



Agenda
Murray County Board of Commissioners
March 24, 2026

THE MURRAY COUNTY GOVERNMENT CENTER IS OPEN TO THE PUBLIC

You may listen to the meeting by calling 312-626-6799 Meeting ID: 891 7449 9141
(Passcode: 779422) or view the meeting live via zoom. The zoom link can be found on
the Murray County home page <https://murraycountymn.com/>

Please be advised, in accordance with MN Statue 13D.02, Commissioner Jackie Meier will be attending this meeting remotely via Zoom due to personal travel. Therefore audio and video connections will be confirmed. All votes taken during this meeting will be by roll call vote.

- 8:30 AM**
- 1. Opening**
 - 1.1. Pledge of Allegiance
 - 2. Approve Agenda**
 - 2.1. Agenda Additions
 - 2.2. Identify Any Conflict of Interest
 - 3. Consent Agenda**
 - 3.1. Approve Minutes from 03/17/2026
 - 4. Regular Agenda**
 - 4.1. **Heidi Winter - Auditor/Treasurer**
 - 4.1.1. Ditch Bills
 - 4.2. **Jean Christoffels - Zoning/Environmental Administrator**
 - 4.2.1. Justin Opdahl CUP Extension
 - 4.3. **Nathan Wurpts - Facilities Manager**
 - 4.3.1. Surplus Property

CLOSED SESSION: The County Board will go into closed session to discuss establishing a minimum sale price (reserve amount) for the property pursuant to Minn. Stat. § 13D.05, subd. 3(c)(1).

5. Closed Session

6. Adjournment

Next Meetings:

- April 7, 2026 Regular Board Meeting 8:30 a.m.
- April 21, 2026 Regular Board Meeting 8:30 a.m.
- April 28, 2026 Regular Board Meeting 8:30 a.m.
- May 5, 2026 Regular Board Meeting 8:30 a.m.
- May 19, 2026 Regular Board Meeting 8:30 a.m.
- May 26, 2026 Regular Board Meeting 8:30 a.m.

DRAFT

**PROCEEDINGS OF THE MURRAY COUNTY BOARD OF COMMISSIONERS MURRAY COUNTY
GOVERNMENT CENTER - SLAYTON, MINNESOTA
March 17, 2026, 8:30 AM**

Pursuant to notice, the Murray County Board of Commissioners convened with the following members present in person: Commissioners; Loy Woelber, Jackie Meier, Mark Carlson, Dennis Welgraven and Roger Zins. Also Present in person were HR Director/Deputy Administrator Sharon Giese and General Assistant Renee Gleason; County Attorney Travis Smith via Zoom.

Please be advised, in accordance with MN Statue 13D.02, Commissioner Jackie Meier attended this meeting remotely via Zoom due to personal travel. Therefore, audio and video connections were confirmed. All votes taken during this meeting were via roll call vote.

MEETING WAS CALL TO ORDER AT APPROXIMATELY 8:30 A.M.

1.1. PLEDGE OF ALLEGIANCE

2.1. AGENDA ADDITIONS

The Board Chair asked if there were any additions to the agenda, none were added.

It was moved by Commissioner Zins, seconded by Commissioner Welgraven, to approve the 03/17/2026 agenda with no additions.

Roll Call Vote: 5 = Aye; 0 = Nay, Motion passed.

Woelber: Aye

Welgraven: Aye

Zins: Aye

Meier: Aye

Carlson: Aye

2.2. IDENTIFY ANY CONFLICT OF INTEREST

The Board Chair asked if there were any conflicts of interest, none were identified.

3.1. APPROVE MINUTES FROM 03/03/2026

3.2. COMMISSIONER WARRANTS

It was moved by Commissioner Welgraven, seconded by Commissioner Woelber that all claims as presented and meeting minutes for 03/03/2026 were approved. The Chair was authorized to sign the Audit List dated March 17, 2026 with fund totals as follows and warrants numbered 179442 through 179515, and ET 88666.

General Revenue Fund	53,396.96
Road & Bridge	65,334.83
EDA	587.99
Ditch	1,156.09
<u>Self Insurance</u>	246.14
Sunrise Terrace	2,321.35
SAWS	553.06
Total	\$123,596.42

Roll Call Vote: 5 = Aye; 0 = Nay; Motion passed.

Zins: Aye

Welgraven: Aye

Woelber: Aye

Meier: Aye

Carlson: Aye

4.1.1. 2026 RENEWALS FOR 3.2 MALT LIQUOR AND SEASONAL LIQUOR LICENSE

It was moved by Commissioner Zins, seconded by Commissioner Woelber to approve the following county 3.2 Beer and Liquor License Renewals for 2026, contingent upon receipt of all paperwork received in the Office of the Auditor-Treasurer.

