

PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS

Date: July 11, 2023

9:00 a.m.

Place: Commissioners Room, Courthouse, Caledonia, MN

Members Present:

Dewey Severson, Eric Johnson, Robert Burns, Bob Schuldt, and Greg Myhre

Others Present:

Auditor/Treasurer Donna Trehus, Reporter Rachel Stock, Reporter Charlene Selbee, Finance Director Carol Lapham, Public Health and Human Services Director John Pugleasa, Board Clerk/EDA Director Allison Wagner, Recorder Mary Betz, Environmental Services Director Martin Herrick, Human Resources Director Theresa Arrick-Kruger, Engineer Brian Pogodzinski, Public Health Supervisor Jordan Knoke, Public Health Educator Bri Ceaser, R.N., P.H.N. Public Health Mary Zaffke, Surveyor Eric Schmitt, Deputy Auditor/Treasurer Mark Bennett, Deputy Auditor/Treasurer Polly Heberlein, Environmental Services Technical Clerk Amy Sylling, WDI Executive Director Jinny Reitmann, WDI Area Manager Kyle Mullen, Root River SWCD Dan Wermager, Michelle Quinn, Doug Dammen, and Franci Palen

Presiding: Chairperson Severson

Call to order.

Pledge of Allegiance.

Prior to approval Wagner said there was one addition to the consent agenda: Temporarily change the employment status of Ben Novak, Sheriff's Deputy from 0.55 FTE to 0.8 FTE, effective 07/16/2023 through 12/30/2023, after which Deputy Novak's employment status would revert to 0.55 FTE. Commissioner Johnson said the matter had not gone through the personal committee. Motion was made by Commissioner Myhre, seconded by Commissioner Schuldt, motion unanimously carried to approve the agenda with the addition.

Motion was made by Commissioner Myhre, seconded by Commissioner Johnson, motion unanimously carried to approve the meeting minutes from July 27, 2023.

Public Comment:

None.

APPOINTMENTS

Public Health and Human Services Director John Pugleasa, Workforce Development Inc. Executive Director Jinny Reitmann, WDI Area Manager Kyle Mullen, and Allison Wagner from the Houston County Economic Development Authority presented to the board a Houston County Childcare Enhancement Proposal focusing on areas of outreach, training enhancement, facilities support, and provider onboarding tracts. The partners asked for ARPA dollars to help support the proposal. Wagner said childcare was specifically listed as an eligible use of ARPA funding. The Commissioners had discussed using ARPA funding for childcare for some time, but before allocating the dollars the EDA wanted to make sure they were making the best use of the funds. Wagner said the County EDA had received an award from First Children's Finance (FCF), a non-profit specializing in childcare in Minnesota. As a part of the award a Core Team was formed to address childcare issues. The core team consisted of County EDA and Public Health and Human Services Staff, elected officials, WDI staff, parents, former childcare providers, business leaders, community members, and school workers. Research from FCF showed a childcare shortage of approximately 206 childcare slots in the zero to five age range. Wagner read from the FCF report saying "analysis also revealed the childcare shortage has severely impacted parents living in Houston County. Thirty-two percent of parent survey respondents declined employment or withdrew from the workforce due to childcare issues." Pugleasa said nearly 40% of employers surveyed responded that lack of child care had impacted their ability to attract and retain employees. Wagner said the childcare shortage was negatively impacting economic development in Houston County. She said it was a strain on families, businesses, and residents using goods and services in Houston County. Through the work of the Core Team WDI had been identified as a partner who could help address childcare needs in Houston County by supporting existing providers and creating additional childcare slots. WDI said the ARPA dollars received would stay in Houston County, and could be a model for the greater region. WDI staff said Houston County efforts were "lightyears" ahead of other communities in the State who were also struggling with childcare issues. WDI staff said "now is the time" to invest in childcare. Mullen said he would continue to look for other funding sources to be leveraged along with the ARPA funding.

Interim Auditor/Treasurer interviews took place at the end of the board meeting. Prior to interviews Commissioner Johnson asked Human Resources Director Theresa Arrick-Kruger what scoring system would be used for the interviews. Kruger said the candidates would be chosen by rank order. The candidates would be asked a series of questions by the board in a round table format. Each Commissioner would score each answer. Commissioners would each have an equal voice at the table. Commissioners would review their scores and rank candidates. HR would tally scores and present the top candidate to the board. Commissioner Johnson questioned the process asking if this was the same process that had been used for previous positions. He asked if a composite scoring system would be used. Commissioner Johnson said the system for scoring described was different than what was used when interviews in departments were conducted. Kruger said the Auditor/Treasurer position reported directly to the board. She said when past candidates who report directly to the board had been interviewed the same method had been used. The candidates interviewed were Michelle Quinn, Amy Sylling, Polly Heberlien, and Mark Bennett.

CONSENT AGENDA

Motion by Commissioner Myhre, seconded by Commissioner Severson, motion passed four to one to approve the consent agenda with Commissioner Johnson voting no.

- 1) Accept the resignation of Heidi Lapham, Deputy Auditor/Treasurer, effective at the end of the business day, 07/14/2023, with thanks for her 1.5 years of service to Houston County.
- 2) Initiate a search for a 0.5 FTE Deputy Auditor/Treasurer (License Center).
- 3) Amend the resignation date of Amy Gehrke, Lead Dispatcher/Jailer/Programmer, from 07/23/2023 to 07/15/2023.
- 4) Temporarily change the employment status of Ben Novak, Sheriff's Deputy from 0.55 FTE to 0.8 FTE, effective 07/16/2023 through 12/30/2023, after which Deputy Novak's employment status will revert to 0.55 FTE.

ACTION ITEMS

File No. 1 – Commissioner Myhre moved, Commissioner Burns seconded, motion unanimously carried to approve an ARPA fund distribution of \$255,000 to WDI for a Houston County Childcare Enhancement Proposal focusing on areas of outreach, training enhancement, facilities support, and provider onboarding tracts. The Houston Childcare County Core Team would work with WDI to support existing providers while working to create additional slots. Commissioner Johnson said he was impressed with the work of EDA, Public Health and Human Services, and the Childcare Core Team in Houston County. He said he thought using ARPA dollars to address childcare needs in Houston County was a good use of the funds. The Commissioners agreed.

File No. 2 – Commissioners considered a proposal presented by Dan Wermager from the Root River SWCD to enter into an application/contract for a pollinator & brush management project in Sheldon Township at Botcher Park. If the funds for the project were awarded the County would be responsible for some mowing and maintenance at the park for a period of time. Commissioners discussed pros and cons of the project with Wermager and Engineer Brian Pogodzinski. Pogodzinski said the project would take extra staff time, and would temporarily take staff away from other projects. He was unable to estimate the amount of time it would take, but said it could be worked into the schedule. Pogodzinski said one benefit would be that he thought in the future Counties most likely would be required to provide pollinator areas, and this would put the County ahead of the mandate. Pogodzinski also said another option would be the County putting in a pollinator area in the park on their own. The grant funds would pay for approximately \$1,065.00 worth of seed, but if the County made the investment on their own without the grant funds they would not be tied to the requirements of maintenance with the grant. Commissioner Johnson said he could see some benefits to the project and thanked Wermager for his work on it, but said also that Botcher Park initially was not supposed to require any extra maintenance on the County's time. He said recent updates to the park had been made the previous year. Motion was made by Commissioner Johnson, seconded by Commissioner Burns, motion unanimously carried to not move forward with the application/contract.

File No. 3 – Commissioner Myhre moved, Commissioner Johnson seconded, motion unanimously carried to approve an IUP for Jeff and Kelly Mauss to have a temporary farm dwelling in Mayville Township.

File No. 4 – Prior to any motions being made Commissioner Burns asked if the CUP had been requested after the work had already been done. Environmental Services Director Martin Herrick said yes, but that he had waived the additional application fee (for after the fact) due to some confusion with the application. Herrick said the applicant Doug Dammen had been good to work with. Commissioner Myhre moved, Commissioner Schuldt seconded, motion carried four to one to approve a CUP for Kimberlee Burichter and Doug Dammen for substantial land alteration in La Crescent Township. Commissioner Burns voted no.

File No. 5 – Commissioner Johnson moved, Commissioner Burns seconded, motion unanimously carried to approve Resolution No. 23-23 and LG220 Application for Exempt Permit for Gambling Activities on behalf of the Sheldon Valley Sportsman’s Association, P.O. Box 592, Houston, MN 55943 for gambling activities to be conducted at The Sheldon Valley Sportsman’s Association Gun Range at 11511 County Rd 10, Caledonia, MN 55921 located in Caledonia Township on October 8, 2023, with no waiting period. See resolution below.

RESOLUTION NO. 23-23

MINNESOTA LAWFUL GAMBLING PERMIT APPROVAL SHELDON VALLEY SPORTSMAN’S ASSOCIATION

July 11, 2023

BE IT RESOLVED, the Houston County Board of Commissioners does hereby approve the Minnesota Lawful Gambling LG220 Application for Exempt Permit for the Sheldon Valley Sportsman’s Association for gambling activities to be conducted at the Sheldon Valley Sportsman’s Association Gun Range in Caledonia Township on October 8, 2023, with no waiting period.

File No. 6 – Commissioner Johnson moved, Commissioner Myhre seconded, motion unanimously carried to approve grant submission for a grant to U-Care for support of Dental Access project.

File No. 7 – Commissioner Myhre moved, Commissioner Schuldt seconded, motion unanimously carried to approve grant submission for a Towards Zero Deaths (TZD) grant with the Office of Traffic Safety to provide public health education related to traffic safety.

File No.8 – Commissioner Burns moved, Commissioner Severson seconded, motion unanimously carried to approve letter of commitment for match for the Minnesota Housing Program, Community Homeowner Impact Fund. (ARPA dollars for a one time match had been previously approved assuming funds were awarded.)

DISCUSSION ITEMS

Commissioners asked Environmental Services Director Martin Herrick about a variance for a non-conforming use in Jefferson Township that they had been notified would be going before the Board of Adjustment for consideration. The Commissioners questioned Herrick asking if the variance would be allowing more than one dwelling in a quarter-quarter section. Herrick said yes, the variance request was for a non-conforming use requirement for two dwellings in a quarter-quarter section. The Commissioners asked how this could be since the ordinances and Comprehensive Land Use plan allowed for only one dwelling in a quarter-quarter section. Herrick said a mistake had been made by the zoning department in the past. Commissioners Johnson and Burns both said “two wrongs do not make a right”. They questioned why the matter was going before the Board of Adjustment. Commissioner Johnson asked Herrick if the County Attorney had been consulted. Herrick said he had asked Attorney Jay Squires about the matter. Herrick said Squires had told him the matter could go before the Board of Adjustment. Later in the meeting Commissioner Burns asked if the Commissioners could attend the Board of Adjustment meeting. The Commissioners said the boards were separate. Commissioner Burns said he would consult with County Attorney Jandt on how the County should proceed with the matter. The other Commissioners agreed he should consult Attorney Jandt.

Commissioners discussed recent and upcoming meetings including a Land Use, Veteran’s Services, Sheriff’s Office, and Community Services meeting.

Commissioner Burns said he had received a thank you note from Semcac thanking the County for allocating ARPA dollars to the food shelf. The money was much appreciated, as food shelf items were in high demand, and some items were hard to come by due to increased demand.

There being no further business at 12:55 p.m., a motion was made by Commissioner Burns, seconded by Commissioner Severson motion unanimously carried to adjourn the meeting. The next meeting would be a workgroup session on July 18, 2023.

BOARD OF COUNTY COMMISSIONERS

HOUSTON COUNTY, MINNESOTA

By: _____
Dewey Severson, Chairperson

Attest: _____
Donna Trehus, Auditor/Treasurer

PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS

Date: July 18, 2023

9:00 a.m.

Place: Commissioners Room, Courthouse, Caledonia, MN

Members Present:

Dewey Severson, Eric Johnson (attended virtually), Robert Burns, Bob Schuldt, and Greg Myhre (attended part of meeting virtually)

Others Present:

Finance Director Carol Lapham, Auditor/Treasurer Donna Trehus, Human Resources Director Theresa Arrick-Kruger, Sheriff Brian Swedberg, Board Clerk/EDA Director Allison Wagner, Recorder Mary Betz, Deputy Auditor/Treasurer Mark Bennett, Deputy Auditor/Treasurer Polly Heberlein, Attorney Samuel Jandt, Environmental Services Director Martin Herrick, Zoning Administrator Amelia Meiners, and Southern Minnesota Initiative Foundation (SMIF) President/CEO Tim Penny

Board Workgroup Session

Call to order.

President/CEO Tim Penny from the Southern Minnesota Initiative Foundation (SMIF) presented to the board of Commissioners. He thanked the Commissioners for the County's support and discussed projects in the County that SMIF had helped fund. Penny shared that SMIF was a donor-supported foundation investing in economic growth in a 20 county region in southcentral and southeastern Minnesota. He said SMIF focused on three areas: early childhood development, entrepreneurship, and small town community work.

Attorney Jandt discussed with the Commissioners the possibility of creating an interim ordinance and moratorium on the sale of cannabis products as defined in H.F. 100. Jandt said the new law allowed for some local control and the ability to put a moratorium in place until January 1, 2025. Jandt said the moratorium would not affect Statute 151.72 Sale of Certain Cannabinoid Products including some hemp and low THC edible products. Commissioner Schuldt asked for clarification on if the moratorium would be strictly regarding the sale of the product. Attorney Jandt said the moratorium would be strictly in reference to the sale of cannabis products within the County and would not involve possession.

Sheriff Swedberg shared several updates with the Commissioners related to the Sheriff's department. He said his department would be getting a one time allocation of around \$400,000 from the State and said he would like to use the money for new car cameras, body cameras, and

tasers. He said the current tasers used by the department would need to be updated soon, as the current company would no longer be providing training for the tasers being used. It was the general consensus of the Commissioners that the Sheriff could look into the new equipment. Commissioner Schuldt suggested that Swedberg work with the Cities in the County to see if they too wanted to use their allocations towards equipment, and if a discount could be received by the Cities and County if they all purchased equipment.

Finance director Lapham discussed the 2024 budget with the Commissioners. Department heads were working to submit budget requests to Lapham. If departments wanted additional staff or personnel they needed to notify both Lapham and Human Resources Director Kruger.

Commissioner Burns said better clarification was needed when determining where calcium chloride was put along County roads. He said it should be decided if it was only going to be put in front of homesteads, or if cabins and other buildings qualified. He said there had been some recent confusion on this, and it should be decided before the next season.

The meeting ended at 10:35 a.m.

BOARD OF COUNTY COMMISSIONERS

HOUSTON COUNTY, MINNESOTA

By: _____
Dewey Severson, Chairperson

Attest: _____
Donna Trehus, Auditor/Treasurer

Houston County

Agenda Request Form

This form is not intended for the general public. It is intended for use by county department heads, representatives of other governmental units or vendors/agencies who contract with Houston County. Members of the public may address the Board during the Public Comment Period. (See Policy for Public Comment Period).

Date Submitted: 7/19/2023 for 7/25/2023

Person requesting appointment with County Board: Martin Herrick

Issue:

Approval or denial of updated Houston County Comprehensive Land Use Plan

Justification:

Recommendation of Planning Commission pending. Public testimony held on June 13th.

Action Requested:

Final Approval by the County Board. (Hearing Notice, CLUP Draft and Section 6 - Repeal, Adoption & Effective Date - Draft are attached).

For County Use Only			
<u>Reviewed by:</u>	_____ County Auditor	_____ County Attorney	_____ Zoning Administrator
	_____ Finance Director	_____ County Engineer	_____ Environmental Services
	_____ IS Director	_____ Other (indicate dept)	_____
<u>Recommendation:</u>			
<u>Decision:</u>			

All agenda request forms must be submitted to the County Auditor by 4:00 p.m. on Monday in order to be considered for inclusion on the following week's agenda. The Board will review all requests and determine if the request will be heard at a County Board meeting.

COUNTY OF HOUSTON
NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT AN ORDINANCE

PLEASE TAKE NOTICE:

That a public hearing, pursuant to Minnesota Statutes 394.26, to consider adopting an updated Comprehensive Land Use Plan by ordinance, will take place during the Houston County Board of Commissioners meeting on Tuesday, July 25, 2023, at 9:00 a.m. in the Commissioners' Room, Houston County Historic Courthouse, located at 304 South Marshall Street, Caledonia, Minnesota.

Houston County hired TKDA to update the 2008 Comprehensive Land Use Plan. Copies of the proposed Comprehensive Land Use Plan are available for viewing online at:

<https://tinyurl.com/HoustonCountyLandUse>. Hard copies can be requested from the Zoning Office, located at 304 South Marshall Street - Room 209, Caledonia, Minnesota or viewed during regular office hours at the Auditor's Office, located at 304 South Marshall Street - Room 116, Caledonia, Minnesota.

A comprehensive plan is one of the primary tools used by local governments to achieve the community vision, regulate land uses and guide future investments. The Comprehensive Land Use Plan serves as a framework for community development, outlines policies, strategies, and goals for land use, and provides the basis for official controls. In order to maintain relevance in light of changes to physical, economic, and social conditions, a comprehensive plan requires periodic updating and an updated comprehensive plan will aid Houston County as it makes decisions regarding public and private land use, and is necessary to achieve orderly growth in the County.

All persons having an interest in the matter are invited to attend the hearing. The meeting will be accessible to public participants in person or via our conference call line at 312-626-6799 and entering meeting ID: 994 7297 7175 and password 368422. Public attendees are requested to mute their line until addressed.

HOUSTON COUNTY ENVIRONMENTAL SERVICES

By Martin Herrick
Zoning Administrator

ADV: July 10, 2023

Chapter 6 – Repeal, Adoption and Effective Date

6.1 REPEAL

The Houston County Land Use Plan, adopted December 8, 1998, is hereby repealed upon the adoption and publication of the Plan presented in this document. Any other plans or parts of plans of the County of Houston in conflict with the provisions of this Plan are hereby repealed.

6.2 PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION

The Houston County Planning Commission, after proper notice and publication, held a public hearing on the adoption of this Plan on July 25, 2023, at the Houston County Courthouse. After hearing public testimony and with due deliberation, the Planning Commission voted _____ ayes and _____ nays to recommend adoption of this Plan to the Houston County Board of Commissioners.

