman went on to note so when Right-Way Painting out of Owatonna was painting the new Garage Storage Facility we talked to them about it and if they had some availability they be willing to come and give us a quote. They did contact us and said they had some time coming potentially as soon as next week that they could start painting on it. So, we got a quote from them and like I said initially it was just doing our main shop. My plan initially was to do the cold storage building a couple years later just to make the budget easier. The quote for the main shop to pressure wash, mask, prime and paint it all, including overhead doors and all manual doors, was $35,150; and to do the cold storage at the same time was $12,200. Peyman also noted we requested quotes from multiple other painters (Brevig Painting, Tim Bartels Painting, Al Martin Painting, R&H Painting) and either they didn’t get back to us, weren’t interested in quoting, or just didn’t have the time to do it. Peyman continued the initial rough estimate quote we had back in the 2020 budget was $40,000 for just the main shop so I feel like the price is pretty good since everything has gone up. Peyman recommends moving forward with the painting of the Highway Department main building and cold storage building per the quote from Right-Way Painting in the amount of $47,350.

Motion by Commissioner Flohrs, seconded by Commissioner Koons, Be It Resolved that the Martin County Board of Commissioners, after receiving a quote and upon the recommendation of the Highway Engineer, hereby approve the painting of the Highway Department shop and cold storage building(s) in Fairmont and award the quote from Right-Way Painting in Owatonna, MN in the amount of $47,350.00 to be expended from the Road and Bridge Fund. Carried unanimously.

Peyman presented a brief Highway Department Update including paving operation started on CSAH 22 yesterday and should finish up in about two weeks; and ongoing and recent speeding complaints on Lake Aires Road. Peyman noted he contacted MnDOT and TZD to borrow a changeable radar sign so people know how fast they are going and that one has been in place on Lake Aires Road since last week Friday with the plan to have the sign there for at least a two week period and if no one else has requested it we might be able to try it at another spot on the same road. As the sign shows your speed it also collects data so hopefully we’ll be able to get a report on all the speeds going by that sign so then we can maybe have a better idea long term talking about what the actual speeds are.

Commissioner Smith noted this has been a problem for a long time with the truck traffic there and the residents are concerned with the speed and they’re also concerned about other things too but this is the one thing that we can kind of address. I appreciate Kevin’s work and the Sheriff’s work on this and I think gathering the data is going to be a big piece of this.

The Board reviewed Warrants, Auditor Warrants, and EFT Transactions to be paid June 15, 2021.

Motion by Commissioner Koons, seconded by Commissioner Flohrs, Be It Resolved that the Martin County Board of Commissioners, hereby approve Warrants, Auditor Warrants, and EFT
Transactions to be paid on June 15, 2021, and includes the Highway Department bills and Drainage bills as presented. Carried unanimously.

Warrants received and paid June 15, 2021, are registered on file in the Auditor/Treasurer’s Office as follows:

Revenue Fund – Warrants Approved June 15, 2021 $151,344.28
Martin County Economic Development Fund $ 5,890.59
Solid Waste Management Fund $ 34,956.33
Law Library Fund $ 164.24
Recorder’s Office Compliance Fund $ 2,715.00
Building-CIP-Fund $ 8,144.50
Human Service Building Fund $ 4,794.64
Refunding Fund $ 6,447.00
Total $214,456.58

Road and Bridge Funds Totaled $ 30,025.49
Martin County Ditch Funds Totaled $105,507.50

The Board reviewed reports and announcements including: 14.1 CY2022 Budget Allocation Request received from Minnesota Valley Action Council; and 14.2 Review need for Construction Management Firm for proposed County Justice Center.

Motion by Commissioner Flohrs, seconded by Commissioner Koons, Be It Resolved that the Martin County Board of Commissioners, hereby receive and file the CY2022 Budget Allocation Request received from the Minnesota Valley Action Council in the amount of $11,869. Carried unanimously.

Higgins opened a brief discussion pertaining to the need to hire a construction management firm for the proposed County Justice Center noting it is good to get them involved in the beginning as we begin the design phase with Wold Architects and Engineers.