- Liquor "On Sale" and Sunday "On Sale" License No. 3 to Rolling Hills Golf Club, Inc (4/1/2026 to 1/1/2027)
- 3.2 Malt Liquor "On Sale" License No. 6 to Rolling Hills Golf Club, Inc (4/7/2026 to 4/6/2027)
- 3.2 Malt Liquor "Off Sale" License No. 9 to Chandler Cooperative d/b/a Cenex Convenience Store (4/7/2026 to 4/6/2027)
- 3.2 Malt Liquor "On and Off Sale" License No. 4 to Staples Oil Company, Inc. d/b/a/ Staples Oil Company (4/7/2026 to 4/6/2027)

Roll Call Vote: 5 = Aye; 0 = Nay; Motion passed.

Woelber: Aye

Welgraven: Aye

Zins: Aye

Meier: Aye

Carlson: Aye

4.1.1. DITCH BILLS

There were no ditch bills as of the time the packets went out and this meeting. No ditch bills required approval at this time.

4.3.1. 2026 AIS WATERCRAFT INSPECTION CONTRACT

Last year, 2025, was the first contract with Waterfront Restoration for inspectors to conduct inspections at multiple boat launches in Murray County on Lake Shetek, Lake Sarah, Bloody Lake, Fulda First Lake, and Fulda Second Lake. The total inspector hours for Murray County for 2025 was 948 in 2025; things went very well and the inspectors did a great job. A copy of the Minnesota wide Partner Inspection Summary 2025 report has been included.

It is moved by Commissioner Zins, seconded by Commissioner Welgraven and authorized County Board Chair Mark Carlson to sign the contract with Waterfront Restoration to hire watercraft inspectors to provide inspections and boater education services at Murray County public boat launches for an amount not to exceed \$35,000 from Account #01-629-6260.

Roll Call Vote: 5 = Aye; 0 = Nay; Motion passed.

Meier: Aye

Zins: Aye

Welgraven: Aye

Woelber: Aye

Carlson: Aye

4.3.2. RACING ASSOCIATION LEASE AGREEMENT

The racing association has been on a 2-year cycle for their lease agreements with Murray County. Their current lease agreement has expired, and they would like to renew it for another 2 years. A meeting was held with the racing association and a representative of the fair board and there are no proposed changes for the next 2-year term. Hedi Winter added the only expenses for Murray County are the grandstand and concession stand electrical costs and with the \$1.00 per ticket and \$100.00 per race. The county is almost breaking even with expenses by a little over \$1,000.00.

It was moved by Commissioner Carlson, seconded by Commissioner Zins, to approve to renew the racing association lease agreement for the 2026 and 2027 racing seasons.

Roll Call Vote: 5 = Aye; 0 = Nay; Motion passed.

Woelber: Aye

Welgraven: Aye

Zins: Aye

Meier: Aye

Carlson: Aye

Justin Hoffmann provided an update on the racetrack lighting project: They are making good progress, and some additional materials were delivered recently. Some boring was done last Friday. They were hoping to remove the lights this week. Excel Energy needed to set a new pole with a transformer. They are making good progress.

4.3.3. SURPLUS EQUIPMENT

All of the items are going to be replaced by new equipment already approved.

Motion was made by Commissioner Welgraven, seconded by Commissioner Woelber to deem the following list of highway department equipment as surplus and authorize the sale of the equipment at public auction:

1. Unit 51 – 2012 International 7600 Plow truck with plow equipment VIN #1HTGRSJTXDJ174461
2. Unit 17 – 2010 Ford F250 Crew Cab Pickup VIN #1FTSW2B56AEA40003
3. Unit 41 – 2012 Chevrolet 2500 Extended Cab Pickup VIN #1GC2KVC6D2132660
4. Unit 81 – 1998 John Deere 6410 tractor with mowing equipment VIN #L064101218875
5. Front mounted Ripper attachment for a John Deere motor grader

Roll Call Vote: 5 = Aye; 0 = Nay; Motion passed.

Zins: Aye

Welgraven: Aye

Woelber: Aye

Meier: Aye

Carlson: Aye

4.3.4. DEFICIENT BRIDGES RESOLUTION

Roughly each year the resolution on deficient bridges is updated. This resolution is required to receive bridge funding to replace bridge and culvert structures. There are still a couple township bridges scheduled for replacement/repairs. The balance of the township bridges have been addressed.

Commissioner Woelber presented the following resolution and moved for its adoption.