6.3 ADOPTION

The Houston County Board of Commissioners, after proper notice and publication, held a public hearing on the adoption of this Plan on June 13, 2023, to hear public testimony. A second public hearing on the adoption of this Plan was held July 25, 2023, at the Houston County Courthouse and with due deliberation, the Houston County Board of Commissioners voted _____ ayes and _____ nays to adopt this Plan.

6.4 EFFECTIVE DATE

This Plan shall be in full force and effect from and after July 25, 2023.

Adopted: _____

Published: _____

Chairperson, Houston County
Board of Commissioners

Attest: _____
Houston County Auditor



2040 Comprehensive Land Use Plan Update

Adopted (insert date of adoption)



HOUSTON COUNTY
MINNESOTA

Acknowledgments

Houston County Board of Commissioners

Dewey Severson
Eric Johnson
Bob Burns
Teresa Walter (term ended 2022)
Bob Schuldt (term began 2023)
Greg Myhre

Project Management Team

Dewey Severson, Commissioner, Houston County
Eric Johnson, Commissioner, Houston County
Martin Herrick, Environmental Services Director, Houston County
Amelia Meiners, Environmental Specialist, Houston County
Allison Wagner, Economic Development Director, CEDA and Clerk to the County Board
Brian Pogodzinski, PE, County Engineer, Houston County

TKDA

Jeannine Clancy, MA, Project Manager
Samantha McKinney, PLA, AICP, Planner
Evan Monson, AICP, Planner
Katelyn Zelenka, GIS Specialist

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Introduction

Planning Process Overview & Community Profile



The Planning Process

Houston County's Comprehensive Plan will serve as an expression of the County's future vision and a strategic map to reach that vision. The plan will be an important tool for the County to articulate desired land use patterns to ensure safe, pleasant, and thriving economic environment for residential, agricultural, commercial, and recreational activities. The Comprehensive Plan will also provide the overall foundation for all land use regulation in Houston County. In Minnesota, Counties are authorized to plan under Minnesota Statutes Section 394.232.

The Comprehensive Land Use Plan will:

- Guide County residents and decision-makers in planning for future growth and development through 2040 and beyond, ensuring that important agricultural land, natural resources, and other open lands are preserved
- Represent the goals and values of Houston County and a vision for maintaining a high quality of life
- Serve as a communication device between decision-makers, units of government, and property owners
- Provide the legal basis for the establishment of ordinances to carry out this 2040 Plan
- Provide an implementation plan for achieving desired outcomes

Why now?

Houston County's current Comprehensive Land Use Plan was adopted in 1998 and reapproved in 2008. The time that has passed, along with the desire to engage Houston County residents and stakeholders in a new plan, make it desirable to launch this effort now. This plan was developed by Houston County, its partners, and the public and serves as a roadmap for the future success of the County.

Public Engagement

The community members and their values are at the core of this plan. The planning team performed community outreach events and gathered a spectrum of feedback from those who have a vested interest in the plan's success. The following represents a summary of the engagement performed throughout the planning process:

“ Houston County is one of the most beautiful places on Earth in my opinion. We are right in the middle of the Driftless region, small farms enhance this natural beauty, and our county has not been adulterated from poor land use decisions. ”

“ The peace and quiet, the beautiful bluffs. Good neighbors and sense of community. We live in an oasis and should treat it as such keeping the environment pristine and protected. ”

“ I love the diversity of natural habitats and species, the high number of rare species, and the beautiful, beautiful landscape here. ”

“ Keep county roads well surfaced. Monitor growing ATV activity on public roads/speed/noise (other than farm use). Employ sufficient maintenance numbers and fair pay to keep roads well maintained. ”



A Snapshot of Engagement:

329

Survey responses

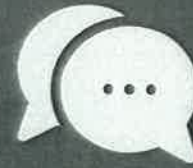


Over

2,000

Website views

Bus Tour
The County led a guided tour of the County, highlighting the unique character of the area.



Multiple Touch Points

The project team performed several touch points with the community including phone calls, postings in community buildings, and pop up events.



Houston County is a beautiful place.

Participants spoke frequently about both the physical beauty of the County, as well as community. Overwhelmingly, people feel that the County is an exceptional place of beauty.



Balance needs of agricultural community and the environment

In many areas, agriculture serves as the backbone of Houston County and needs continued support from the community.

Additionally, the natural environment is an important asset that needs protection. The plan should balance both of these community needs.

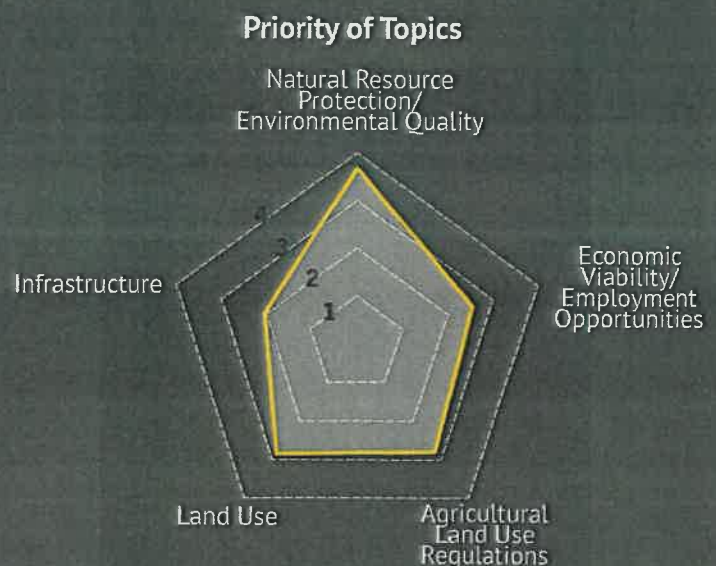


Economic Development

The County's infrastructure provides many opportunities for continued economic development. Areas for growth include expanding recreational activities such as trail connections, as well as marketing to work-from-home employment opportunities.

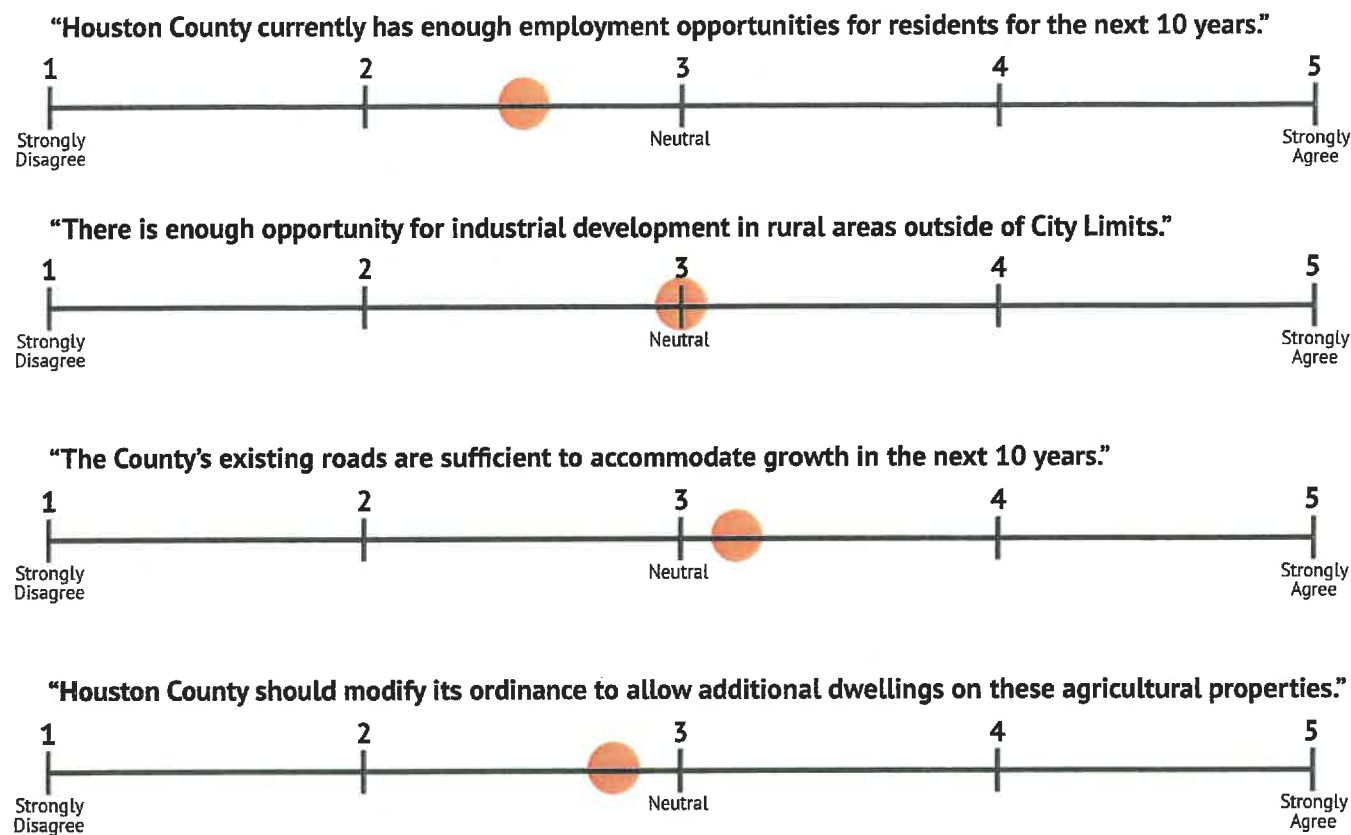
Plan Prioritization

Participants were asked to prioritize the components of the plan. The graphic on the right illustrates the weighted priorities from responses collected. Protecting the natural environment was the top priority while future infrastructure improvements were ranked the lower in priority.



Continuum Statements

The following statements were presented to participants for feedback. People were asked to rate the level they disagreed or agreed to high-level statements about certain topics in the plan. The results below are representative of the average score received.



Comprehensive Plan Framework

The structure of this plan is built off Houston County's vision and value statements. The remaining framework is comprised of a series of goals and policies that outline the aspirational statements of the community and policies needed to attain them.

Houston County's Vision Statement:

“Provide quality, essential and affordable public services to the community.”

Houston County's Values guiding the plan:

- Houston County recognizes the cultural and economic importance of agriculture to the community. Local decisions should support maintaining and sustaining the vitality of family farms and locally owned agricultural operations and support practices that balance the conservation of soil, water quality, and economic viability.
- Houston County values the importance of sound environmental practices that promote the efficient use of all natural resources and protection of environmentally sensitive natural resources.
- Houston County acknowledges aggregate materials are important to the economic basis of the community and to use in construction, road maintenance and other uses, and strives to balance access to materials with protection of natural resources.
- Houston County affirms the need to promote growth, retention and diversification of business to provide employment opportunities and access to goods and services for the County and regional population.
- Houston County has a significant proportion of land classified as natural resource areas and supports the federal and state regulations requiring careful control of development in sensitive areas to minimize pollution problems and protect public health and safety.
- Houston County has a road network of Township, County, and State roads that meet or exceeds standards of safety and accessibility and encourages continued priority of maintenance and improvement of road segments to support the economic vitality of the County and region.
- Houston County desires citizen participation in all phases of the preparation and implementation of this Comprehensive Plan including planning and general county operations.

Plan Organization

The following represents the organization of the recommendations in this plan. The goals and policies are set forth in the following chapters, followed by an implementation chapter.

Community Vision:

The big statement that guides development of the plan

Engagement:

Community-led planning process

Goals:

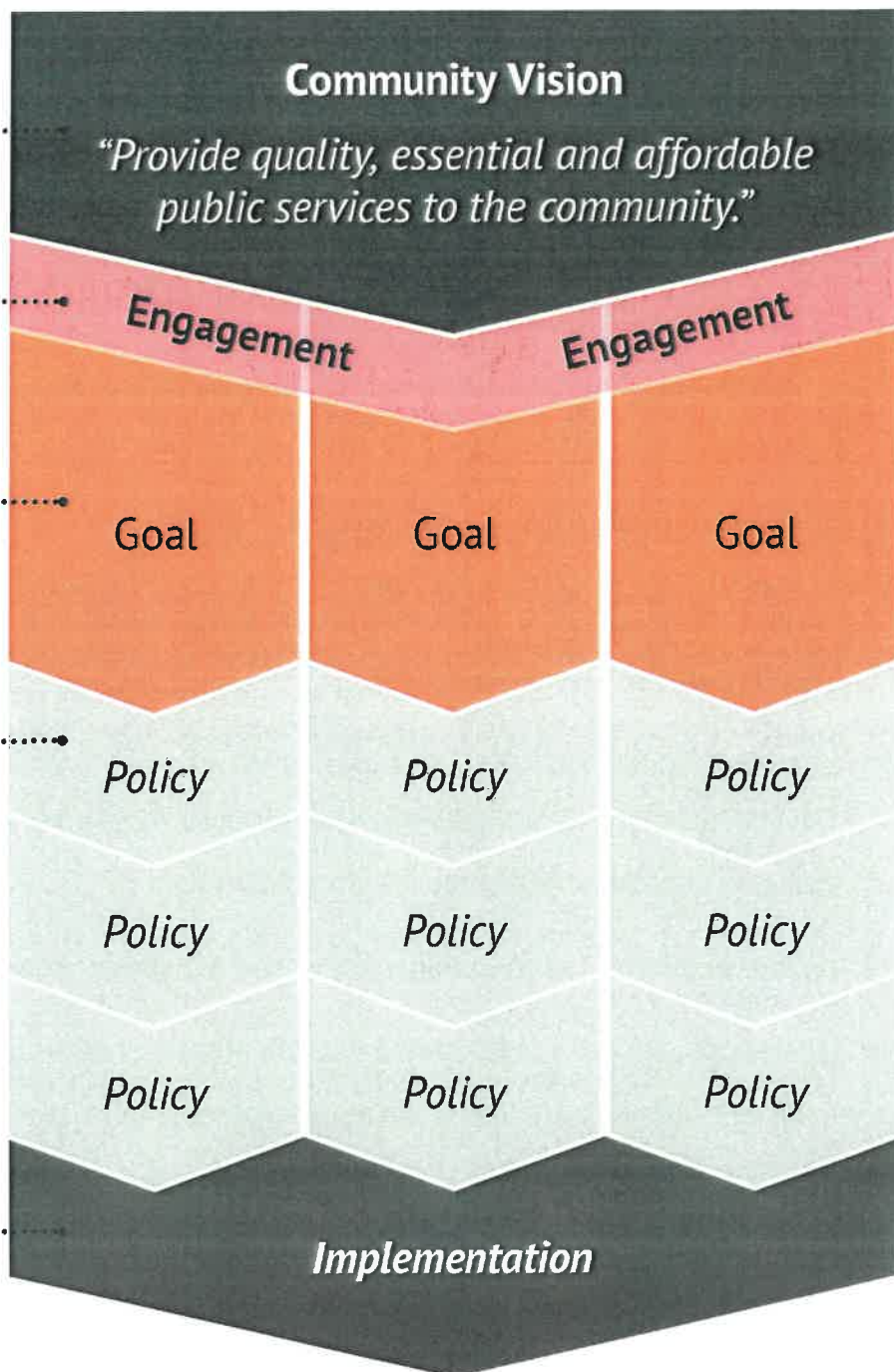
Topic statements that address long-term community desires

Policies:

Measureable actions needed to achieve the goals

Implementation:

The steps needed to make the plan a reality



Context

Located in the Driftless region of southeastern Minnesota, Houston County is made up of close-knit communities in one of the most beautiful landscapes in the state. The County is made up of 5 districts, 17 townships, and 7 incorporated cities as illustrated below.

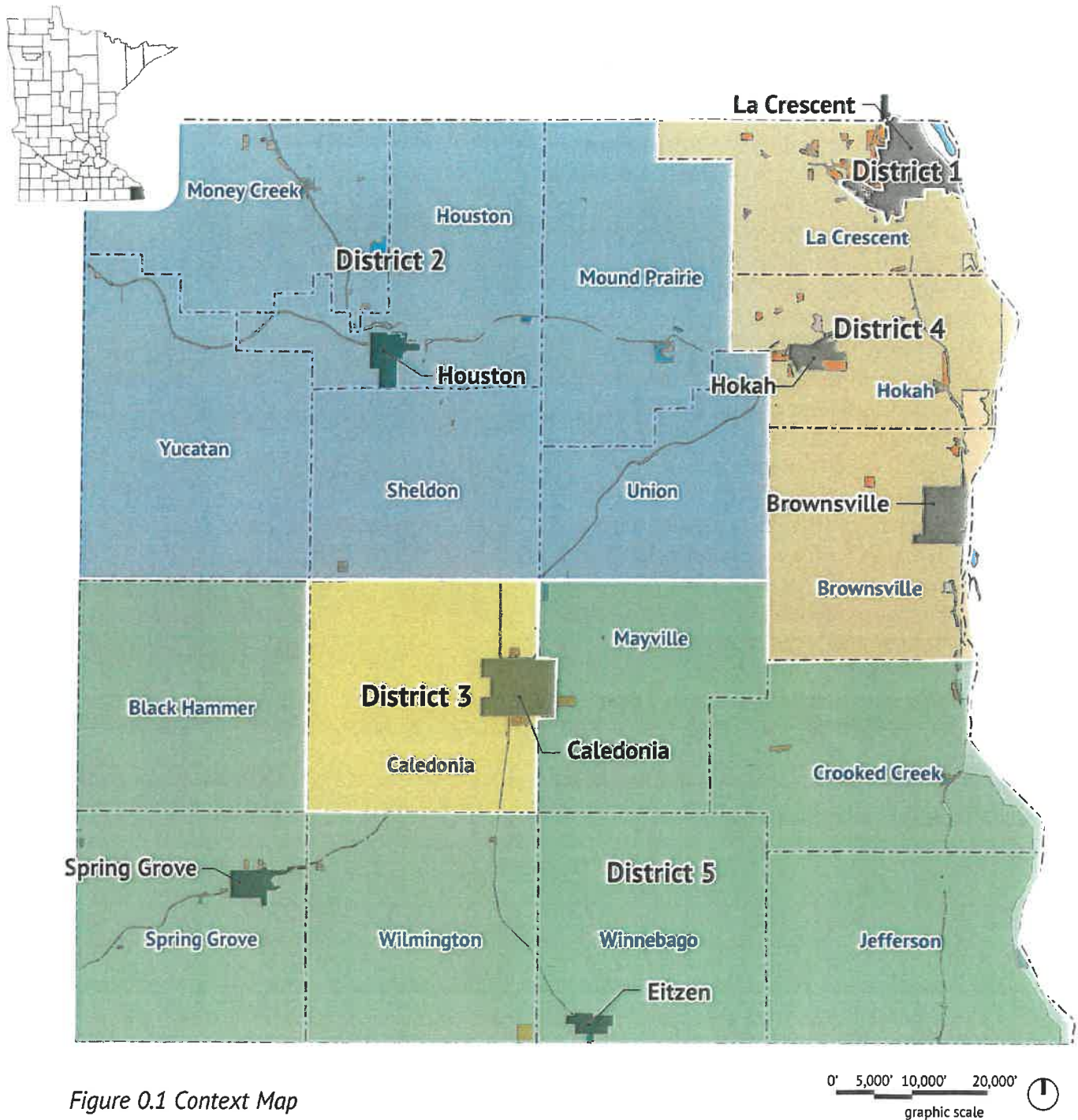


Figure 0.1 Context Map

History

The Driftless Area encapsulates the portions of Iowa, Illinois, Wisconsin, and Minnesota that escaped the glaciers of the last Ice Age. The lack of ice means there is no glacial deposits, or drift, present in the region, hence the name. The region was occupied by Native Americans for thousands of years, with archaeological evidence dating back 13,000 years ago¹. Modern day Houston County was part of the Louisiana Purchase, though it was not until treaties and land cessions with the Native American tribes that the land was organized within American territories. In 1854, the territorial legislature of Minnesota created Houston County. Named after former General Sam Houston², the first county seat was the aptly named village of Houston. Debate ensued over the years of where to house the county government, as the first courthouse and jail were built in Caledonia in 1855. The current courthouse was completed in 1885³, though not without a referendum on moving the county seat again, which Caledonia won. The Mississippi provided a means for grains and other goods to be shipped south via steamboat during the 1850s and 1860s⁴, with Brownsville becoming an early shipping stop. Railroads reached the area in the 1870s, and provided early residents of the county with further connections to the larger cities and markets to the east and south. The 20th century saw roads and highways replace rail as the main method of transportation for goods and people in the county. Today, seven incorporated cities and a number of unincorporated settlements and communities call the county home.