Discussion ensued on the cost of hiring a construction management firm.

Commissioner Smith’s understanding was that it was included in Wold’s bid for the design phase.

Chairman Belgard stated if you hire an Architect there should be no need to hire a project manager; architects can do that service. It was stated that architects firms are not necessarily on site like the construction management firm would be.

Higgins stated that the County will need to go through an RFP process to hire a construction management firm.

It was stated to the need to obtain additional information about construction management firms and the work that they do.
Commissioners reviewed their calendars of previous and upcoming meetings and activities: June 2, 2021 – Martin County Parks/Trail Committee meeting, RCEF meeting, Martin County Veterans Memorial Committee meeting, and Human Services meeting regarding the mental health issue in Martin County; June 3, 2021 – met with the City of Fairmont and Justice Center Committee; June 4, 2021 – F-M Joint County Transit Executive Board meeting; June 7, 2021 – Martin County EDA meeting; June 8, 2021 – Library Board meeting, Martin County Substance Abuse Prevention meeting; June 9, 2021 – AMC District 7 Meeting in New Ulm, MN; June 10, 2021 – Soil and Water Committee meeting, CER Advisory Committee; June 11, 2021 – Prairieland Board meeting; June 15, 2021 – Martin County Board of Commissioners meeting at 9:00 a.m., Building/Purchasing Committee meeting immediately following the regular Board of Commissioners meeting, Board of Equalization meeting at 6:30 p.m.; June 16, 2021 – Human Services full Board meeting, F-M Joint County Transit full Board meeting, Justice Center Committee meeting, Region 9 Development Committee meeting at 5:00 p.m. in New Ulm, MN; June 17, 2021 – Des Moines Watershed meeting, Traverse des Sioux Library meeting; June 21, 2021 – WorkForce Advisory Board meeting for the southwest part of the state (in Marshall, MN), South Central Workforce Board meeting in Mankato, MN; June 22, 2021 – Convention and Visitor’s Bureau meeting, Planning and Zoning meeting at 5:30 p.m.; June 25, 2021 – JD #48 Ditch meeting in Jackson, MN at 9:00 a.m.; June 28, 2021 – Kinship of Martin County meeting, CY2022 Budget Workshops begin; July 5, 2021 – July 4th Holiday Observed – Courthouse Closed; July 6, 2021 – regular Board of Commissioners meeting at 9:00 a.m. – Commissioners Meeting Room – Martin County Courthouse, ARPA Committee meeting at 2:00 p.m.

Motion by Commissioner Smith, seconded by Commissioner Koons, Be It Resolved that the Martin County Board of Commissioners, move into a closed session per MN Statute 13D.05 Subd. 3(c) for the purpose to discuss purchase of property for County use located at 885 190th Avenue, Trimont, MN. Carried unanimously.

Meeting in closed session at 11:22 a.m.

Those present were Commissioners Belgard, Smith, Koons, Forshee, and Flohrs; Scott Higgins, County Coordinator, Terry Viesselman, County Attorney, Jessica Korte, Auditor/Treasurer, Kevin Peyman, County Engineer, and Bill Fahey, Northland Securities.
Motion by Commissioner Koons, seconded by Commissioner Forshee, Be It Resolved that the Martin County Board of Commissioners, move back into open session. Carried unanimously.

Meeting returned to open session at 11:49 a.m.

Motion by Commissioner Smith, seconded by Commissioner Koons, Be It Resolved that the Martin County Board of Commissioners, hereby approve and authorize County Engineer to negotiate a price for the purchase of property located at 885 190th Street in Trimont, MN to be used for the purpose of a new Highway Department Out-shop Facility in Trimont, MN. Carried unanimously.

With no further business to wit,
Motion by Commissioner Koons, seconded by Commissioner Flohrs, to adjourn the meeting. Carried unanimously. Meeting adjourned at 11:51 a.m.

BOARD OF COMMISSIONERS
MARTIN COUNTY, MN

ATTEST:
Scott Higgins, County Commissioner

Elliot Belgard, Board Chair