RESOLUTION NO. 2026-03-17-01
Resolution on Deficient Bridges

WHEREAS, Murray County has reviewed the pertinent data on bridges requiring replacement, rehabilitation, or removal, supplied by local citizenry and local units of government, and

WHEREAS, Murray County has identified those bridges that are high priority and that require replacement, rehabilitation, or removal within the next five years;

NOW, THEREFORE BE IT RESOLVED that the following bridges are high priorities for replacement, major rehabilitation, or removal, and Murray County intends to replace, rehabilitate, or remove these bridges as soon as possible when funds are available; and

Old Bridge Number	Road Number and Name	Crossing	LPI	Total Project Cost	Township or State Bridge Funds Requested	Federal Funds	Local or State Aid Funds	Proposed Const. Year
L1555	CSAH 33	Stream	44	\$500,000	\$400,000		\$100,000	2027
L1556	CSAH 33	Stream	42	\$700,000	\$620,000		\$80,000	2027
Less 10'	Twp Rd 91 st St	Stream	NA	\$400,000	\$380,000		20,000	2027
92397	County Road 71	Stream	55	\$400,000	\$350,000		\$50,000	2028
Less 10'	County Road 71	Stream	NA	\$400,000	\$350,000		\$50,000	2028
7932	CSAH 4	Stream	57	\$700,000	\$350,000		\$350,000	2029
51505	CSAH 4	Stream	51	\$700,000	\$350,000		\$350,000	2029
51508	CSAH 3	Stream	48	\$1,275,000		\$1,050,000	\$225,000	2030
51509	CSAH 3	Stream	52	\$1,050,000		\$850,000	\$200,000	2030
L1598	Twp Rd 71 st St	Stream	55	\$600,000	\$520,000		\$20,000	2030
L1591	Twp Rd 70 th Ave	Stream	61	\$400,000	\$380,000		\$20,000	2030

BE IT FURTHER RESOLVED that Murray County does hereby requests authorization to replace, rehabilitate, or remove such bridges; and

BE IT FURTHER RESOLVED that Murray County does hereby requests financial assistance with eligible approach grading and engineering costs on township bridges, as provided by law. The foregoing resolution was duly seconded by Zins and there upon being put to a vote all members of the Board voted for its adoption.

Roll Call Vote: 5 = Aye; 0 = Nay; Motion passed.

Zins: Aye

Welgraven: Aye

Woelber: Aye

Meier: Aye

Carlson: Aye

4.3.5. AGENCY AGREEMENT AND RESOLUTION

This resolution will accompany the Agency Agreement with MnDOT for advancing the 2027 federal aid projects to this year, 2026. The federally funded and state aid funded projects will be constructed in one contract this summer.

Commissioner Zins presented the following resolution and moved for its adoption.

RESOLUTION NO. 2026-03-17-02
Resolution for Agency Agreement

BE IT RESOLVED, that pursuant to Minnesota Stat. Sec. 161.36, the Commissioner of Transportation be appointed as Agent of Murray County to accept as its agent, federal aid funds which may be made available for eligible transportation-related projects.

BE IT FURTHER RESOLVED, the Chairman and the Auditor are hereby authorized and directed for and on behalf of Murray County to execute and enter into an agreement with the Commissioner of Transportation prescribing the terms and conditions of said federal aid participation as set forth and contained in "Minnesota Department of Transportation MnDOT Contract Number 1062555," a copy of which said agreement was before the County Board and which is made a part hereof by reference.

The foregoing resolution was duly seconded by Welgraven and there, upon being put to a vote, all members of the Board voted for its adoption.

Along with the approval of Resolution 2026-03-17-02 the agreement, State of MN Agenda Agreement for Federal Participation in Advance Construction was authorized to be signed. The projects related to this resolution and agreement are CSAH 2, 16, 30, and 34 Bituminous Overlay, State Project 051-602-021/051-634-016/51-616-008/051-630-024, and in Federal Highway Administration ("FHWA") records as Minnesota Project STBG 5126(216).

Roll Call Vote: 5 = Aye; 0 = Nay; Motion passed.

Meier: Aye

Woelber: Aye

Welgraven: Aye

Zins: Aye

Carlson: Aye

4.5.4. SET BID OPENING DATES

These projects will complement our 2026 construction program. Overlays will consist of federally funded CSAH 2 & 34 highways, and state aid funded CSAH 16 & 30 highways. Seal coat and fog seal will be on CSAH 17, 22, 45 & Mason Twp. Lake Shetek Drive. Striping of roads will be on the west half of the County.

A motion was made by Commissioner Welgraven, seconded by Commissioner Zins to approve the bid opening for overlay projects SP 051-602-021, SP 051-634-016, SAP 051-616-008 & SAP 051-630-024 for 9:00 AM on April 16, 2026.

Roll Call Vote: 5 = Aye; 0 = Nay; Motion passed.

Woelber: Aye

Welgraven: Aye

Zins: Aye

Meier: Aye

Carlson: Aye

A motion was made by Commissioner Zins, seconded by Commissioner Welgraven, to approve the bid opening for seal coat & fog seal project SAP 051-030-004 for 9:05 AM on April 16, 2026

Roll Call Vote: 5 = Aye; 0 = Nay; Motion passed.

Zins: Aye

Welgraven: Aye

Woelber: Aye

Meier: Aye

Carlson: Aye

A motion was made by Commissioner Carlson, seconded by Commissioner Meier to approve the bid opening for striping project CP 02-26 for 9:10 AM on April 16, 2026.

Roll Call Vote: 5 = Aye; 0 = Nay; Motion passed.