Images courtesy of Houston County Historical Society

1 <http://houstoncountyhistoricalociety.org/nativeamericans.html>

2 Gannett, H. (1905). *The Origin of Certain Place Names*. Department of the Interior United States Geological Survey

3 <https://web.archive.org/web/20071206133702/http://www.mncourts.gov/default.aspx?siteID=0&page=CourtHouseProfile&ID=40026>

4 <https://www.mnopedia.org/structure/jefferson-grain-warehouse>



Chapter 01

Background and Forecasts

Introduction

Houston County is located at the southeastern corner of Minnesota, bordering Wisconsin and the Mississippi River to the east, and Iowa to the south. The county is a mix of many unique and beautiful natural and rural landscapes as a result of being within what is referred to as the Driftless Area. A number of cities and communities have called Houston County home since it was first organized in 1854. As the County moves forward into the future, this Plan will be a blueprint for decision-making at the county level.



Community Profile

Socio-Economic Conditions

The following data represents the current demographics for Houston County. This information represents a snapshot of the County today and its community. Data was collected from the U.S. Census Bureau, the American Community Survey, Minnesota State Demographic Center and from the County.

Population

The estimated population of Houston County in 2021 is 18,778 people. As illustrated in the graph below, the population in the County has been in decline. In 2020, the County experienced a small jump in population, but has decreased since.

Population by Year, 2000-2021

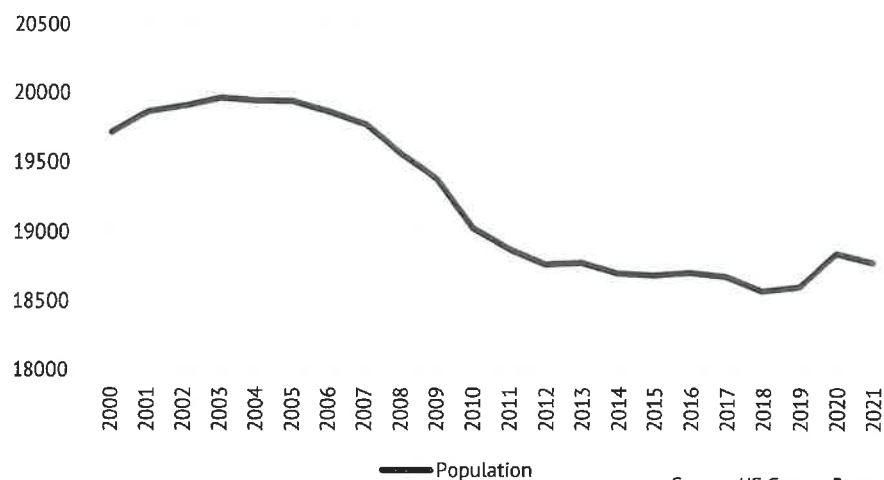


Figure 1.1 Population change over time

The County has seen an increase in the portion of the population living within incorporated cities, as only 37.79% of the County's population lives in the townships. This is a drop of just over 3.5% from the 2000 Census. This change is a result of a loss of over 1000 residents from the townships, while the cities within the County saw a slight increase over the last 20 years.

Percentage of County Population, 2000-2020

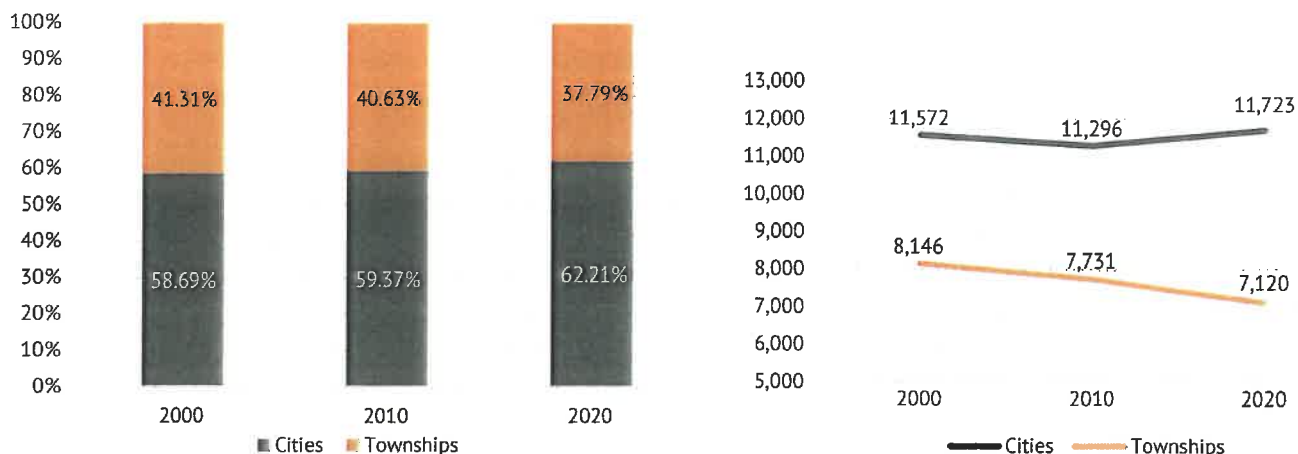
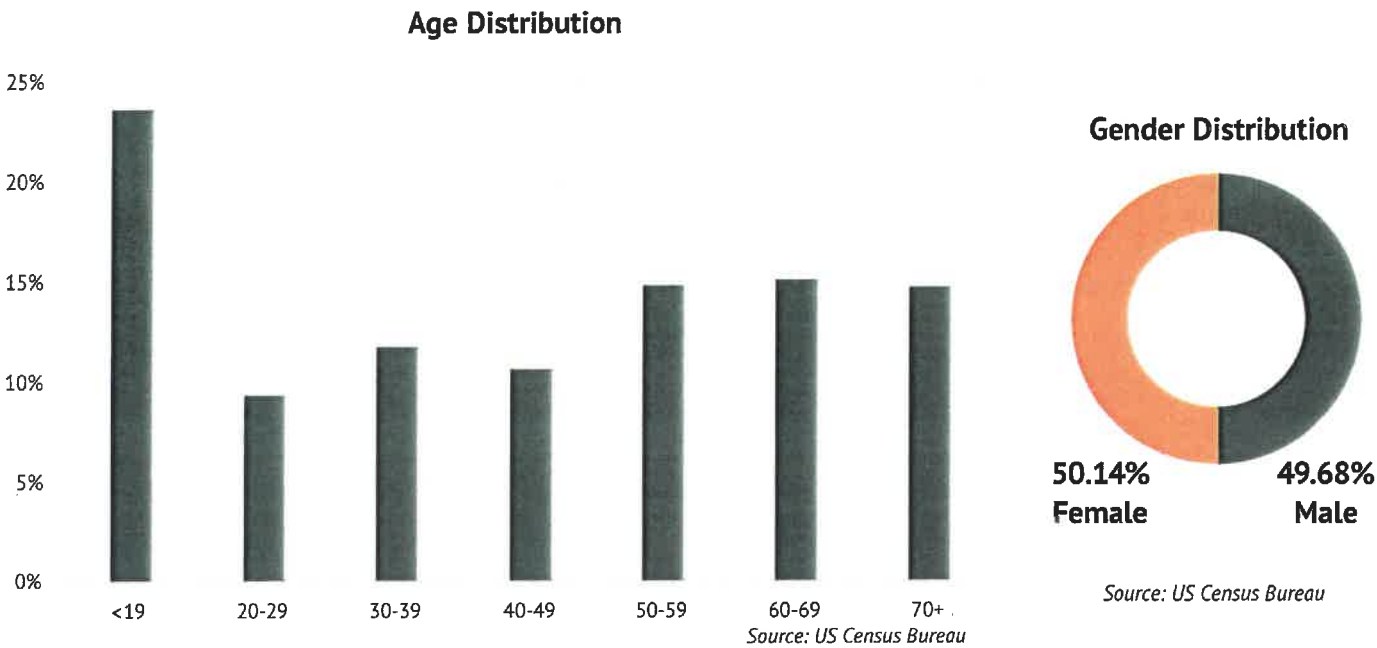


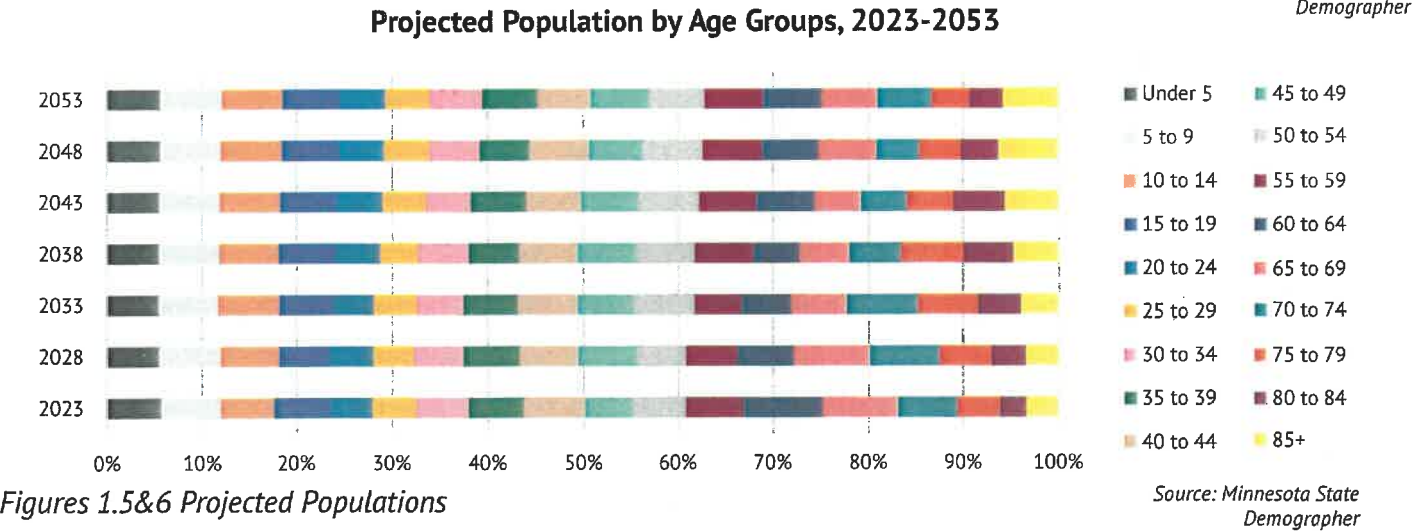
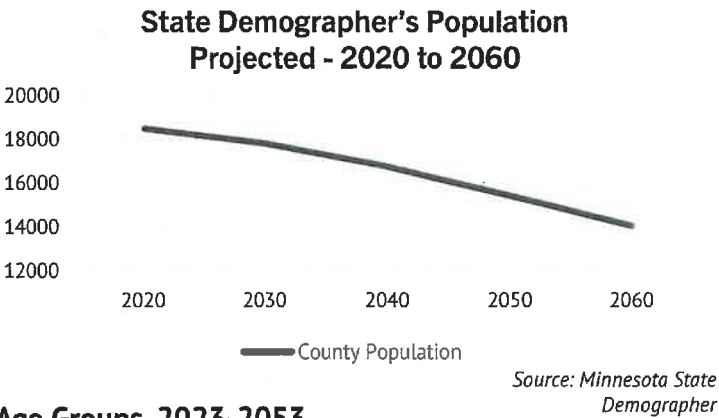
Figure 1.2 Populations within Cities & Townships

The age distribution in the County is shown below. The County’s population skews towards higher ages, with the median age being 45.3 in 2020. The median age of county residents has increased over time, as it was 38.8 years in 2000, and 42.9 years in 2010. The population is nearly an even split in terms of gender, with a slight majority of the population being female.



Figures 1.3&4 Age Distribution and Gender Distribution in Houston County

The State Demographer’s Office projects future populations of cities, townships, and counties. The projected population of the county is projected to decline over the next 40 years to nearly 14,000 in 2060. The population by age is expected to fluctuate some, with the State Demographer showing a predominantly older population in the next 15 years.



Figures 1.5&6 Projected Populations

The population of the County is predominantly white, per the 2020 Census. Just over 3 percent of the population reported as being ‘multiracial’.

Racial & Ethnic Makeup	Totals	Percent of Total Population
Population of one race:	18,843	
White	17,900	95%
Black or African American	98	0.5%
American Indian and Alaska Native	54	0.3%
Asian	101	0.5%
Hispanic or Latino	243	1.3%
Some Other Race	96	0.5%
Multiracial	590	3.1%

Source: US Census Bureau

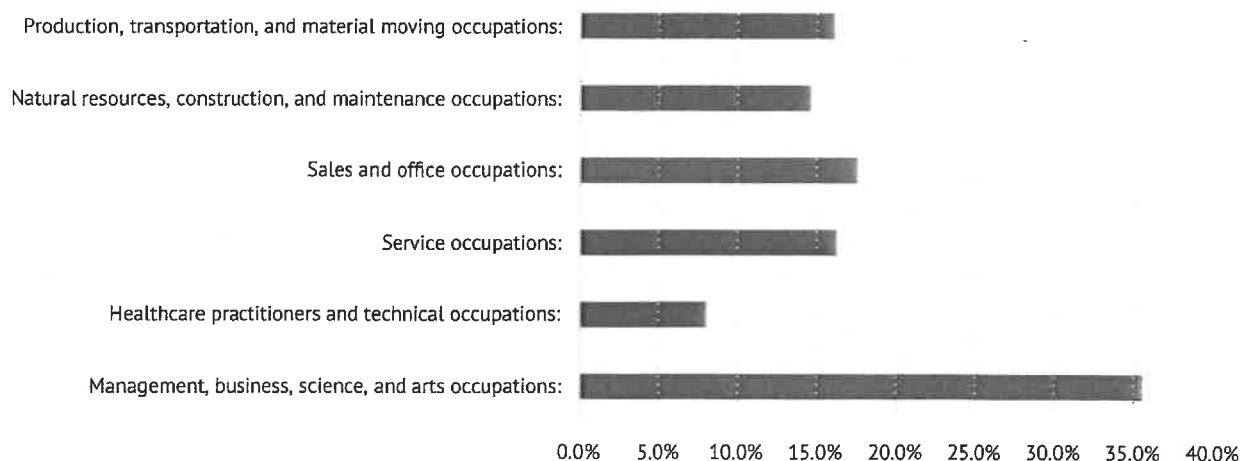
Figures 1.7 Racial & Ethnic Makeup in Houston County

Occupations

The census measures the occupations of the employed population age 16 and above. 10,118 people over the age of 16 reported as employed in the 2020 census, resulting in a labor participation rate of 68.7%. Participation rates have decreased since both the 2010 (69.5%) and 2000 census (70.1%). The 2020 Census counted just under 15%, 1,479 of 10,118, as working ‘Natural Resources, Construction, and Maintenance occupations’. Of those 1,479, 182 were classified as ‘Farming, Fishing, and Forestry occupations’. The 2000 Census counted 280 workers, while the 2010 census counted 192 residents within the ‘Farming, Fishing, and Forestry occupations’ category.

Houston County’s median income for a household in 2020 was \$59,514, an increase from 2010 (\$50,855) and 2000 (\$49,196). Approximately 6.4% of people living in the County in 2020 were living at or under the national poverty level in 2020.

