

DRAFT

PROCEEDINGS OF THE MURRAY COUNTY BOARD OF COMMISSIONERS MURRAY COUNTY GOVERNMENT CENTER - SLAYTON, MINNESOTA

March 24, 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 Statute 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.

1.1. PLEDGE OF ALLEGIANCE

2.1. AGENDA ADDITIONS

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

2.2. IDENTIFY ANY CONFLICT OF INTEREST

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

Motion made by Commissioner Zins, seconded by Commissioner Welgraven and passed to approve the outlined agenda with no conflicts of interest.

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

Woelber: Aye

Welgraven: Aye

Zins: Aye

Meier: Aye

Carlson: Aye

3.1. APPROVE MINUTES FROM 03/17/2026

Board Chair Carlson asked for approval of the Consent Agenda with the minutes of 03/17/2026.

Board Chair Carlson stated one correction of the meeting minutes. On 03/10/2026 it was reflected in the Committee Meeting reports, that I attended an EDA meeting. He does not sit on that committee and did not attend the EDA. Please strike from minutes.

It was moved by Commissioner Meier, seconded by Commissioner Welgraven, and passed to approve corrected meeting minutes of 03/17/2026 as outlined by Board Chair Carlson.

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

Zins: Aye

Welgraven: Aye

Woelber: Aye

Meier: Aye

Carlson: Aye

4.1.1. DITCH BILLS

It was moved by Commissioner Woelber, seconded by Commissioner Zins, and passed 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

Copies of invoices and petitions were available at the meeting.

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

Welgraven: Aye

Zins: Aye

Woelber: Aye

Meier: Aye

Carlson: Aye

4.2.1. JUSTIN OPDAHL CUP EXTENSION

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.

It was moved by Commissioner Woelber, seconded by Commissioner Zins 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.

4.3.1. SURPLUS PROPERTY

The County property commonly known as the former Highway Facility, located at 3051 20th Street in Slayton, is currently still being utilized by the County for storage, salt operations, and fuel supply. The Building Committee recommends declaring surplus and marketing property through a public online auction platform (GovDeals).

To proceed with marketing the property for sale, the County Board must formally designate the property as surplus. Possession of the property is projected to occur once the County has relocated operations from the site.

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

Colin Bower and Mark Moritz from GovDeals attended meeting to provide additional details surrounding the process for this property listing:

- GovDeals would advertise on [Loop.net](https://loop.net) and/or MLS. There are no fees or obligations unless there is a successful transaction.
- They recommend a bid deposit for all bidders. The bidders not awarded, would be refunded their deposit. Deposit is typically a dollar amount.
- There is a 5% GovDeals fee and closing costs which the buyer will be responsible for as disclosed in the listing.
- GovDeals can create a press release for the County to use in radio, newspaper, and website. Carl Nyquist added the county is required by statute to publish these locations and also recommend we advertise for 45 days to meet or exceed those same requirements.
- Setting minimum bid price: recommend starting at a low minimum. However, we could make the sale subject to Board of Commissioners' approval. Setting a lower minimum typically generates a lot more interest and competitiveness in the auction. But subject to Board approval, if all bids come in too low, we can decline all bids and sale.
- GovDeals will need to have any floor plans, pictures, auction dates, anticipated closing and possession dates, and type of deed at sale.

There was previous discussion about separating parcels and selling each parcel. The Building Committee discussed and understood that there is not a clean parcel distinction with overlapping structures. Therefore, it is in the best interest of the bidders not to separate parcels. The Board can always revisit the parcel separation discussion if the auction is not successful.

It was moved by Commissioner Zins, seconded by Commissioner Carlson, and passed 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.

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

Woelber: Aye

Welgraven: Aye

Zins: Aye

Meier: Aye

Carlson: Aye

The Board Chair stated per agenda, we were to go into closed session to determine the minimum asking price. However, due to the discussion conducted, this should be unnecessary. But is it necessary to discuss internally the minimum price the board will accept? No, not until the bids are submitted and ready to be evaluated.

Carl Nyquist thought the property could be listed as soon as early April with a 45-day listing. Do we have an anticipated closing and possession date? We are currently storing some equipment there, using for fuel station, and salt storage.

We may not be able to vacate the property until fall because of the Phase II construction timeline. The county does have alternatives if the situation comes to that. Commissioner Woelber pointed out it is more attractive to the buyer if we have closing and possession shortly thereafter. In addition, the buyer may want to have possession prior to winter.

Purchase contingent on financing? It is thought this sale would NOT be contingent on financing. If they are bidding and approved, the buyer will be expected to carry out the purchase. If we close bidding on the 1st of June, we could have closing slated for 15th of July. These guidelines will be reflected in the listing. The nearest Board Meeting to bid close would be June 2nd and action could be taken then.

Carl will work with GovDeals on a starting price. It is thought this price would be estimated at \$250,000. Again, setting a starting price lower in most cases generates a lot more interest and competitiveness. If for some reason, we need to adjust the discussed dates, we can re-visit them. The county should be cognizant of the amount of fuel in the tanks and pending needs going forward.

5. 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).

Because of the preceding discussion, it was not necessary for the Board of Commissioners to enter into closed session. No closed session was conducted.

MEETING WAS ADJORNED AT APPROXIMATELY 9:30 A.M.

ATTEST:

Sharon Giese, HR Director/Deputy Administrator

Mark Carlson, Board Chair