Meier: Aye

Zins: Aye

Welgraven: Aye

Woelber: Aye

Carlson: Aye

The bid submittals will be shared with Board of Commissioners at April 21, 2026 regular meeting. Bidding is all done electronically now and has been working well. Many more counties will be moving in this direction.

The road project through Fulda, Commissioner Zins asked about starting this earlier as the City portion of this project is close to completion. Randy Groves stated the language in the contract will state, start date of July 16, 2026 or sooner if the project is ready.

Randy Groves provided an update on the Dike Project. The anticipated work to be completed this spring is:

- All surfaces will get a final lift.
- Signage
- The area between the trail and the road itself on the dikes will be finished with a gravel shoulder, grass, and final restoration.

Contract completion date was last fall, but they did complete some extra work last fall. So we will extend their completion date a little, but they are still late and liquidated damages will be applied.

Commissioner Woelber asked about Deer Path Road and Eastlick Trail road background. These are not township or county roads but are private. There has been some concern about need for gravel on these roads. The residents on these roads can request the township to take ownership of them.

County plows generally go out at 6:00 a.m. during a snow event. However, we have four trucks in the shop with electrical issues. They are newer trucks too. Then if there are some drivers out for the day, the other drivers will cover those roads.

4.5.5. CITIZEN COMMITTEE APPOINTMENT - PARKS & RECREATION ADVISORY COMMITTEE

This Parks and Recreation Advisory Committee seat for District 3 is currently vacant. This is a (3) year term position and should have started January of 2026. However, no applications were previously received.

Motion is made by Commissioner Welgraven, seconded by Commissioner Zins to appoint Jeff Cheskie to the Murray County Parks & Recreation Advisory Committee for balance of term representing District 3, term ending January 2029.

Roll Call Vote: 5 = Aye; 0 = Nay; Motion passed.

Zins: Aye

Welgraven: Aye

Woelber: Aye

Meier: Aye

Carlson: Aye

4.6.2. 2026-2028 ANIMAL POUND AGREEMENT

This was the same agreement the Board of Commissioners approved 10/22/2022 for 2023-2024 and signed by all parties. No changes were made. The pound is located on Broadway Avenue, in Slayton.

It was moved by Commissioner Carlson, seconded by Commissioner Welgraven to approve the cooperative 2026-2028 Animal Pound Agreement with City of Slayton, City of Fulda, Murray County and Steven Erickson as outlined.

Roll Call Vote: 5 = Aye, 0 = Nay; Motion passed.

Meier: Aye

Woelber: Aye

Welgraven: Aye

Zins: Aye

Carlson: Aye

5. COMMITTEE REPORTS 03/01 TO 03/14/2026

Zins

03/03 Commissioner

Welgraven

03/02 SEDS

03/03 Commissioner/Building/EDA

03/04 Broadband

03/10 Township Day/EDA

03/11 Extension

Carlson

03/02 SEDS

03/03 Commissioner/Building

03/04 Broadband

03/09 SAWS

03/10 Township Day/EDA

03/11 Extension

03/12 Casey Jones

Woelber

03/03 Commissioner

03/06 RCRCA

03/10 Township Day

Meier

03/03 Commissioner/EDA

03/09 Watershed

03/12 Casey Jones/State Advisory Board-SWHHS

In addition, Board Chair Carlson announced there will be a Casey Jones Gala held 4/11 at the Hadley Community Center with a 1920's Speak-Easy theme. Fulda Area Bid Band will be the entertainment. Tickets are available through any Casey Jones Board member.

Commissioner Welgraven asked Randy Groves about an Area Transportation Partnership. Randy had previously sent information on this committee to the commissioners because it lacks representation from our area. This would provide an opportunity for us to express concerns about road conditions in our area. We should be able to contact Megan DeShepper regarding getting an invitation to this meeting. Randy will forward the previous email with the details.

MEETING WAS ADJORNED AT APPROXIMATELY 9:11 A.M.

ATTEST:

Sharon Giese, HR Director/Deputy Administrator

Mark Carlson, Board Chair

MURRAY COUNTY

REQUEST TO BE ON THE BOARD AGENDA (RBA)

Requested Board Date: 3/24/2026	Item: Heidi Winter - Auditor/Treasurer
Originating Department: Auditor/Treasurer	Presenter:
Requested Agenda Placement: Regular Agenda	Amount of Time Needed:
If requesting to expend funds, is the expenditure budgeted?	Attending Meeting:

Board Action Requested

Supporting Documents

None

MURRAY COUNTY

REQUEST TO BE ON THE BOARD AGENDA (RBA)

Requested Board Date: 3/24/2026	Item: Ditch Bills
Originating Department: Auditor/Treasurer	Presenter: Heidi Winter
Requested Agenda Placement: Regular Agenda	Amount of Time Needed: 5 minutes
If requesting to expend funds, is the expenditure budgeted?	Attending Meeting: In Person

Review of ditch bills and authorization for payment.