Occupation for Population Over 16 in Houston County

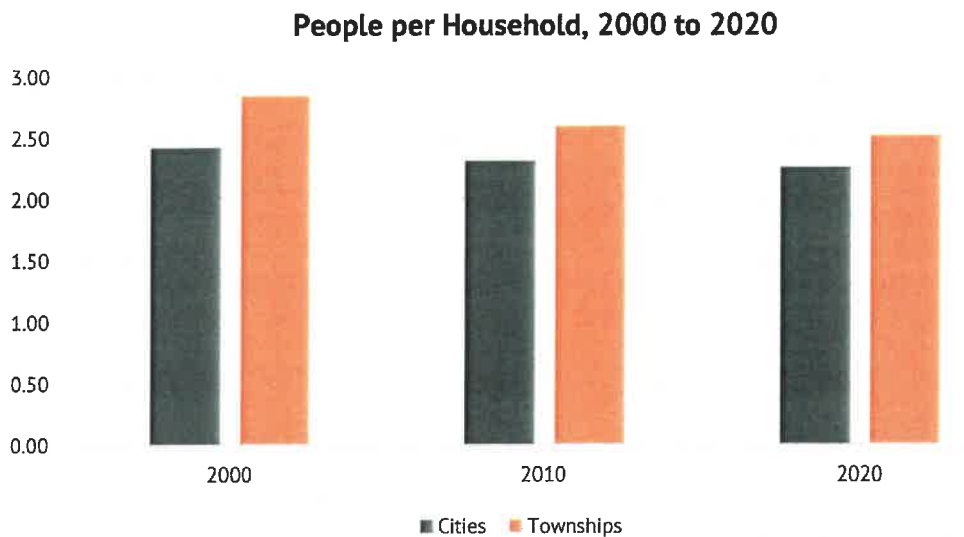


Figures 1.8 Occupation for Population Over 16 in Houston County

Source: US Census Bureau

Housing & Households

In 2020 the US Census counted a total of 8,773 housing units and 8,286 households within the county. This is an increase in the number of housing units (8,601) and households (7,770) counted in the 2010 Census; as well as in the 2000 Census, which counted 8,168 housing units and 7,594 households. The average household size was 2.22 persons, a decrease from 2010 (2.43) and 2000 (2.53). 44.8% of households had one or more members at age 60 or above. 29.5% of households consisted of only one person, with 12.5% of households consisting of only one person 65 years or older. Household size has decreased both in cities as well as townships.



Source: US Census Bureau

Figures 1.10 People per Household

Goals & Policies

Goals

Goal 1.1: Preserve commercial agriculture as an essential long-term, permanent land use in the County.

Goal 1.2: Protect the major natural resource areas of the County including the floodplains, wetlands, trout streams, steep bluffs, and hardwood forests, so they will serve as a basis for recreation and logging in the County.

Goal 1.3: Locate urban development near the major cities where services can easily be provided and extended.

Goal 1.4: Implement economic development strategies that reflect our values and supports agriculture, while attracting compatible new businesses.

Policies

Policy 1. Enact programs to protect and preserve prime agricultural land which has been historically tilled.

Policy 2. Locate rural housing development away from recognized commercial agricultural areas and into areas with marginal agricultural soil, and areas adjacent to existing cities, where urban services can easily be extended.

Policy 3. Enact programs to preserve and protect historically significant areas throughout the County.

Policy 4. Adopt State of Minnesota standards as minimum requirements for the protection of floodplains, wetlands, solid waste disposal, feedlots, sanitary waste disposal, water quality standards, and other necessary pollution control measures.

Policy 5. Enact programs to protect the natural resources in the County. Use natural resources information as a basis for determining future areas for urban expansion.

Policy 6. Enact programs to protect and preserve shorelands, floodplains, wetlands, trout streams, and steep bluffs from urban development which may be detrimental to the general public health and welfare.

Policy 7. Prohibit extensions of public services into areas where development should not occur due to natural and man-made constraints. Such areas include floodplains, steep bluffs, major forest and parks, and wildlife areas.

Policy 8. Adopt utility standards and programs (sewer and water) that will minimize pollution problems and reinforce the County development policies.

Policy 9. Allow rural housing in areas where the soils, topography and water table are such that the individual sewage disposal systems can properly function.

Policy 10. Locate transportation facilities in such a manner as to minimize environmental damage, and reinforce County growth policies and plans for the areas. These uses include highways, airports, railroads, and other modes of moving people and goods.

Policy 11. Coordinate County policies with the adopted policies of the cities for extension of their development into the rural areas, and review plans and ordinances of cities as they are proposed and adopted.

Chapter 02

Land Use and Zoning, Housing, Natural Resources, Agricultural Resources, Economic Development, and Alternative Energy Systems



Introduction

The county's location within the Driftless Area creates a beautiful patchwork of changing elevations and land cover, as visitors and residents alike will tell you. This unique topography results in a variety of existing natural features intermingling with farms, acreages, parks, and a variety of incorporated cities and unincorporated communities. These many natural features create both challenges and opportunities with development of housing, expansion of farming operations, and the siting of business and industry.

Agriculture & Agricultural Resources

Much of the existing land use in unincorporated areas has historically been centered on agricultural uses and activity. According to the 2017 Census of Agriculture, there were 891 farms in the county, with the average size of a farm in the county being 244 acres. Houston County's average farm size was similar, though slightly smaller, than that of nearby Winona County and Fillmore County. Of Houston County's 353,280 acres of land, 217,048 acres were a part of farms in 2017. The median farm size was a bit lower than the average sized farm, coming in at 160 acres. Agricultural products sold from farms in Houston County comprise of a variety of items; milk, grains, and cattle/calves comprised of the largest market values. Of the milk producing counties in the state, Houston County ranked 14th in sales in the 2017 Census.

Percentage of Houston County Land within Farms

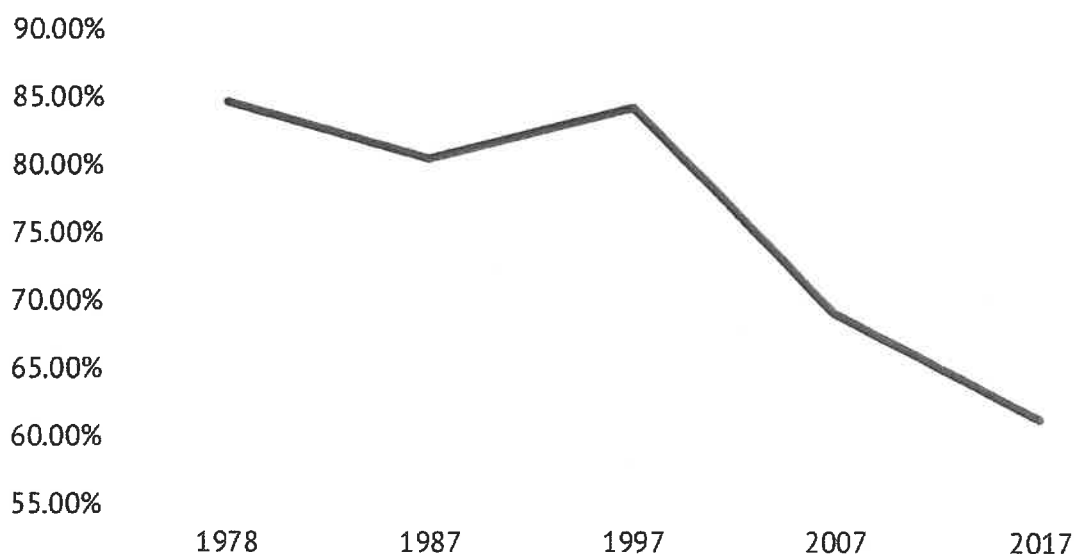


Figure 2.1 Percentage of Houston County Land within Farms

*Source: 1978, 1987, 1997, 2007,
& 2017 Census of Agriculture*

The amount of land in farms saw an 11% decline from the 2007 Census, and a 27% decrease from the 1997 Census. The number of farms has also declined since the 1997 Census, which counted 954 farms in the county. The 2007 Census counted 1,041 farms. The average farm size increased by 9 acres from 2007 to 2017, though this is still less than the average farm size of 313 acres in 1997. The median farm size has shrank by 54 acres since 1997; previous censuses did not report a median size. Looking back to before the Farm Crisis in the 1980s, the 1978 Ag Census reported that there were 1,177 farms in the county, with the average farm being 254 acres in size. The total amount of land in farms was reported as 299,377 acres in 1978.

Compared to statewide numbers, the decrease in the number of farms in the county has mirrored statewide trends. Land in farms has decreased much slower in Houston County than the state. Average farm sizes have increased much more statewide, though the median farm size in the county has closely followed that of the state. The slower trends in between average farm sizes and land in farms suggests that sprawl and development pressures found elsewhere in Minnesota are not as strong in Houston County. A decreasing median farm size and number of farms, compared to a stagnant average farm size, suggests that consolidation of farms is occurring in Houston County, though to a lesser degree than the rest of the state.

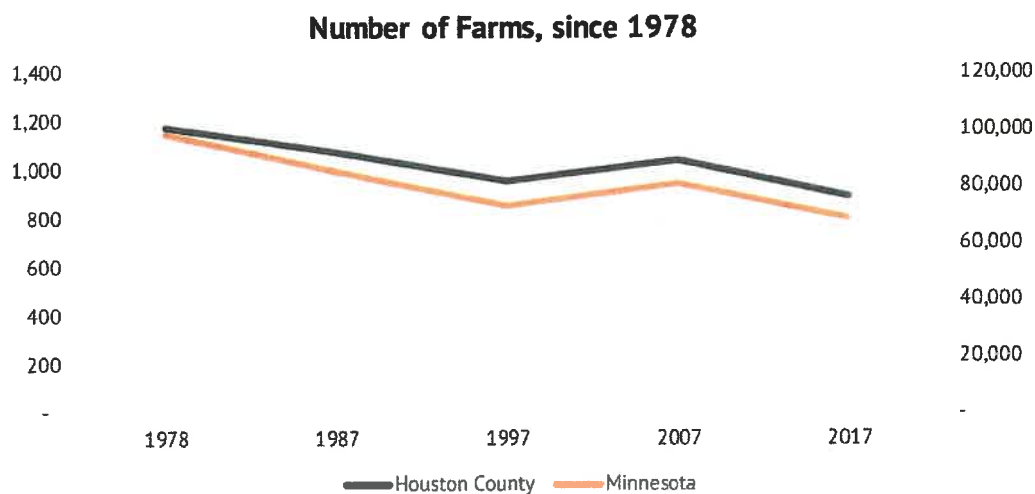


Figure 2.2 Number of Farms, since 1978

Source: 1978, 1987, 1997, 2007, & 2017 Census of Agriculture

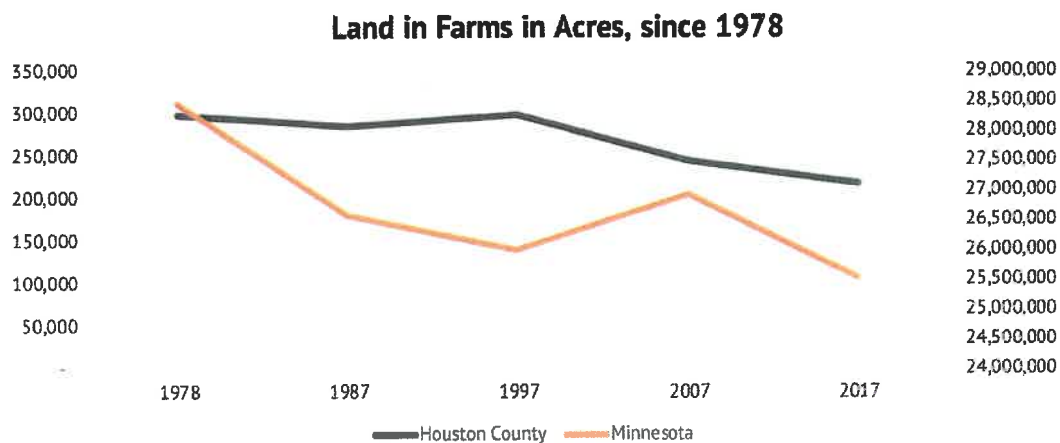


Figure 2.3 Land in Farms in Acres, since 1978

Source: 1978, 1987, 1997, 2007, & 2017 Census of Agriculture

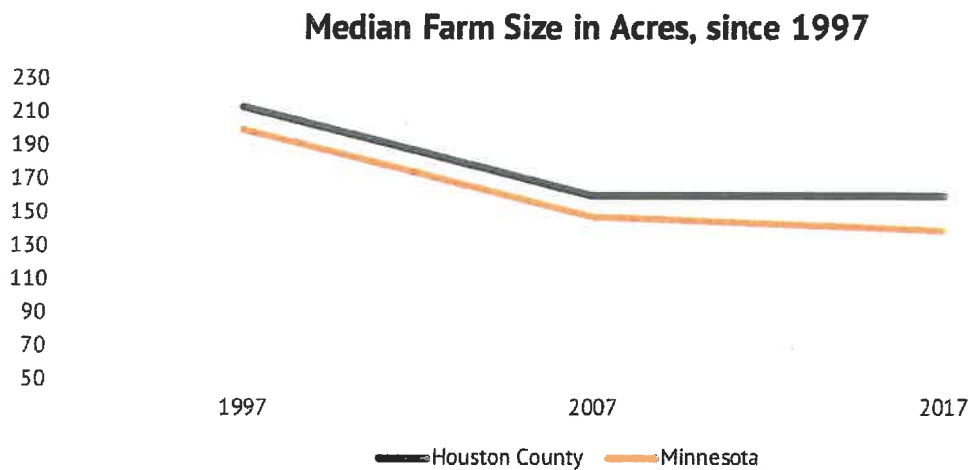


Figure 2.4 Median Farm Size in Acres, since 1997

Source: 1997, 2007, & 2017
Census of Agriculture

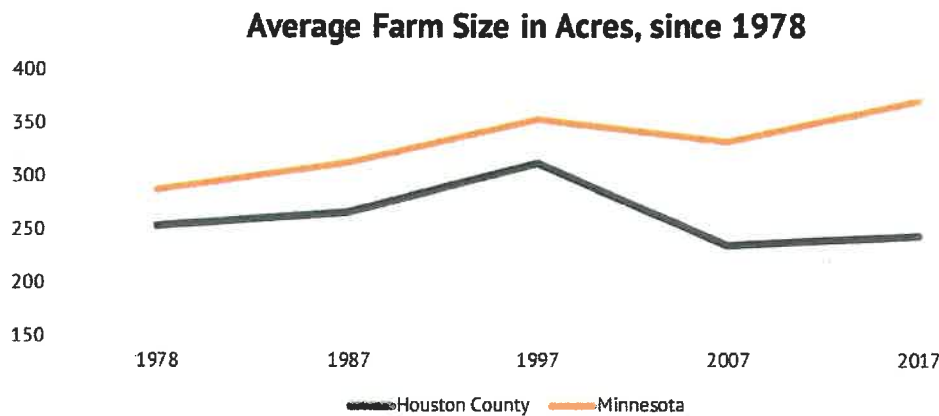


Figure 2.5 Average Farm Size in Acres, since 1978

Source: 1978, 1987, 1997, 2007,
& 2017 Census of Agriculture

The County has enacted zoning ordinances that permit for agricultural use by right, and has historically limited development of single family residences to densities of one dwelling unit per one 40 acre quarter-quarter section in past iterations of agricultural zoning districts. The County has also strived to continue to preserve commercial agriculture as a viable, permanent land use and as a significant economic activity in the County.

HOUSTON COUNTY

Feedlots

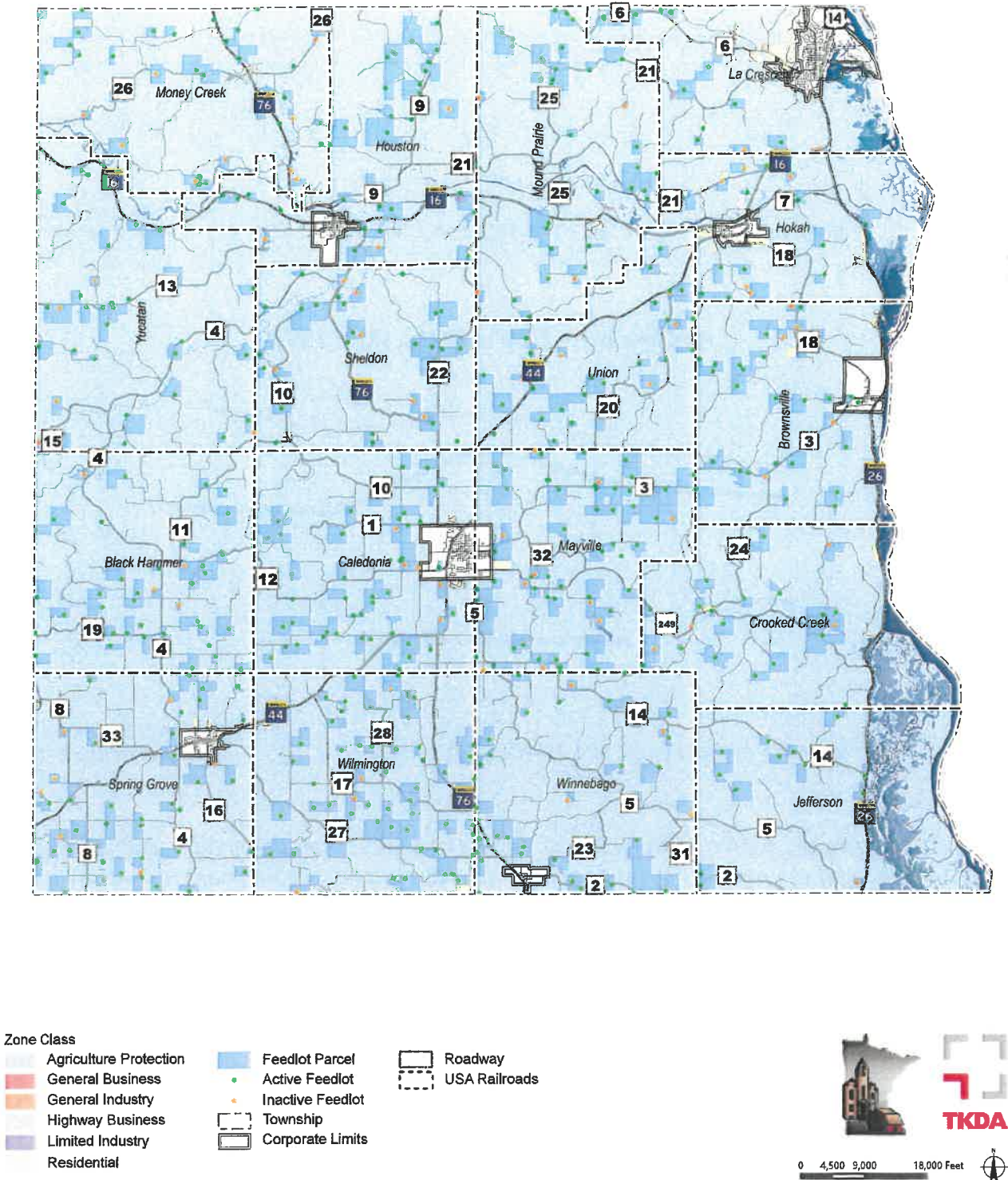


Figure 2.6 Registered Feedlots in Houston County

Source: MPCA

Agriculture Goals & Policies

Goal

Goal 2.2: Promote agriculture as a viable, permanent land use and as a significant economic activity in the County.