Board Action Requested

It is moved by ____ seconded by ____ to approve the report of bills for payment of the Murray County Drainage Authority as follows:

Rinke Noonan

21-663-6260	CD 14	148.50	(M-L) Redetermination of Benefits-Group 4
21-689-6260	CD 30	186.00	(M-N) Redetermination of Benefits-Group 4
21-809-6260	JD 5	108.50	(M-C) Redetermination of Benefits-Group 4
21-829-6260	JD 14	30.50	JD 14 Partial Abandonment
21-845-6260	JD 20	294.50	(M-N) Redetermination of Benefits-Group 4
21-853-6260	JD 22	124.00	(M-C) Redetermination of Benefits-Group 4
21-855-6260	JD 23	139.50	(M-C) Redetermination of Benefits-Group 4
21-861-6260	JD 27	2,362.50	(M-L) Partial Abandonment-Legal
21-868-6260	Admin	200.00	02/2026 Monthly Retainer
	Subtotal	3,594.00	

Total Ditch Bills 3,594.00

Copy of invoices and petition will be available at the meeting.

Supporting Documents

None

MURRAY COUNTY

REQUEST TO BE ON THE BOARD AGENDA (RBA)

Requested Board Date: 3/24/2026	Item: Jean Christoffels - Zoning/Environmental Administrator
Originating Department:	Presenter:
Requested Agenda Placement: Regular Agenda	Amount of Time Needed:
If requesting to expend funds, is the expenditure budgeted?	Attending Meeting:

Board Action Requested

Supporting Documents

None

MURRAY COUNTY

REQUEST TO BE ON THE BOARD AGENDA (RBA)

Requested Board Date: 3/24/2026	Item: Justin Opdahl CUP Extension
Originating Department: Environmental Services	Presenter: Jean Christoffels
Requested Agenda Placement: Regular Agenda	Amount of Time Needed: 5 minutes
If requesting to expend funds, is the expenditure budgeted?	Attending Meeting: In Person

A Public Hearing was held for the following conditional use permit on May 15, 2025, by the Murray County Planning Commission, and was approved by the Murray County Board of Commissioners (County Board) at their meeting on June 3, 2025:

Justin Opdahl

Part of NE1/4 SW1/4 and Part of NW1/4 SE1/4, Section 33, Lime Lake Township
CUP #1432

To expand an existing feedlot to 740 animal units by constructing a total confinement barn in the Agriculture District

Justin has been working on securing financing for his cattle barn project, which is taking longer than he anticipated. His plans are to start construction this year, but he does not feel that construction can begin prior to the expiration of his conditional use permit of June 3, 2026.

Board Action Requested

It is moved by _____, seconded by _____ and passed to approve a one-year extension of the Justin Opdahl Conditional Use Permit #1432 in Part of NE1/4 SW1/4 and Part of NW1/4 SE1/4, Section 33, Lime Lake Township, Murray County to commence with construction prior to June 3, 2027.

Supporting Documents

1. 03-18-2026 Justin Opdahl CUP Extension Request
2. 13.033.005.1 Justin Opdahl CUP #1432 and approval documentation

To Whom this may concern,

I am asking for a 1 year extension on my conditional use permit as I continue the process on securing financing for my cattle barn project I hope to construct this year. Thank you for this consideration.

Justin Opdahl

Justin Opdahl 3-18-2026

**MURRAY COUNTY
CONDITIONAL USE PERMIT APPLICATION**

PARCEL NUMBER: 13.033.005.1 LEGAL DESCRIPTION: See Attached Legal Description

CONDITIONAL USE PERMIT NO: 1432

<u>Lime Lake</u> Township	<u>T106N R40W</u> Twp/Range	<u>33</u> Section	<u> </u> Quarter
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OWNER NAME Gordon Opdahl
ADDRESS 2045 66th Street
CITY, STATE ZIP Avoca, MN 56114
PHONE 507-227-8567

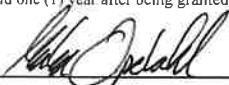
APPLICANT NAME Justin Opdahl
ADDRESS 1875 66th Street
CITY, STATE ZIP Avoca, MN 56114
PHONE 507-227-9762

REASON FOR MAKING APPLICATION FOR A CONDITIONAL USE PERMIT: to expand an existing feedlot to 740 animal units by constructing a total confinement barn in the Agriculture District.

ZONING REGULATIONS REQUIRING APPLICATION FOR CONDITIONAL USE PERMIT: pursuant to Murray County Zoning Ordinance, Article 7, Section 703.1; and Article 24, Section 2403.1D.

IF PERMIT IS APPROVED: A violation of any condition set forth in a Conditional Use Permit shall be a violation of this Ordinance and automatically terminate the permit. A Conditional Use Permit shall become void one (1) year after being granted by the Board unless used or if discontinued for a period of ninety (90) days.

\$800.00
Fee


Signature of Owner

4/10/2025
Date


Signature of Applicant

4-10-2025
Date

MURRAY COUNTY PLANNING COMMISSION

On the foregoing petition, the Murray County Planning Commission's recommendation is as follows:

☐ Postponed ☐ Disapproved ☒ Approved

Subject to the following conditions: See conditions on reverse

05/15/2025
Date


Chairman Signature

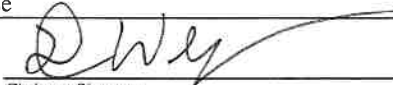
MURRAY COUNTY BOARD OF COMMISSIONERS

On this date, the Murray County Board of Commissioners took the following action on the foregoing petition:

☐ Postponed ☐ Disapproved ☒ Approved

Subject to the following conditions: See conditions on reverse

06/03/2025
Date


Chairman Signature

MURRAY COUNTY
CONDITIONAL USE PERMIT APPLICATION
Page 2

Chronology	Date
Received in Zoning Department	<u>4/14/2025</u>
Hearing Date	<u>5/15/2025</u>
Notice Published	<u>04-28-2025 & 04-30-2025</u>
Notice Mailed to Adjacent Land Owners	<u>4/23/2025</u>
Planning Commission Agenda	<u>5/15/2025</u>
Board of County Commissioner Agenda	<u>6/3/2025</u>
Applicant Notified	<u></u>

SPECIAL CONDITIONS

- 1 The permit holder shall comply with all governmental laws, rules, and regulations as they apply to the project. If any state permits are required, a copy of those must be submitted to the Murray County Environmental Services Office before operation can commence.
- 2 The conditional use permit may be reviewed annually to ensure the conditions are being met.
- 3 The permit holder shall obtain a signed written agreement with the County and the Township on the maintenance of roads and a copy of the agreements submitted to the Environmental Services Office before the project can begin.

FINDINGS OF FACT

JUSTIN OPDAHL CONDITIONAL USE PERMIT

1. Justin Opdahl applied for a Conditional Use Permit to expand an existing feedlot to 490 Animal Units in the Agriculture District in Part of NE1/4 SW1/4 and Part of NW1/4 SE1/4, Section 33, Lime Lake Township, Murray County, Minnesota.
2. The Applicant is Justin Opdahl, 1875 66th Street, Avoca, MN 56114.
3. The property that is the subject of the application is owned by Gordon Opdahl, 2045 66th Street, Avoca, MN 56114.
4. The subject parcel is legally described as Part of NE1/4 SW1/4 and Part of NW1/4 SE1/4, Section 33, Township 106N, Range 40W (Lime Lake Township), Murray County (Murray County Assessor's Parcel #13-033-0051).
5. The zoning district for the subject property, and all properties surrounding the existing feedlot, is the Agricultural District.
6. The municipal boundary of the City of Avoca is located just to the north of this parcel. The barn would be constructed approximately 340 feet south of said boundary line.
7. Within one mile of the subject property, there is one registered feedlots; within two miles there are ten registered feedlots.
8. All components of the feedlot must be compliant with the Minnesota Pollution Control Agency Animal Feedlot Rules, MN Rules Chapter 7020, including the requirement to have, and follow, a Manure Management Plan, and obtain a Construction Short Form Permit for any building projects related to the feedlot.
9. Provisions of the Murray County Comprehensive Land Use Plan that are pertinent to the application include:
 - a. Chapter 3 – Economic Development, page 52; notes that the economy of Murray County remains heavily dependent on agriculture, which is a result of large amounts of prime farmland within the County.
 - b. Chapter 3 – Economic Development, page 54; speaks about diversification for farmers through the addition of raising livestock.
 - c. Chapter 3 – Economic Development, page 54; identifies that there has been a large transformation in how farmers raise their livestock.

- d. Chapter 7 – Land Use, page 141, Murray County should continue to support its farmers and protect these prime agricultural lands.
 - e. Chapter 7 – Land Use, page 148, Murray County continues to heavily depend on agriculture, production at the various levels needs to be preserved and protected as both a natural and economic resource.
10. Provisions of the Murray County Zoning Ordinance that are pertinent to the application include:
- a. Article 4 Rules and Definitions, Section 402 Definitions, Subdivisions 91 thru 105, defines feedlots, including what is considered an existing feedlot.
 - b. Article 7 “A” Agricultural District, Section 701 states the purpose of this District is to maintain and conserve agricultural lands which are historically valuable for crop and animal production, pastureland, and natural habitat for wildlife.
 - c. Article 7 “A” Agricultural District, Section 703.1 allows for the expansion of existing feedlots through a conditional use permit under Article 24.
 - d. Article 24 Animal Feedlots, Section 2401 states the intent is that an efficient and profitable livestock industry is an economic benefit to Murray County and to the State of Minnesota.
 - e. Article 24 Animal Feedlots, Section 2402 Feedlot Registration and Permit Requirements, provides the requirements for expansion of an existing feedlot in Murray County.
 - f. Article 24 Animal Feedlots, Section 2402 Feedlot Registration and Permit Requirements, Subdivision 5B2): allows for the expansion of an existing feedlot to a size less than 1500 animal units that is located less than one quarter (1/4) mile away from a residence or population center so long as it does not encroach closer than the existing feedlot.
 - g. Article 24 Animal Feedlots, Section 2403 Conditional Use Permits, lists the requirements for when a conditional use permit is required for the construction of a covered concrete pit, along with standard conditions that apply to the conditional use permit.
11. A public hearing for the conditional use permit application was held on May 15, 2025.