Policies

Policy 1. Protect and preserve prime agricultural land throughout the County by limiting development in agricultural areas, unless identified for development under city capital improvement plans or city comprehensive plans.

Policy 2. Promote County and state legislation which will sustain and promote agriculture as significant economic activity and land use in the County.

Policy 3. Encourage governmental units to avoid locating major public facilities, roads, and developments in good agricultural land areas.

Policy 4. Encourage farmers to adopt and maintain sound soil erosion control practices.

Policy 5. Carefully control the location of feedlots and other animal confinement areas in the County to minimize pollution and nuisance problems.

Policy 6. Clarify what is and is not allowed for lot splits within the County zoning ordinance.



Natural and Historic/Cultural Resources

Like many counties located in the Driftless Area, Houston County has vast stretches of pristine natural beauty, which the County wants to see maintained for future generations to enjoy. This includes numerous creeks, ponds, lakes, and rivers. The waters in the county eventually flow into the mighty Mississippi River, which also forms the county's eastern border.



Community engagement during the comprehensive planning process gave insights into the thoughts of county residents and the townships. A common theme arose regarding the protection of water resources within the county. The Houston County Water Plan was recently amended in 2013 and 2017. The Minnesota Board of Water & Soils Resources (BWSR) approved the WinLac (Winona/La Crescent) One Watershed One Plan in 2023. The Root River One Watershed One Plan was completed in 2016. Each plan identifies goals to achieve, as well as an implementation strategy.

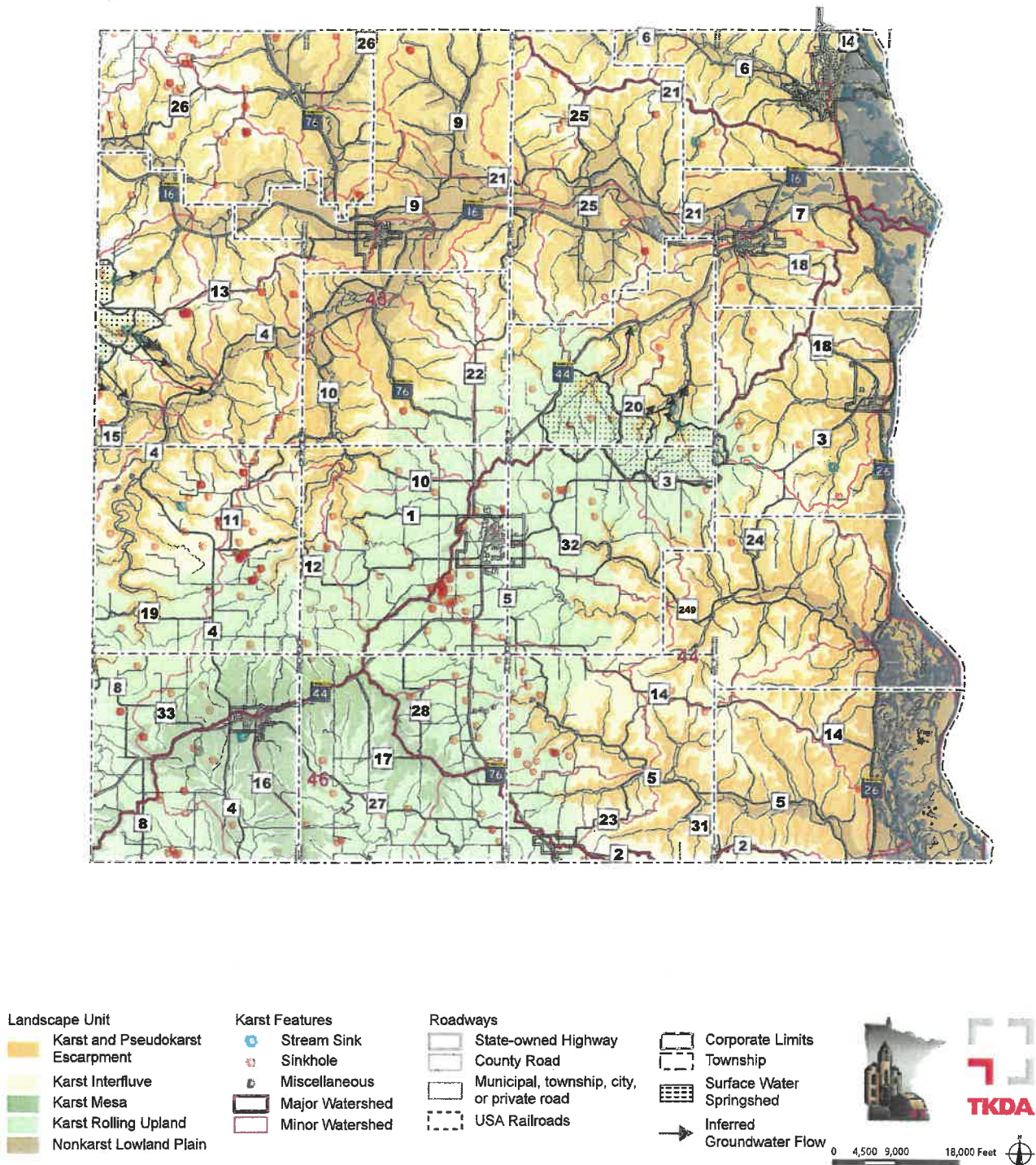
Karst is a type of terrain with distinctive landforms and hydrology created primarily from the dissolution of soluble rocks. It is characterized by sinkholes, caves, springs, and most significantly: rapid-flowing underground drainage. This type of terrain is common throughout the Driftless Area, and is especially prevalent within Houston County. Karst terrain has resulted in a number of springs and trout streams naturally occurring throughout the County. This terrain also creates challenges with development and construction, primarily of septic systems and wells. Contamination of groundwater is also a concern, as the rapid flow of groundwater through a karst environment leaves such waters vulnerable to activities on the land surface, and can complicate protection and remediation practices.

The County has identified, under previous Comprehensive Plans, goals and policies to help protect and promote the natural resources of the county. These policies have resulted in shoreland and floodplain regulations being adopted, which limit land alteration within those areas. It is the goal of the County to continue to utilize these tools in order to protect the natural landscapes of the county. Mineral extraction, exploratory borings, and mining are permitted in the county, though such activity is regulated as either an interim use (short-term mining operations of up to three years), or as a conditional use.

HOUSTON COUNTY

Karst Landscape Units

Houston County Comprehensive Plan
Houston County, MN



SOURCES: Houston County, MNDNR, ESRI

Figure 2.7 Karst Landscape Units in Houston County

Natural Resources Goals & Policies

Goal

Goal 2.3: Protect and enhance air, water, and land resources in the County as a vital part of the quality of life.

Policies

Policy 1. Promote sustainable land management practices that protect the natural resources in the County, including wetlands and sloughs, bluffs, woodlands, and prime agricultural areas.

Policy 2. Protect the woodlands and hardwood forests in the County by carefully regulating the location and density of development and by prohibiting the clear-cutting of the woodlands. Woodlands need to be protected for the following reasons:

1. To absorb stormwater in order to minimize stormwater runoff and the consequent soil erosion.
2. To serve as a continuous source of lumber and firewood.
3. To serve as vegetation in order to retain a proper balance of nature.

Policy 3. Protect existing wetlands and sloughs in the County by prohibiting development and adverse altering of these areas.

Policy 4. Promote the preservation and improvement of all rivers and trout streams in an unpolluted state.

Policy 5. Promote soils conservation and erosion control practices in the County.

Policy 6. Encourage development to conform to the natural limitations presented by topography and soils, so as to create the least potential for soil erosion.

Policy 7. Control the location of feedlots and other animal confinement areas in the County to minimize pollution and nuisance problems.

Policy 8. Regulate the location of waste management activities to minimize pollution and nuisance problems.

Housing and Economic Development

A majority of the county's population and housing units are located within incorporated cities. Houston County has a number of unincorporated communities that have historically been developed on small lots at 'urban' densities closer to what one would find in an incorporated city.

Land within the county is primarily zoned and used for agricultural purposes, while less productive lands have been developed as other uses (residential, commercial, industrial), or remain as undeveloped open spaces. Most new housing, as well as new commercial and industrial development, is expected to occur within the cities of the county where they can access city utilities and services. New housing outside of cities is expected to be limited to unincorporated communities, where onsite wells and septic can be accommodated, or locations where agricultural activities are not as viable due to soils, topography, and other factors. The county may want to investigate new options for housing in the future, with such options allowing residents to age in place, or allowing multiple generations to develop next to each other. New commercial and industrial growth outside of cities is expected to be focused on jobs and businesses that supplement or complement the rural and agricultural character of the county. The county may want to look towards growing options for tourism, given the many beautiful parks and natural areas available. Remote working, 'teleworking', and 'work from home' have become more common in the last few years; the county may be able to lure these workers to move here based on affordable costs of living, natural assets, and the rural lifestyle the county has to offer.

Goals identified by the county related to housing include providing a broad choice of housing types for all income groups, providing convenient access for housing to public and private facilities and activities, and providing safe, healthful, and blight-free residences and residential developments.

Housing Goals & Policies

Goals

Goal 2.4: Maximize a broad choice of housing types for all income groups.

Goal 2.5: Promote convenient access for housing to public and private facilities and activities.

Goal 2.6: Provide safe, healthy and blight-free residences and residential developments.

Policies

Policy 1. Encourage the location of residential subdivisions and major developments near existing cities where urban services can easily be provided.

Policy 2. Discourage scattered and “leap-frog” residential development in commercial agricultural areas.

Policy 3. Encourage the use of natural resource information such as soils, topography, groundwater, etc., in residential site designs.

Policy 4. Prohibit the location of rural housing with septic tanks and drainfields in areas of steep slopes, high bedrock or water table to minimize pollution problems.

Policy 5. Use soils and other-natural resources information as a basis for establishing minimum lot sizes for rural housing with septic tanks and drainfields.

Policy 6. Encourage the location of manufactured home parks in urban residential or mobile home residential districts which are served by central sewer and water services

Policy 7. Only allow the location of multi-family residential development in areas where community sewer and water facilities are available.

Policy 8. Develop and adopt provisions in development ordinances which encourage energy-efficient and sustainable site and housing unit designs.

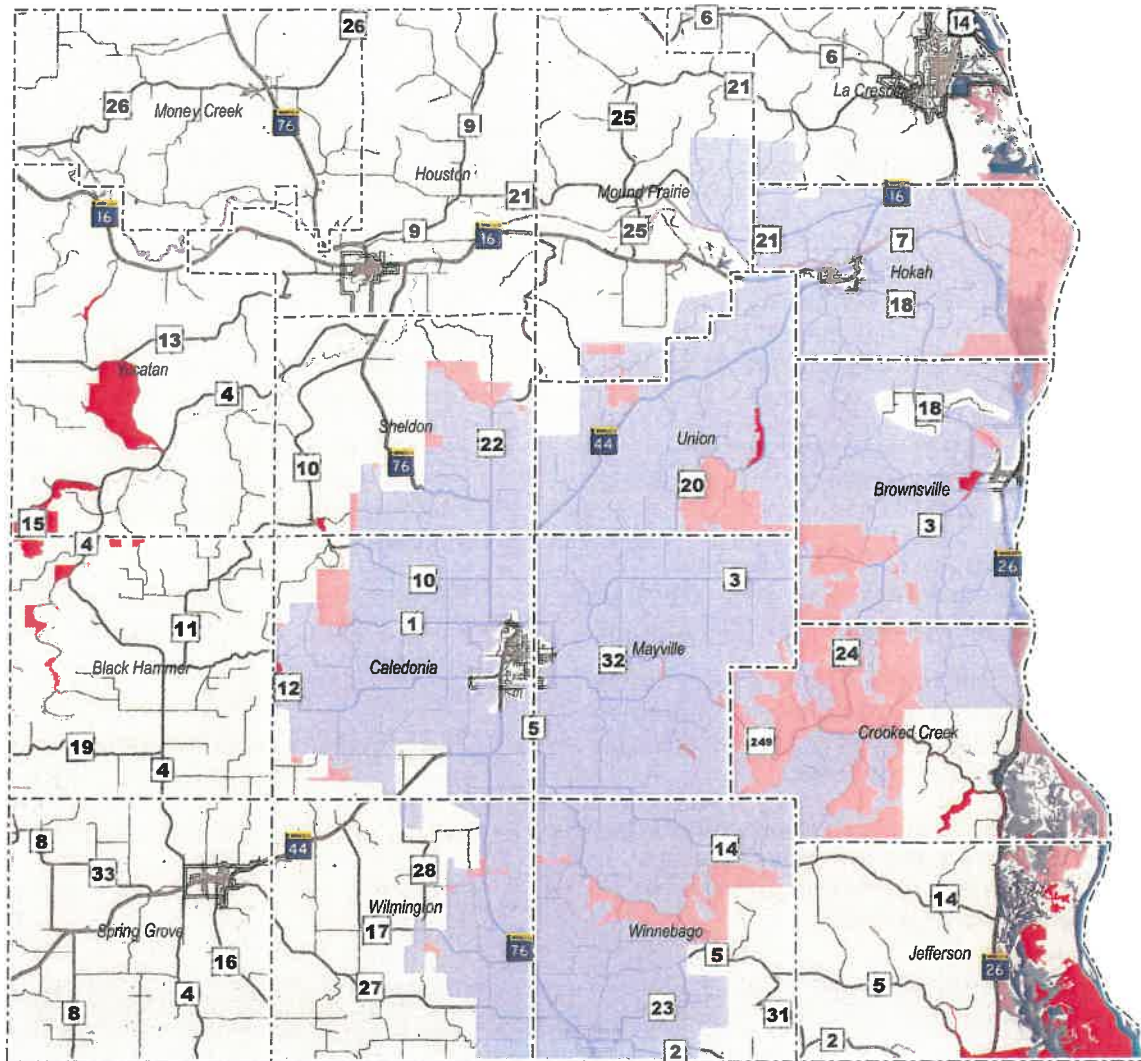
Policy 9. Encourage programs that promote the rehabilitation of existing older homes.



HOUSTON COUNTY

Broadband Availability

Houston County Comprehensive Plan
Houston County, MN



SOURCES: Houston County, MNDNR, Connected Nation



Figure 2.8 Broadband Availability in Houston County

Economic Development Goals & Policies

Goals

Goal 2.7: Encourage and promote diversified economic development in order to provide for continued employment opportunities.

Goal 2.8: Encourage and promote the continued expansion of trade and service industries in the County.

Goal 2.9: Encourage and promote intentional commercial facility locations, to provide reasonable access for citizens to an adequate supply of goods and services.

Goal 2.10: Encourage and promote the continued expansion of industrial development in the County to provide employment opportunities for the citizens.

Goal 2.11: Encourage and promote the location of commercial and industrial development to minimize conflict with surrounding land uses.

Policies

Policy 1. Encourage programs that will promote diversified economic development in the County, such as industrial, retail, trade, healthcare, ag-oriented, and service industries.

Policy 2. Encourage industrial development in such a way as to enhance the tax base and increase employment opportunities while at the same time placing minimal demands on the environment.

Policy 3. Encourage major industrial developments to locate in or near existing cities where public services (such as city sewer and water) can easily be extended and near places of adequate transportation systems.

Policy 4. Encourage major commercial developments to locate in or near existing cities where public services (such as city sewer and water) can easily be extended and near places of good accessibility.

Policy 5. Carefully consider unplanned, scattered, and strip commercial development in unincorporated areas that may have an adverse effect on existing commercial centers.

Land Use & Zoning

The County has established zoning districts that guide development within the county. The 'Agricultural Protection' zone encompasses most parcels not within an incorporated city. The zone permits primarily agricultural activities, and limited development of non-agricultural uses. The 'Residential' zone encompasses parcels of land used primarily for single family residential developments near incorporated cities, or unincorporated settlements that were platted out in the 1800s and early 1900s. The County has two zones for commercial business-type uses – 'Highway Business' and 'General Business'. There are two zones that permit primarily industrial-type uses – 'Limited Industry' and 'General Industry.'

Minnesota cities have extraterritorial powers when it comes to land use, in that a city can extend their zoning and subdivision ordinances into unincorporated territories within two miles of their boundaries, unless said territory is within a city, town, or county that has adopted their own zoning regulations. Since Houston County has adopted zoning ordinances, cities within the county are unable to extend their zoning authority beyond their borders. State statutes also grant cities the power to extend utility services beyond their borders to serve adjoining areas. The alternative to extending utilities beyond city limits would be for properties looking for city services to be annexed into the city, where they would have access to city services and have to adhere to city zoning requirements.

Zoning ordinances are not set in stone, they are amended and updated over time to meet the evolving needs and desires of the county. As the county plans for the future, a future land use map is a tool that can help guide the future of development and zoning in the county. This map is to be consulted by staff and elected officials during review of requests that may come before the county, such as a rezoning, an amendment to the zoning ordinance, or a subdivision of land. The future land use map helps guide the future of development within the county, therefore any such requests received by the county must be consistent with the future land use map. The future land use map is not meant to compel or force changes in use or zoning designation of a parcel; the map allows the county to react and assist with decision-making during reviews of requests.

During the lifespan of the Comprehensive Plan, the county may find it appropriate to revise the future land use map if a proposal is appropriate and desirable to the County, or if changes are proposed to the Zoning Ordinance. The process to revise the map is referred to as a 'Future Land Use Map Amendment'. The criteria below shall be considered by the County when reviewing a request to amend the map:

- The proposed amendment would permit a use or uses that are compatible with adjacent uses.
- The proposed amendment would permit a use or uses that are compatible with, and will not adversely impact natural resources (such as wetlands, waterbodies, bluffs) on, or adjacent or adjoining to, the subject property.
- The proposed amendment would permit a use or uses that do not require an expansion of county facilities, infrastructure, or services to the extent that an unreasonable financial burden would be placed on the County.
- The proposed amendment would be consistent with and help the County meet the goals and policies of this Comprehensive Plan.

The future land use map identifies areas within close proximity to incorporated cities, as well as major intersections. These Urban Expansion Areas, due to proximity to main transportation routes, city services, and existing population centers, are the most likely locations to garner interest in development over the next twenty years. The further a parcel is from a city, the likelihood of annexation and denser development decreases. Areas within a half mile of a city are encouraged to request annexation into a city in the event a property owner is planning to develop at densities or uses that are different than what the County permits, or if the properties are unable to accommodate on-site wells and septic systems and require city services. Extension of city utilities should only occur for parcels of land identified within municipal service areas, areas identified under city comprehensive plans, or city capital improvement plans. Orderly annexation agreements can be used to avoid issues between cities, townships, and the county. Property owners within two miles of a city who have prime agricultural land are encouraged to continue to use their land for agricultural purposes. Lands beyond two miles of city limits are expected to remain primarily agricultural in nature, with residential development limited to low densities. Commercial and industrial activity is expected to be limited to locations where such uses are compatible with their surroundings.

Houston County Comprehensive Plan
Houston County, MN

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Land Use Goals & Policies

Unincorporated Community:

Unincorporated communities in Houston County are unique in their development by having both residential and commercial areas. However, these areas do not have identifiable boundaries and are governed by the County. Because of their unique situation, a series of policies for land use within these areas are needed and the zoning of each of the major land use categories must fall under specific districts. The following goal shall serve as guidance for development in unincorporated communities:

Goal

Goal 2.12: Cooperatively plan the orderly development and redevelopment of unincorporated communities (Freeburg, Money Creek, Reno, Riceford, Sheldon) to minimize pollution and conflicts with agricultural uses.

Policies

Policy 1. Recognize unincorporated communities as urban type densities and apply appropriate land use controls.

Policy 2. Require new development in unincorporated communities to install septic systems that meet the requirements of the Minnesota Pollution Control Agency and Houston County.

Policy 3. Require all new development to conform to the land use classifications permitted in each zoning district, as established by the County.

Policy 4. Permit existing lots of land that are not meeting minimum lot standards or density requirements to be developed, provided they can meet minimum standards for disposal of onsite sewage.

Urban Expansion Areas:

Areas adjacent to incorporated communities are most susceptible to urban growth pressures; therefore, distinct policies should be adopted to ensure orderly and timely growth, and to retain the land for agriculture purposes until such time as conversion to another use is appropriate.

Policies

Policy 1. Carefully regulate urban expansion in the areas around incorporated cities to minimize scattered development from occurring.

Policy 2. Develop a review procedure between the cities and the County for all development proposed in this area.

Policy 3. Allow urban development in an area only if the area is included in the City's Capital Improvements Program, or identified in their Comprehensive Plan, as areas to provide public services such as sanitary sewers and highways.

Policy 4. Plan future urban expansion areas around the cities on projected land use needs as determined by proper planning.

Alternative Energy Systems

From the use of cords of wood to heat home when Houston County was organized, to today's use of electricity and natural gas, the technology and methods for the generation of energy has evolved. In 2020, renewable sources of energy (including wind, solar, hydropower, and biomass) generated the largest share of electricity in the state¹. Wind energy now provides most of the state's renewable electricity generation. Wind energy conversion systems of over 40 kilowatts and less than 5,000 kilowatts are permitted under the County's zoning ordinance through a Conditional Use Permit. State law preempts the County from regulating wind energy conversion systems that have a nameplate capacity of 5,000 kilowatts or more.

Over the last twenty years, solar has become an attractive alternative for those interested in generating some potential added income while becoming less reliant on fossil fuels. Solar panels are typically either placed on the roof of an existing building (commonly referred to as 'building mounted'), or are installed as an array on an open area (commonly referred to as 'ground-mounted'). Solar systems are already a permitted use under the county's zoning ordinance. The Minnesota Department of Commerce has collected a vast resource of information for property owners interested in installing solar panels. One such source is the 'MN Solar Suitability Analysis App', which provides location-based information on potential solar generation². A variety of state and federal loans, grants, and tax credits have been created over the last twenty years to incentivize property owners to invest in renewable energy³. Mi Energy Cooperative also has a variety of information for county residents to utilize when considering alternative forms of energy.

Alternative Energy Goals & Policies

Goal

Goal 2.13: Encourage options for alternative energy systems in the County

Policies

Policy 1. Review and explore standards and permitting requirements for alternative energy systems used for personal use, or by individual residences or businesses.

¹ <https://www.eia.gov/state/analysis.php?sid=MN#40>

² <https://solar.maps.umn.edu/app/?lat=43.66848278423848&long=-91.49656328564241>

³ <https://programs.dsireusa.org/system/program/mn>

Chapter 03

Transportation, Water Resources, and Solid Waste Management



Transportation

The movement of goods and people throughout the County is primarily carried out through a vast network of streets and roadways under the jurisdictional authority of the State of Minnesota, Houston County, townships, and cities. The rural nature of Houston County requires that the transportation system allow for the efficient movement of products and raw materials to sustain economic vitality. It is also imperative that the County's transportation system complements the geographic characteristics of the County. The County also owns a public airport. Canadian Pacific (CP) owns a Class I railroad located along the eastern edge of the county.

Existing Road Conditions

A well maintained transportation system improves quality of life, fosters environmental health, and ensures the County's economic competitiveness. According to the Minnesota Department of Transportation (MnDOT), the County has 927.756 miles of roadways, as of 2021. Over half of the roads within the County are gravel, while nearly 44% are a bituminous surface. Approximately one percent of roads in the County are either dirt/unimproved, or surfaced with concrete. Figure 3.1 shows the miles of roads within the County by route type. Township Roads make up approximately 50% of roads within the County. Route types under the County's jurisdiction include major and minor collector roadways. The State has jurisdiction over US Highways, State Highways, and roads within State Forests and Parks. Municipal State Aid Streets and Municipal Streets are under the jurisdiction of the cities they are located within.

Route Type	Centerline Miles	Lane Miles	Daily VMT	Annual VMT
US Highway	3.21	12.89	51,290	18,720,954
State Highway	103.37	208.31	296,269	108,138,332
County State Aid Highway	248.47	496.94	98,095	35,804,729
Municipal State Aid Street	6.09	12.18	6,199	2,262,508
County Road	13.51	27.02	3,431	1,252,451
Township Road	465.10	930.20	27,906	10,185,624
Municipal Street	74.74	149.48	42,004	15,331,341
State Park/Forest Road	4.34	8.68	22	7,922
Alleyways	8.93	17.85	45	16,292

Figure 3.1 Miles of Roads & Vehicle Miles Traveled (VMT), by Route Type

Source: MnDOT

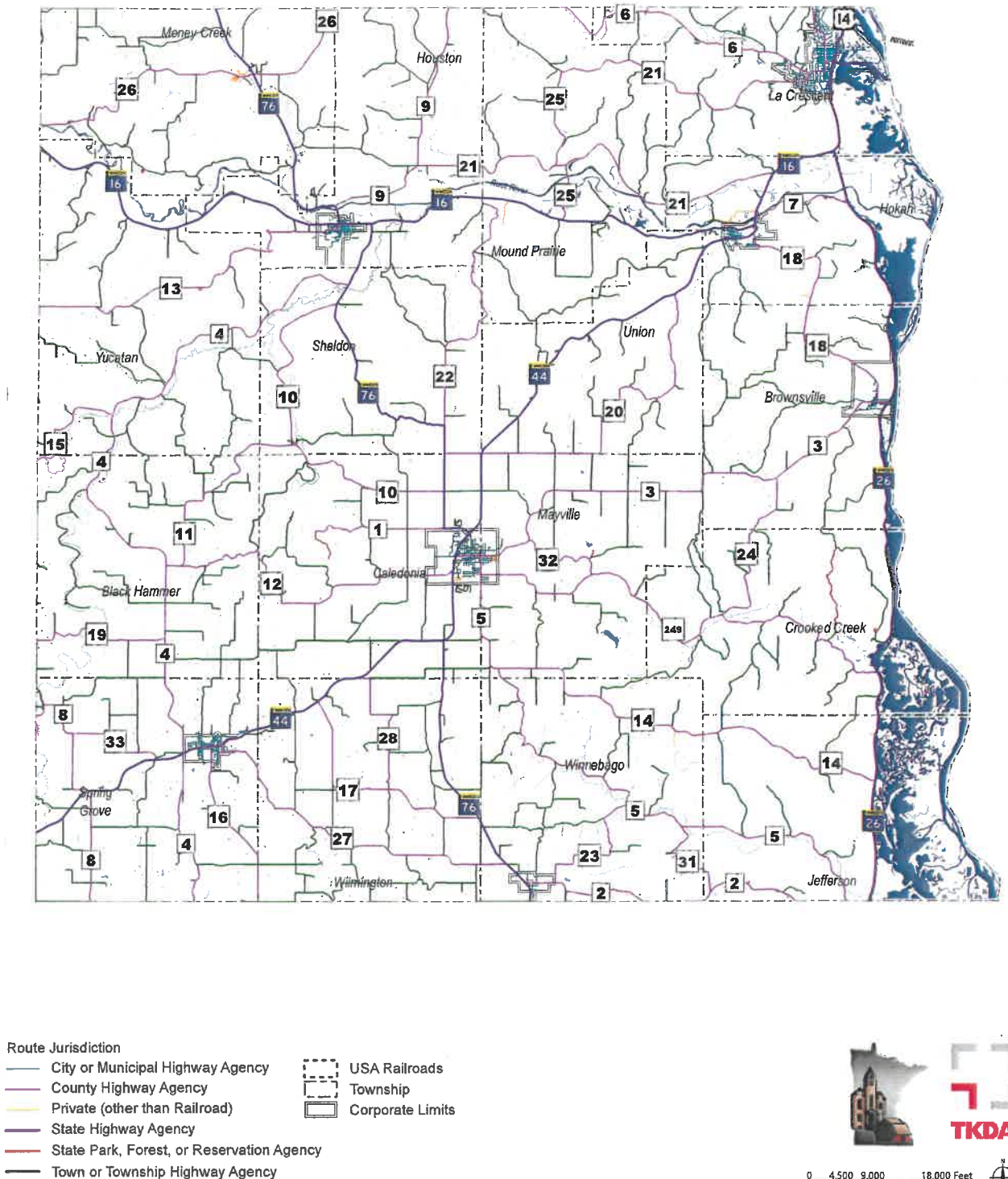
Functional Road Classifications

Functional classification is the grouping of streets and highways into classes or systems according to the character of service they are intended to provide. MnDOT develops and updates the classification of roads within Minnesota, in cooperation with metropolitan planning organizations (MPOs), regional development organizations (RDOs), counties, and local jurisdictions.

HOUSTON COUNTY

Route Jurisdiction

Houston County Comprehensive Plan
Houston County, MN



SOURCES: Houston County, MNDNR, ESRI, MNDOT

Figure 3.2 Route Jurisdiction in Houston County

HOUSTON COUNTY

Functional Classifications

Houston County Comprehensive Plan
Houston County, MN



Functional Classification

- Interstate
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

- USA Railroads
- Township
- Corporate Limits

SOURCES: Houston County, MNDNR, ESRI, MNDOT



0 4,500 9,000 18,000 Feet



Figure 3.3 Functional Classifications in Houston County

The three main types of functional classifications are Arterial, Collector, and Local. 'Arterial' roadways can be further split into either 'Principal' or 'Minor Arterial' roads. 'Principal Arterials' include interstate highways, controlled-access highways, and other highways; these roadways provide a high degree of vehicle mobility in urban areas and through rural communities. Minor Arterials provide service for trips of moderate length, as compared to Principal Arterials, and are typically designed to provide relatively high overall travel speeds, with minimum interference to through movement in rural areas. Houston County does not have any interstate or controlled-access highways. The closest interstate highway to the County is Interstate 90, which runs east-west through Winona County before crossing the Mississippi River north of La Crescent into Wisconsin.

'Collector' roads connect traffic using Local Roads to Arterials. 'Collector' roads can be broken down into either 'Major' or 'Minor'. 'Collector' roads generally serve primarily intra-county travel, and have moderate posted speed limits compared to 'Arterial' roads. 'Major Collectors' generally have less driveway connections and higher speed limits than 'Minor Collectors'. Any remaining roadways not classified as 'Arterial' or 'Collector' are classified as 'Local'. A majority of the roads within the County are under the 'Local' classification.

Functional Classification	Centerline Miles	Lane Miles	Daily VMT	Annual VMT
Arterial	88.22	184.48	318,135	116,119,441
Principal Arterial	3.21	12.89	51,290	18,720,954
Minor Arterial	85.00	171.59	266,845	97,398,487
Collector	253.24	506.46	131,057	47,835,687
Major Collector	123.61	247.21	98,607	35,991,687
Minor Collector	129.63	259.25	32,450	11,844,000
Local	586.30	1172.61	76,068	27,765,024

Figure 3.4 Miles of Roads & Vehicle Miles Traveled, by Functional Classification

Source: MnDOT

Road Usage

MnDOT collects information on usage of roads in the state, including 'vehicle miles traveled' (VMT), and 'annual average daily traffic' (AADT). The most recent daily and annual VMT counts, from 2021, sorted by road type and functional class, are shown in the previous tables. The AADT of roads in the County is shown on the following map. Roads with the highest usage tend to be state and county state aid highways, with township roads having lower usage.

Automobiles are the primary users of roadways in the County. Commercial trucks and freight haulers are also popular users of roadways in the County. Farm equipment is a common sight on roads during planting and harvest seasons.

HOUSTON COUNTY

Annual Average Daily Traffic

Houston County Comprehensive Plan
Houston County, MN



SOURCES: Houston County, MNDNR, ESRI, MNDOT

Figure 3.5 Map of Houston County Routes and AADTs

Source: MndOT Traffic
Forecasting & Analysis

Road Improvements and Maintenance

Maintaining existing roads within the County is critical to the success of Houston County's transportation network. The Houston County Highway Department is responsible for the design, construction, inspection, maintenance, and repair of the County highway system and the 180 bridges owned by the County and/or townships. The Highway Department currently has three outlying shops; over the next twenty years it is expected that the storage sheds for salt and sand at each shop will likely need replacement.

The department plans and schedules future projects based on needs and costs. Houston County has recently reconstructed many of their roads, which allows the department to focus on preserving and maintaining existing roads. The County's Capital Improvement Program (CIP) helps plan and fund large projects. Maintenance of the roads also includes paving shoulders and widening aggregate shoulders, with paved shoulders often used by bicyclists as well as farm equipment.

Houston County is required to comply with Title II of the Americans with Disabilities Act (ADA). In 2016-2018, the County conducted an inventory and evaluation of pedestrian facilities within its public right of way. Based on this self-evaluation, the County developed an improvement schedule. Recent and upcoming projects that the County has performed to improve accessibility include installing and repairing curb ramps and sidewalks, crosswalk and bike lane pavement markings, signage, street lighting, traffic control signals, and rectangular rapid flash beacons (RRFB). These projects are covered in detail under the County's ADA Transition Plan¹, which was adopted in 2019.

MnDOT created a Highway Safety Plan and Highway Safety Improvement Program to plan and implement safety projects and strategies. MnDOT District 6 (southeast Minnesota) has a 'Toward Zero Deaths' strategic plan, using education, enforcement, engineering, and emergency medical and trauma services to reduce fatalities and serious injuries on roadways to zero.

Crash Severity	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Fatal	2	0	4	0	3	2	3	1	2	1	18
Serious Injury	4	2	2	5	4	5	4	1	3	6	36
Minor Injury	19	13	13	22	21	18	18	18	20	21	183
Possible Injury	24	24	20	12	15	16	23	14	13	24	185
Property Damage Only	170	133	121	76	71	73	85	84	82	80	975
Unknown	0	0	0	0	0	0	0	0	0	0	0
Total	219	172	160	115	114	114	133	118	120	132	1397

Figure 3.6 Houston County Crash Data

Source: MnDOT

Transit

Houston County does not operate any transit systems in the County. However, residents within the County have the option to utilize public transit services from Rolling Hills Transit, operated by Southeast Minnesota Community Action Agency (Semcac), which receives funding from Houston County. Rolling Hills Transit serves all of Houston County, and also provides services in Dodge, Fillmore, Olmsted, and Winona counties. In 2022, Semcac reported that it provided 8,482 rides in Houston County.

The City of La Crescent is a part of the La Crosse Municipal Transit Utility (MTU), which has routes in La Crescent, La Crosse, and Onalaska, WI. The Apple Express route provides bus services throughout La Crescent, and gives riders the opportunity to transfer and connect to other MTU routes at the Downtown Transit Center located in downtown La Crosse.

¹ Source: ADATransitionPlan.pdf (houston.mn.us)

At the state level, MnDOT conducted a study of travel and transit within District 6 in 2016, looking at what new services may be feasible for the region. MnDOT's latest Transit Investment Plan² for greater Minnesota was last updated in 2015; the plan outlines strategic direction and investment priorities for transit services over a twenty year time period.

Air Travel

The County is home to one airport, the Houston County Airport (CHU), located approximately 2.5 miles south of the County Courthouse in Caledonia. The facility opened in 1969, and is owned and operated by Houston County. The airport is a general aviation facility primarily serving local business owners and recreational pilots. The property for CHU consists of approximately 52 acres of land. The runway, paved with an asphalt surface, has a length of 3,499 feet, and is 77 feet wide. An Arrival/Departure building is on the site to greet users of the airport, along with hangars for aircraft and equipment. In 1977, the County adopted an Airport Zoning Ordinance, which prohibits land uses and development that could create hazards to the airport or the flying public. The County recently adopted a Master Plan and a Layout Plan for CHU in 2020, which guides planning, maintenance, and new improvements for the airport over the next twenty years.

Larger airports nearby to Houston County include La Crosse Regional Airport (approximately 26 miles north of the County Courthouse), and Rochester International Airport (approximately 70 miles northwest of the County Courthouse).