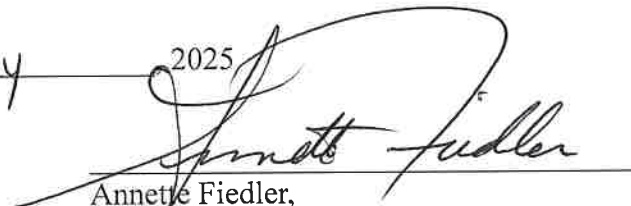
Based on the application, the public hearing, and all facts presented to the County as part of the process, including the above facts, the County concludes as follows:

1. The proposed use will not have an adverse impact on the health, safety, and general welfare of the occupants in the surrounding neighborhood for the following reason(s):
 - Converting open livestock lots to total confinement will reduce odors; and
 - It is an expansion of an existing feedlot in the Agriculture District.
2. The proposed use will not have an adverse impact on traffic conditions for the following reason(s):
 - The applicant will be required to have a road maintenance agreement with the Township and the County through a special condition.
3. The proposed use will not have an adverse effect on property values and future development of land in the surrounding neighborhood for the following reason(s):
 - The proposed expansion is within the Agriculture District;
 - Murray County is heavily dependent on Agriculture;
 - The expansion will be meeting all required setbacks; and
 - With proper management, there may be less smell issues.
4. The proposed use of the property is consistent with the goals and policies set forth in the County's Comprehensive Plan for the following reason(s):
 - Murray County is heavily dependent on Agriculture;
 - This is an expansion of an existing feedlot to keep a young person in the County;
 - There has been a large transformation on how farmers raising livestock;
 - It is a blending of key features of the county between recreation and agriculture; and
 - It will be benefit to the neighborhood to convert the livestock operation from open lot to total confinement.
5. The proposed use does meet the standards of the Zoning Ordinance for the following reason(s):
 - The expansion will be compliant with all required setbacks;
 - Article 7 of the Ordinance allows for the expansion of feedlots through the conditional use permitting process; and
 - The feedlot expansion is a permitted use that may be approved with conditions.
6. The proposed use will not have an adverse effect on the environment including impacts on groundwater, surface water, and air quality for the following reason(s):
 - The barn will be a deep pitted barn, where the manure will be held in a storage pit;
 - There will be a perimeter tile to monitor the pit to make sure the pit is not leaking into water; and
 - A confinement barn is better for air quality than an open lot.
7. The proposed use will not have an adverse effect on existing natural, historic, or scenic views of features in the surrounding neighborhood for the following reason(s):
 - There is an established grove on two (2) sides of the property;
 - The exposed sides of the property are being proposed to be cleaned up;
 - It will be a huge improvement for the property; and
 - The acreage is already screened pretty well.

Based on the above findings, the Murray County Planning Commission hereby recommends to the Murray County Board of Commissioners that the Justin Opdahl conditional use permit #1432, to expand an existing feedlot to 490 Animal Units in the Agriculture District, in Part of NE1/4 SW1/4 and Part of NW1/4 SE1/4, Section 33, Lime Lake Township, Murray County, be granted/denied for all the reasons set forth herein, and with the following special conditions:

1. The permit holder shall comply with all governmental laws, rules, and regulations as they apply to the project. If any state permits are required, a copy of those permits must be submitted to the Murray County Environmental Services Office before operation can commence.
2. The conditional use permit may be reviewed annually to ensure the conditions are being met.
3. The permit holder shall obtain a signed written agreement with the County and the Township on the maintenance of roads and a copy of the agreements submitted to the Environmental Services Office before the project can begin.

This 15th day of May, 2025


Annette Fiedler,
Chair Murray County Planning Commission

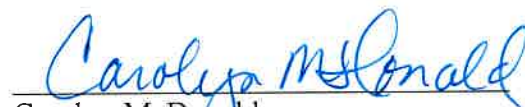
ATTEST:


Jean M. Christoffels,
Murray County Zoning/Environmental Admin.