Image Courtesy of Houston County

² <https://minnesotago.org/index.php?cid=435>

Houston County Airport

Airport Safety Zones

Date: 08/08/2018

mn DEPARTMENT OF
TRANSPORTATION
AERONAUTICS

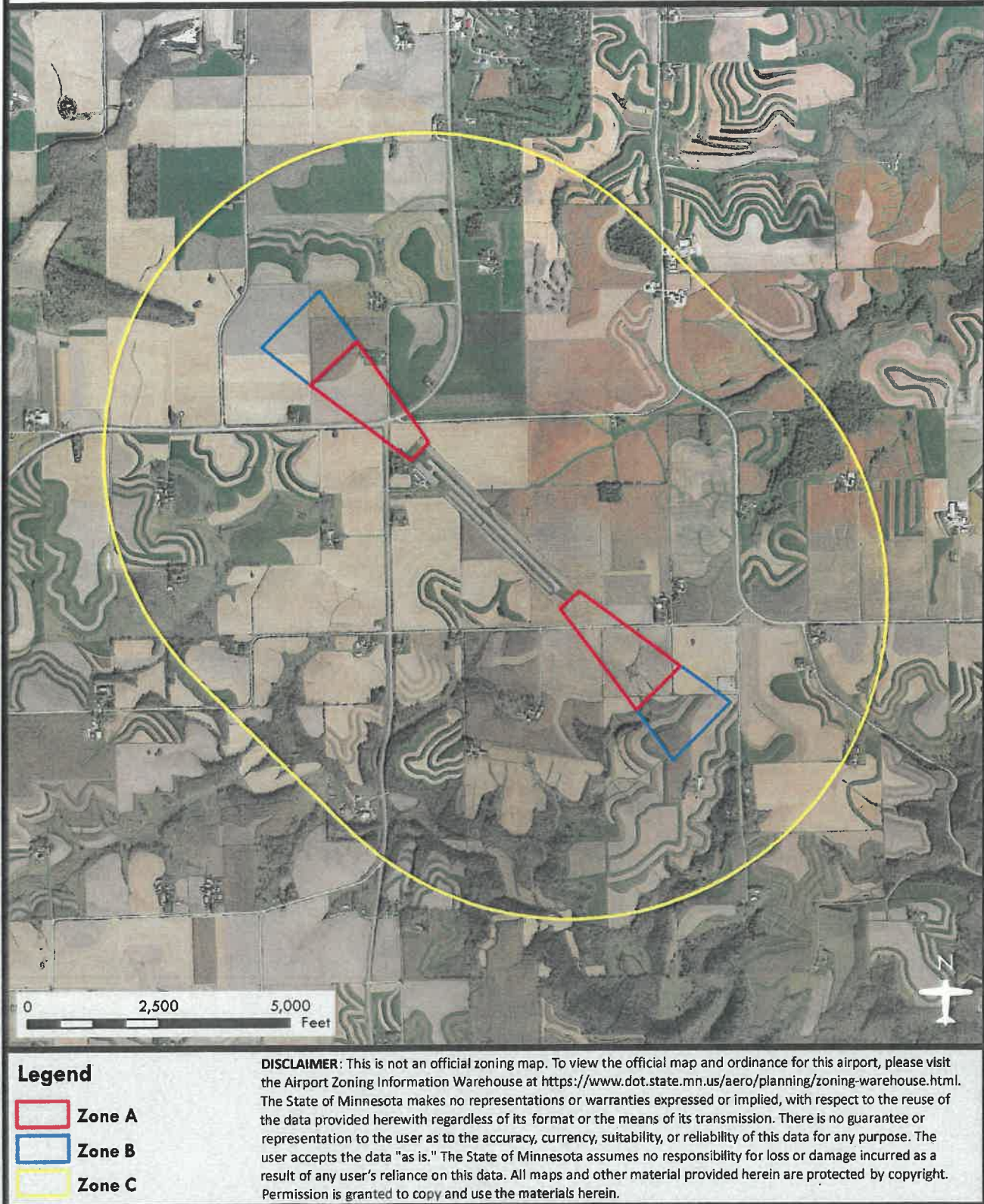


Figure 3.7 Houston County Airport - Safety Zones

Source: MnDOT

Rail Travel

Railroads have been present in Houston County since the 1800s, with both passengers and freight using the railroads. Like many counties in Minnesota, and throughout the country, the amount of rail lines has decreased over the last century. Canadian Pacific Kansas City (CPKC) owns the route track currently in use within the County. CPKC³ is in the highest classification of rail carrier – Class I. CPKC subsidiaries Soo Line and DM&E (Dakota, Minnesota & Eastern) operate the CPKC tracks within the County. The route runs north/south along the Mississippi River, with a crossing over the river located in La Crescent. There are some at-grade crossings of the tracks on local roads, while intersections with County and State Highways are grade-separated.

Freight is a major user of railroads in the County. MnDOT District 6 completed a district-wide freight plan in 2022. The plan analyzed long term freight needs of the regional transportation system, and will help shape the next statewide Freight Plan.

For passenger rail services, Amtrak runs its Empire Builder line from Chicago to Portland and Seattle. A portion of the route runs through La Crescent after crossing the Mississippi River, before running north along the river and US Highway 14. The Empire Builder makes stops at Winona and La Crosse. The Twin Cities-Milwaukee-Chicago Intercity Passenger Rail Project (TCMC) plans to add a second, daily round-trip service between Chicago, IL, and Saint Paul, MN. Currently, the TCMC project is in the final design phase, with construction planned to begin in 2024. There are also studies being conducted by the Federal Railroad Administration, in cooperation with MnDOT, on high speed rail in the Twin Cities-Milwaukee-Chicago corridor.

Shipping

Before the advent of rail and automobiles, rivers and streams were the primary option for the moving of goods and people. While there are no ports currently within the County, both Winona and La Crosse have marine ports located on the Mississippi River. Both ports are used for shipping of goods, as well as the occasional tourist vessel. The main river and navigation channels of the Mississippi are maintained by the United States Army Corps of Engineers (USACE). The Corps also maintains the lock and dam system, and performs periodic dredging of the river. The portions of the river between Minneapolis and Guttenberg, IA, are within the St Paul District of the USACE. Lock and Dam #8, opened in 1937, is located approximately 3.6 miles southeast of Reno in Genoa, WI. The most recent Statewide Ports and Waterways Plan was published by MnDOT in 2014.

The Northern Grain Belt Ports (NGBP), which include the nearby ports in Winona and La Crosse, were federally recognized as a Port Statistical Area in December of 2022. It is anticipated that the NGBP will be listed each year as a top 100 U.S. Port (based on tonnage handled). The application for recognition included a resolution of support from Houston County. The NGBP joins three other 'corn belt ports' located in the upper Midwest, and is planned to aid in reporting of shipping data as well as assist in transportation planning and investment for the region.

3 CP Rail recently completed the acquisition of Kansas City Southern (KCS) in April 2023. The new name as a result of the acquisition is Canadian Pacific Kansas City (CPKC).

Transportation Goals & Policies

Goal

Goal 3.1: Maintain a transportation system which compliments land use development and land use policies through the County.

Policies

Policy 1. Develop a transportation system which reinforces the County's growth policies.

Policy 2. Coordinate land use, airport master plans, and transportation plans to minimize adverse effects of transportation systems (noise, air pollution) on adjacent development.

Policy 3. To the extent possible, avoid placing transportation facilities (such as roads, bridges, airports, park and rides, maintenance shops) in locations that adversely affect the natural resources and prime agricultural areas of the County.

Policy 4. Encourage the development of a transportation system that properly balances considerations of safety, accessibility, environmental protection and cost.

Policy 5. Regulate land use development at transportation intersections and interchanges in order to avoid compromising safety, accessibility, and functions of highways.

Policy 6. Encourages the development of a transportation system which properly integrates the various types and levels of highways (state, County, and local) to maximize safety and accessibility.

Policy 7. Carefully review the location of pipelines and high voltage transmission lines in the County in order to minimize impacts.

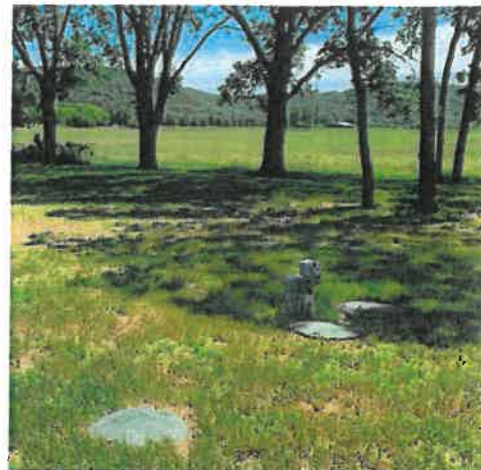
Water Resources

Wastewater

Unincorporated areas that are not served by municipal sewer systems are served by subsurface treatment systems (SSTS), commonly referred to as septic systems. State rules govern the design, installation, and management of septic systems; the Minnesota Pollution Control Agency (MPCA) is the agency in charge of said rules. These rules are enforced by local units of government, who adopt their own ordinances that are in compliance with MPCA rules. Along with adoption of rules, local units of government must also manage records of permits, variances, certificates of compliance or noncompliance, and inspections. Local units of government can adopt ordinances that are stricter than those of the state. For example, state rules do not require a compliance inspection of a septic system prior to a property being sold/transferred, though many local units of government can choose to require them as part of their ordinances.

Houston County enforces SSTS rules within unsewered portions of the County, and has adopted MN Rules 7080 through 7083 by reference in their Zoning Ordinance. Cities with municipal sewer systems typically require new developments to connect to the system by local ordinance. The County Zoning Ordinance also permits for the ability of a franchise for a community sewer system, provided it is approved by the County Board of Commissioners, the MPCA, and the Minnesota Department of Health (MDH) prior to construction.

Compliance and enforcement of rules for wastewater systems is important, as proper maintenance of any such system is necessary to protect groundwater, lakes, rivers, streams, and humans from harmful pathogens, odors, nitrates, bacteria, and chemicals. The unique karst geology of the County leaves groundwater supplies especially vulnerable to noncomplying or failing septic systems, due to the high transmissivity in bedrock cavities present in karst formations. County staff works with citizens and contractors on ensuring rules are complied. In addition to regulatory and educational activities, Houston County provides financial assistance, when funding is available, to property owners who own failing SSTS systems to facilitate bringing the systems into compliance.



Images Courtesy of Houston County

Wastewater Goals & Policies

Goal

Goal 3.2: Serve as the Local Government Unit for Sewage Treatment Systems in order to protect public health and the environment.

Policies

Policy 1. Discourage development in areas where on-site sewer systems are likely to malfunction due to poor soil characteristics and encourage alternative system use.

Policy 2. Implement the Minnesota Pollution Control Agency's standards concerning on-site sewer systems.

Policy 3. Encourage the extension of public utilities in an orderly and economic manner.

Policy 4. Concentrate major residential, commercial and industrial land uses near cities which have access to City water and sewer systems.

Water Supply

Drinking water in the County is acquired primarily from groundwater sources, with unincorporated areas served by private wells and most cities served by community water systems. The City of Brownsville is the only city in the County without a community water system. Community water systems are required to have a wellhead protection plan, which limits uses and activities that could impact the well(s). Private wells have setback requirements that dictate where new wells can be placed. All wells in the state are regulated by state and federal laws, with MDH administering well construction and abandonment within Minnesota.

Community water systems are tested regularly to ensure compliance with state and federal laws. The United States Environmental Protection Agency (EPA) sets the ‘maximum contaminant level’ (MCL) that can be present in drinking water supplies. MCLs are set for arsenic, haloacetic acids five (HAA5), nitrate, total trihalomethanes (TTHM), radium, and uranium. Testing results for community water systems are available from MDH and are regularly posted on the MDH website. MDH issued a report on drinking water in southeastern Minnesota in 2016⁴, with the focus of the report on wells that were verified to be located within Paleozoic bedrock aquifers. Private wells within Houston County included in the 2016 report were located using either the St. Peter-Prairie du Chien-Jordan Aquifer, or the Tunnel City-Wonewoc Aquifer.

Private well owners in Houston and other neighboring counties are eligible for financial assistance to address drinking water quality concerns in private wells. The Safe Drinking Water for Private Well Users’ Assistance Program provides funding to eligible landowners or renters to replace, reconstruct, or treat drinking water supplies that are contaminated with nitrate-nitrogen. The Root River Soil and Water Conservation District receives funding through the MN Department of Health’s Clean Water Funds to facilitate the program. Well owners that meet the financial hardship criteria, and the well eligibility requirements, are prioritized for funding. The private water supply must be used as a source of potable drinking water for the residence to qualify for financial assistance. Funding is available on a first come, first served basis.

Like wastewater systems, compliance of rules for wells is important, as noncompliance can adversely impact groundwater supplies and drinking water, which can directly harm human health. Whereas systems used by municipalities are required to be tested regularly, only newly constructed private wells are required to be tested for contaminants. Educating the public on applicable rules, and steps to take to maintain and protect their wells, can help protect water supplies. Regular inspections of wells and testing of well water can keep owners and users informed on if maintenance is needed, or if filters, distillers, or other equipment may need to be installed. For wells that are no longer used, there are requirements on how to properly cap and seal the unused well so as to prevent contamination of groundwater. A contractor licensed by MDH is required to abandon and document an unused well. MDH has technical assistance for property owners with the do’s and don’ts of private wells.⁵

Water Supply Goals & Policies

Goal

Goal 3.3: Work with local, regional, state, and federal entities to protect drinking water in the County.

Policies

Policy 1. Prioritize groundwater impacts in policy development.

Policy 2. Encourage policies that positively impact the drinking water in the County.

⁴ <https://www.health.state.mn.us/communities/environment/water/docs/swp/no3report.pdf>

⁵ <https://www.health.state.mn.us/communities/environment/water/mwi/index.html>

Surface Water Management

Surface waters include rivers, streams, creeks, lakes, wetlands, and other waterbodies. Management and protection of these resources is important, as they provide fishing and recreation for citizens and visitors of the County, and help contribute to the County's unique and picturesque landscape.

The DNR tracks infested waters within the state. The Mississippi River was the only waterbody listed as containing an aquatic invasive species that could spread to other waters. The MPCA assesses which waters in the state are impaired (failing to meet one or more water quality standards of the Clean Water Act) every two years. A number of waters within the County were listed in 2022 as impaired, as shown in Figure 3.6.

Wetlands are protected by Federal, State, and local regulations, based on the wetland type and their location. The Wetland Conservation Act (WCA) regulates wetlands in the state that are not public waters. The Minnesota Board of Water and Soil Resources (BWSR) provides oversight to cities, townships, and counties that administer the WCA.

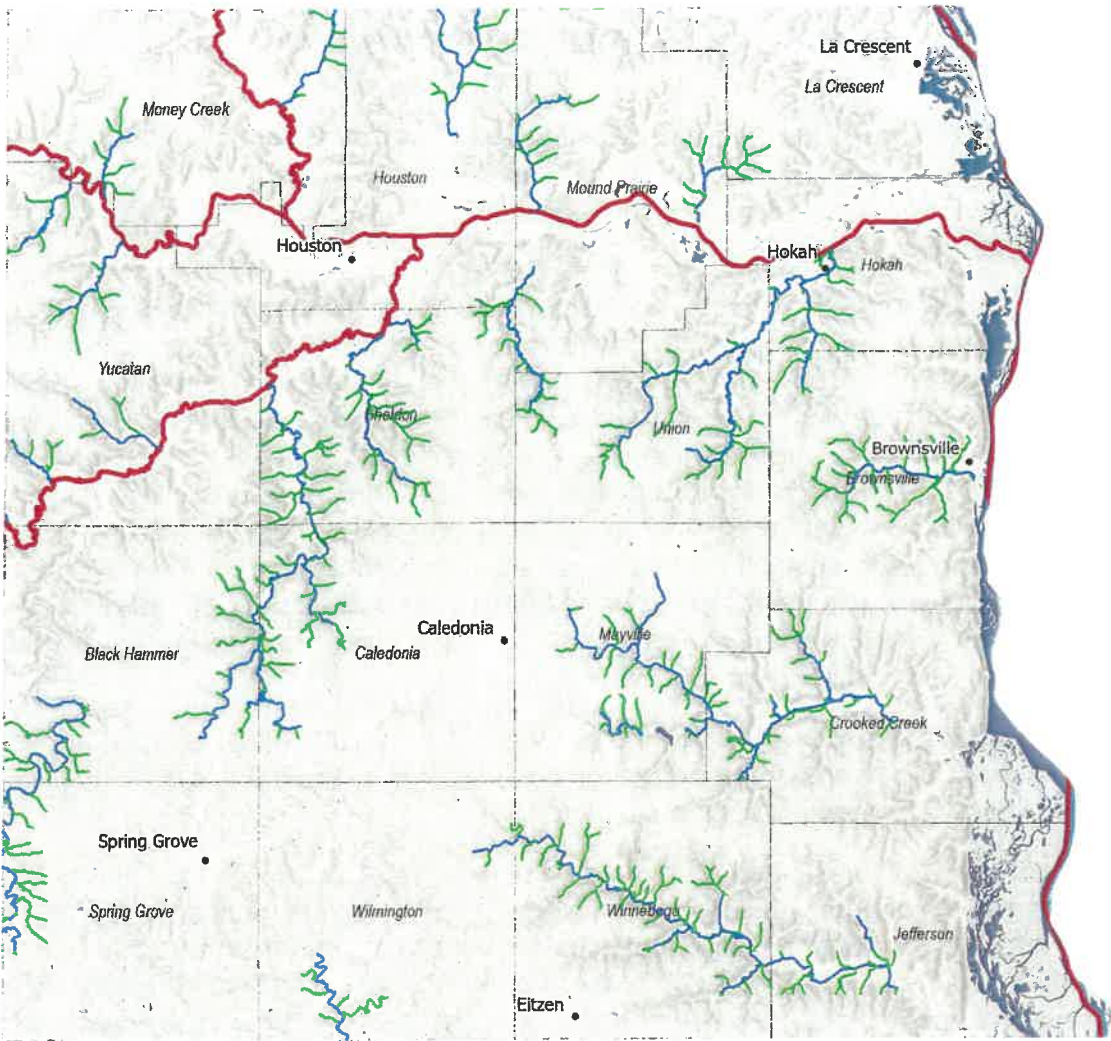
Soil and Water Conservation Districts are political subdivisions that are established in order to conserve soil, water and related natural resources on private lands. Each county in the state has at least one soil and water conservation district (SWCD). The State Legislature allowed for the creation of SWCDs in 1937 as a response to the Dust Bowl of the 1930s, with SWCDs helping landowners to update their farming techniques to better conserve soil and water. The Root River SWCD serves Houston County, working with property owners, cities, and townships on management and conservation of the natural resources of the County. The County has designated the Root River SWCD with the oversight of the County's efforts to prevent and limit the spread of aquatic invasive species in the County. The Root River SWCD also assists the County with reviewing site plans for new construction, technical assistance with feedlots, nitrate testing, implementation of the County's Comprehensive Water Plan, and assisting and educating the public on State and Federal conservation programs.