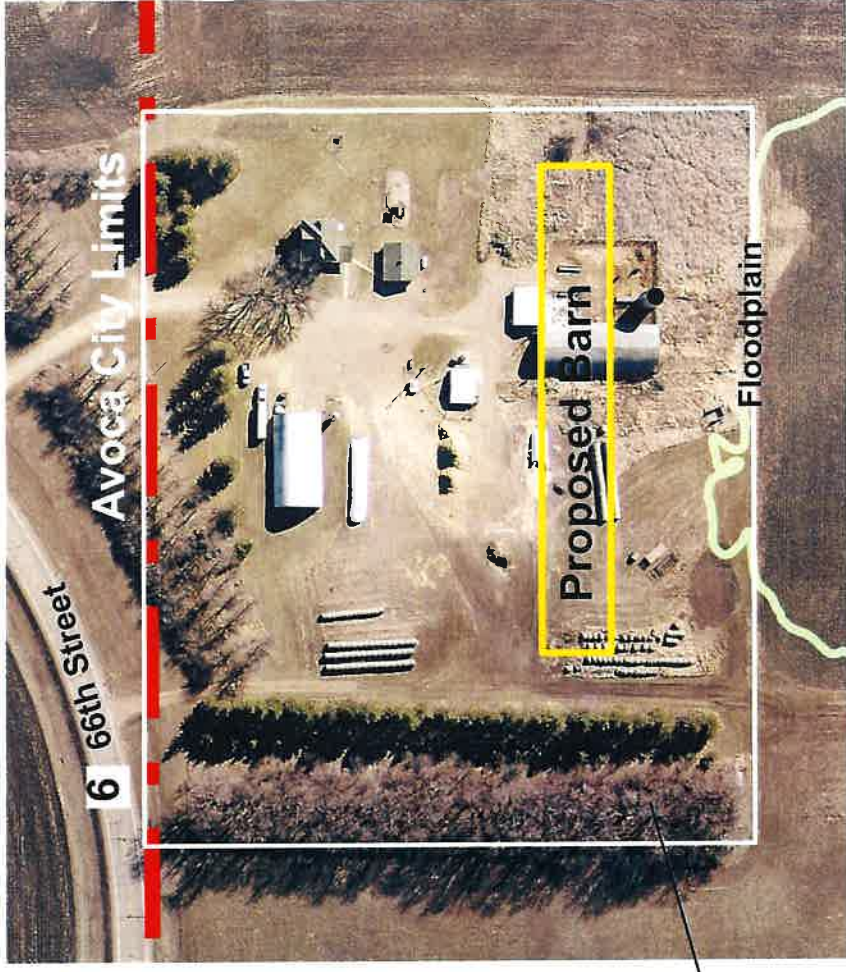
This 3rd day of June, 2025


Dennis Welgraven,
Chair Murray County Board of Commissioners

ATTEST:


Carolyn McDonald,
Murray County Administrator

Justin Opdahl
Part of NE1/4 SW1/4 & Part of NW1/4 SE1/4
Section 33, Lime Lake Township
Conditional Use Permit Public Hearing
Thursday, May 15, 2025 @ 7:00 PM



Notice Area: 2,640 feet (1/2 mile)



Source: Murray Co. GIS Data
Prepared By: Murray Co. Environmental Office
Displayed Using: Murray Co. Coordinate System

MURRAY COUNTY

REQUEST TO BE ON THE BOARD AGENDA (RBA)

Requested Board Date: 3/24/2026	Item: Nathan Wurpts - Facilities Manager
Originating Department: Maintenance	Presenter:
Requested Agenda Placement: Regular Agenda	Amount of Time Needed:
If requesting to expend funds, is the expenditure budgeted?	Attending Meeting:

Board Action Requested

Supporting Documents

None

MURRAY COUNTY

REQUEST TO BE ON THE BOARD AGENDA (RBA)

Requested Board Date: 3/24/2026	Item: Surplus Property
Originating Department: Maintenance	Presenter: Nathan Wurpts
Requested Agenda Placement: Regular Agenda	Amount of Time Needed: 10 minutes
If requesting to expend funds, is the expenditure budgeted?	Attending Meeting: In Person

The County owns the property commonly known as the former Highway Facility located at 3051 20th Street in Slayton. The property is currently still being utilized by the County for storage, salt operations, and fuel supply.

- Parcel ID 29.150.0010 – 5.41 acres
- Parcel ID 29.150.0020 – 0.59 acres

As operations transition to the County's new Highway Facility, the property will no longer be needed for County purposes. In order to proceed with marketing the property for sale, the County Board must first formally designate the property as surplus to County needs.

The Building Committee recommends marketing the property through a public online auction platform (GovDeals) to provide broad exposure and a transparent, competitive bidding process. Possession of the property would occur once the County has relocated operations from the site.

The County Board will go into closed session to discuss establishing a minimum sale price (reserve amount) for the property pursuant to Minn. Stat. § 13D.05, subd. 3(c)(1).

Notice of the sale will be published in the County's official newspaper and on the County website for three consecutive weeks in accordance with Minn. Stat. § 373.01, subd. 1(b).

Board Action Requested

It is moved by _____, seconded by _____ to authorize the sale of Murray County parcels 29-150-0010 and 29-150-0020 (Christensen Subdivision, Lots 1 and 2, Blocks 1, City of Slayton), further moving that the sale will be conducted as an online auction on the site GovDeals.com.

Supporting Documents

None