The State allowed for the creation of watershed districts in 1955, with a goal of creating water management policies based on natural watershed boundaries instead of political boundaries. The County has one established watershed district, Crooked Creek.

The unique karst geology has created an abundance of cold-water streams in the County. These streams are the perfect environment for trout and other fishes. The DNR has created public fishing easements along creeks and streams throughout the State. Fishing easements in Houston County include portions of Badger Creek, Bee Creek, Beaver Creek, Crooked Creek, Wildcat Creek, and Winnebago Creek. Ongoing preservation and protection of surface water and groundwater will continue to allow for future anglers to enjoy fishing in Houston County.

HOUSTON COUNTY

Trout Streams and Impaired Waters



DNR Trout Streams and Impaired Waters

- Designated Trout Stream
- Protected Tributary to Designated Trout Stream
- Impaired Streams
- ▬ Townships
- Cities and Towns

SOURCES: Houston County, MNDNR, Connected Nation



Figure 3.8 Map of Impaired Waters in Houston

Surface Water Management Goals & Policies

Goal

Goal 3.4: Work with local and regional, and federal entities, such as watershed management organizations and SWCDs, on programs that protect surface waters in the County.

Policies

Policy 1. Support the Root River One Watershed One Plan, the WinLaC One Watershed One Plan, Crooked Creek Watershed District, and the Houston County local water plan.

Water Planning

As mentioned in the Natural Resources section of Chapter 2, Houston County is a part of multiple efforts to manage and protect water resources. Over the last ten years, Minnesota has moved towards comprehensive water plans that are based on watershed boundaries, instead of county lines. The legislation allowing for these new regional water plans is typically referred to as 'One Watershed, One Plan'. Starting in 2014, BWSR began work with five watersheds across the state to create 'pilot plans', which will help guide future comprehensive water planning processes and implementation.

The Root River watershed, which encompasses much of Houston County, was one of the first natural watersheds selected by BWSR for a pilot plan. This pilot plan would become the Root River One Watershed, One Plan, which was adopted in 2016. The Root River One Watershed, One Plan includes multiple counties (Dodge, Fillmore, Mower, Olmsted, Houston, and Winona), SWCDs (Dodge, Fillmore, Mower, Olmsted, Root River (Houston), and Winona), and the Crooked Creek Watershed District. The members entered into a Memorandum of Understanding for the formation of the plan, and are partnered through a Joint Powers Agreement for implementation of the plan. The planning area covers 2,059 square miles; 26.2% of the planning area is in Houston County.

The Mississippi River Winona / La Crescent (WinLaC) Comprehensive Watershed Management Plan is another One Watershed, One Plan partnership, which includes four counties (Houston, Olmsted, Wabasha, and Winona), four SWCDs (Olmsted, Root River (Houston), Wabasha, and Winona), the City of Winona, and the Stockton-Rollingstone-Minnesota City Watershed District. The portions of Houston County within the WinLaC planning boundary include La Crescent, and the areas along Pine Creek. The WinLaC Comprehensive Watershed Management Plan is currently being developed, with adoption expected in 2023.

Shorelands and Floodplains

In addition to waterbodies, shorelines and floodplains are also important to protect and manage. Floodplain management and regulation is key to preventing and minimizing risks from potential flooding. The primary role for the County in floodplain management is the regulation of land uses and developments in floodplains through zoning. By limiting or prohibiting development in flood-prone areas, potential flood damage can be avoided in the future. Compliance with floodplain management regulations can save both private property owners and taxpayers money. Floodplains within Houston County are located primarily in low-lying areas along the Mississippi and Root Rivers, and along creeks and streams. The Floodplain Management Act, passed by the State Legislature in 1969, gives the DNR the ability to set floodplain regulations, which cities, townships, and counties are to implement into their zoning ordinances.

Definition of Shoreland

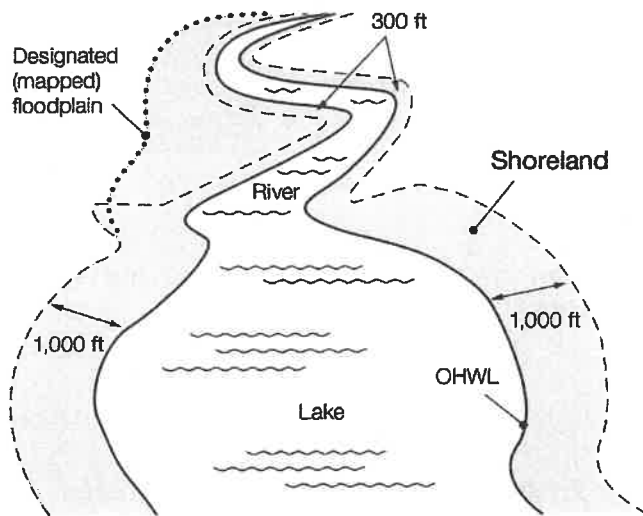


Figure 3.9 Visual Definition of a Shoreland

Source: Minnesota Department of Natural Resources

Shorelines, and the lands adjacent to them, are managed through Shoreland zoning ordinances. The Shoreland Management Act, also passed in 1969, gives the DNR the ability to set the minimum standards for development in areas designated as being within a shoreland, though cities and counties can establish standards that are stricter. These standards include establishing the minimum distance or 'setback' a new structure must be from a waterbody, limiting impervious surface coverages on parcels, as well as the minimum setback of new structures from steep slopes and bluffs. The DNR reviews all Shoreland Management ordinances, as well as amendments to such ordinances.

As noted in Chapter Two of this plan, Houston County has adopted both floodplain management standards and shoreland management standards within their Zoning Ordinance to manage development within floodplains and shorelands.

Stormwater

Once precipitation lands on a surface, it becomes stormwater. Stormwater can infiltrate through pervious surfaces and enter into the groundwater supply, evaporate back into the atmosphere, or it can accumulate on an impervious surface and runoff into surface waters. Areas with high amounts of impervious surface create more runoff than areas with infiltration and pervious surfaces. Excessive stormwater runoff can lead to flooding, erosion, and damage of property. In addition, stormwater runoff can accumulate soil and sediment, debris, pollutants, and other materials and dump them into surface waters. In order to protect surface waters, groundwater, and property, State and Federal laws have been established addressing stormwater management. These management strategies include retention of runoff, treatment of runoff for pollutants, stabilizing slopes, and removal of debris and other pollutants from the path of stormwater runoff.

A variety of systems can transport stormwater runoff, such as roads with drainage systems, municipal streets, catch basins, curbs and gutters, ditches, man-made channels, and storm drains. A municipal separate storm sewer system (MS4) is a system that is owned or operated by a public entity, such as a county, is designed or used for collecting or transporting stormwater, is not part of a combined sewer, and is not part of a publicly owned treatment works. MS4s that are regulated by the MPCA are required to get a General Permit, and are required to create a Stormwater Pollution Prevention Program (SWPPP) that incorporates best management practices (BMPs) to reduce stormwater impacts most appropriate to their MS4.

Houston County

Flood Zone

Houston County Comprehensive Plan
Houston County, MN



SOURCES: Houston County, MNDNR, ESRI

Figure 3.10 Houston County Flood Zone

According to the MPCA, an effective SWPPP has six components, called minimum control measures (MCM), which include:

1. Public education and outreach.
2. Public participation: Include residents in solving stormwater pollution problems.
3. A plan to detect and eliminate illicit discharges to the storm sewer system (such as chemical dumping and wastewater connections).
4. Construction-site runoff controls.
5. Post-construction runoff controls.
6. Pollution prevention and municipal measures (such as inspecting and maintaining infrastructure, covering salt piles, and street sweeping).

The Houston County MS4 is located around La Crescent (permit # MS400139)⁶, and was issued coverage under General Permit MNR040000 in 2021. The latest SWPPP for the County MS4 was adopted in 2022.

Solid Waste

Houston County's rules and regulations regarding solid waste are found in Ordinance #11, 'Solid Waste Ordinance,' adopted by the County in 2010. Counties in Minnesota have the authority to manage their own waste as part of the Minnesota Waste Management Act. Counties outside of the seven-county metropolitan area are required to prepare and implement detailed solid waste management plans every ten years. Houston County last updated their waste management plan in 2018⁷. The County has five drop-off sites for refuse and recycling for residents to use, and also has a recycling center that can process aluminum, cardboard, and electronic waste. The cities in the County, as well as La Crescent Township, also have weekly curbside collection of trash and recycling materials. The 2018 Solid Waste Management Plan estimated that 15% of residents in unincorporated areas had contracted collection services, with the rest self-hauling to drop-off sites. Waste material is then taken from the drop-off sites to either the Xcel Energy French Island Waste-to-Energy Plant located in La Crosse, or to the La Crosse County landfill. Approximately 15% of the waste in the County ends up in the landfill, with the rest either recycled, composted, or used for resource recovery.

The County recently extended their disposal contract with La Crosse County to run through 2030. Recent improvements to the landfill have extended the life of the facility to 2027. The 'La Crosse County Landfill Feasibility Report – Proposed Phase 2 North Expansion' in 2021 noted that potential expansion could extend the life of the landfill to 2034. The karst geology of Houston County makes siting of new landfills within the county undesirable, due to the environmental risks. The last landfill in the County was closed in 1983 due to groundwater contamination. The closed landfill located at 12229 Hwy 16, near Houston, is in the MPCA's Closed Landfill Program (CLP), which has a land use plan restricting development and includes continued monitoring of the site.

Along with recycling and disposal of refuse, the County works to educate citizens and businesses; teaching strategies to reduce waste generation, proper disposal of hazardous items and materials unable to be accepted in landfills, and improve composting and recycling practices.

6 Stormwater Mapping Tool - MS4 Program (arcgis.com)

7 <https://www.co.houston.mn.us/?mdocs-file=2888>

HOUSTON COUNTY

Waste Management



SOURCES: Houston County, MNDNR, MPCA

Figure 3.11 Houston County Waste Management

Solid Waste Management Goals & Policies

Goal

Goal 3.5: Efficiently manage solid waste in the county in order to mitigate environmental impacts.

Policies

Policy 1. Update solid waste management plans and ordinances in accordance to state law.

Policy 2. Continue to provide waste management facilities for residents and businesses.

Policy 3. Continue to partner with other regional agencies on addressing waste materials and disposal.

Chapter 04

Parks, Trails, and Open Space



Parks & Trails

Houston County is home to Beaver Creek Valley State Park, which is located west of Caledonia and south of Sheldon. The park, established in 1937, provides opportunities for hiking, skiing, fishing, and camping.

There are two County Parks: Wildcat Park and Landing, and Bob Botcher Park. Wildcat Park and Landing is located along the Mississippi River by Brownsville and features facilities for camping, two boat landings, and a fishing pier. The park is leased by the County from the US Army Corps of Engineers. Bob Botcher Park is located along County Highway 10, between Houston and Sheldon. The park consists of approximately 40 acres of land, which was donated to Houston County by Robert Botcher in 2006. The park includes picnic areas, hiking and walking paths, and wildlife viewing locations.



Image Courtesy of Houston County

The County Zoning Ordinance outlines procedures for dedicating lands and easements for public use during the subdivision and platting process. The County could consider creating park land dedication standards in the future as a way to help create parks through the subdivision and platting process.

Bike and Pedestrian Trails

The Root River State Trail is a 42 mile paved trail owned by the DNR that runs along the Root River on former railroad right-of-way located in Houston and Fillmore counties. The trail attracts locals, as well as many out-of-town tourists. The Root River State Trail was authorized by state legislation and added to the Minnesota State Trail System in 1971. The east trailhead begins at Trailhead Park on the northwest side of the City of Houston. The city park and trailhead consists of sites for tent camping, a rentable pavilion, a one acre natural playground, a band shell, and the Houston Nature Center.

The State Legislature and DNR have studied potential extensions of the Root River State Trail multiple times since 1971. The 1998 Master Plan focused on the extension of the trail to Houston. The 2011 Root River State Trail Extension Houston to La Crescent Master Plan set a goal to extend the Root River State Trail east to the Wagon Wheel Trail in La Crescent. This extension would create a multi-use connection from Houston to Hokah, La Crescent, La Crosse, and trail systems in Wisconsin. In 2022, the County joined the cities of Houston, Hokah, and La Crescent in a memorandum of understanding to coordinate planning and implementation of the extension of the trail from Houston to La Crescent. The 18 mile corridor from Houston to La Crescent was added to the Root River State Trail statute in 1992; the Root River Trail was also reorganized as the Blufflands Trail System in the state statute¹. Part of the reasoning for the new name under the statute was due to the inclusion of potential extensions to areas away from the Root River. Extensions identified in the legislation included extending to reach Caledonia and Spring Grove, as well as extensions north from Houston into Winona County and east to Olmsted County. The state statute notes the trails are to be developed primarily for non-motorized riding and hiking, and that abandoned railroad right-of-way is to be used wherever possible. The State Parks and Trails System Plan², last updated by the MN DNR in 2019, includes the Root River State Trail extending to the Mississippi River as a 'priority corridor'. The extension of the trail to other locations as identified under the Blufflands Trail System legislation are 'secondary corridors'.

1 <https://www.revisor.mn.gov/statutes/cite/85.015>

2 https://files.dnr.state.mn.us/input/mgmtplans/pat/system_plan/system_plan.pdf

Potential Future Trail Corridors

Short-Term Priorities: Houston to Hokah and La Crescent

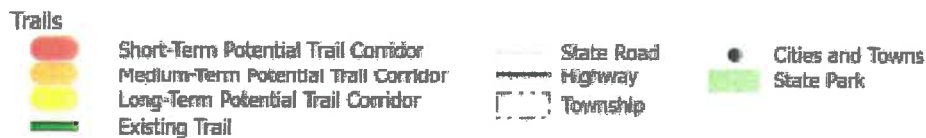
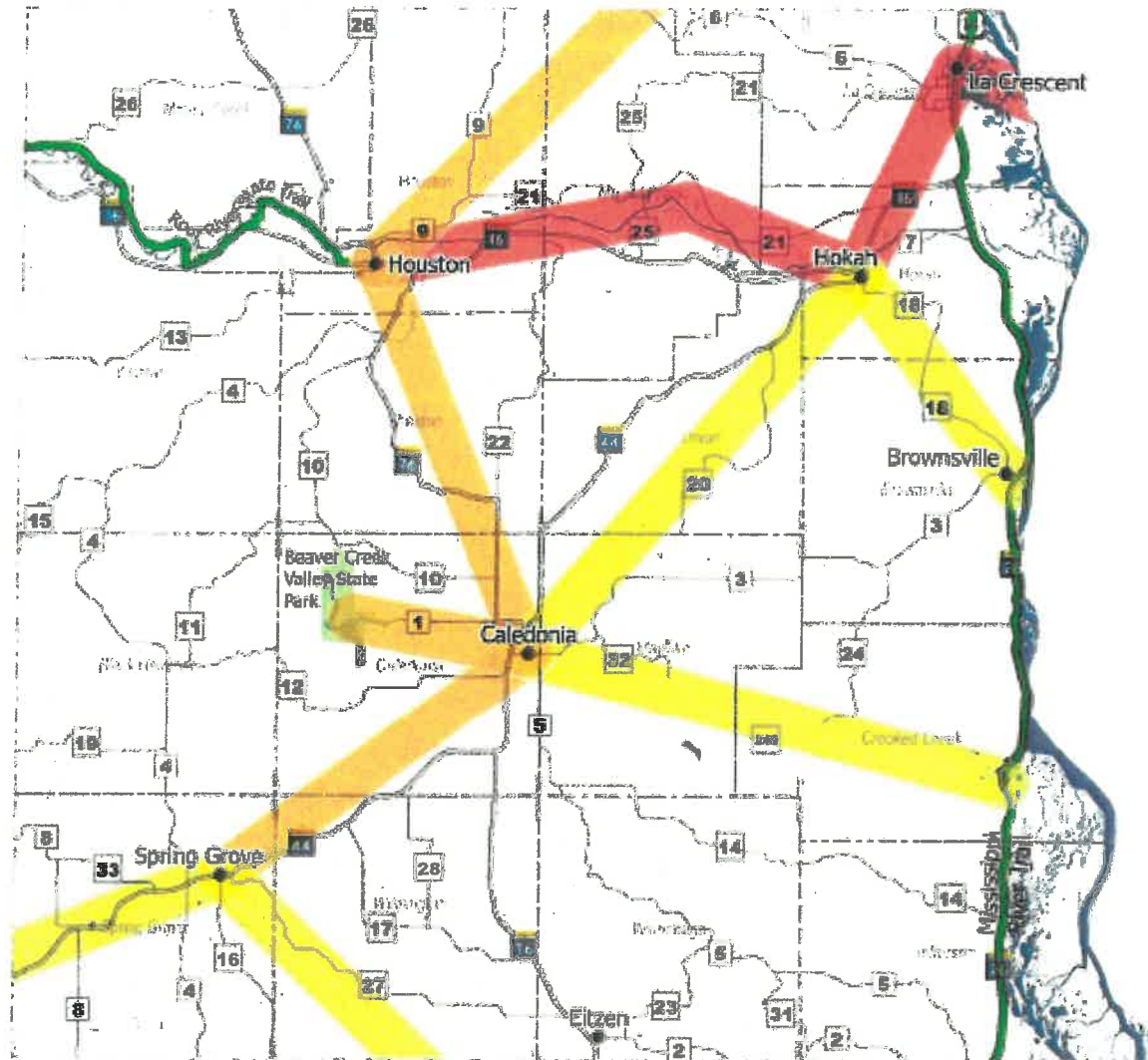
Medium-Term Priorities: Houston to Winona County, Houston to Caledonia, Caledonia to Spring Grove

Long-Term Priorities: Hokah to Brownsville, Hokah to Caledonia, Caledonia to Reno, Caledonia to Beaver Creek Valley State Park, Spring Grove to Fillmore County, Spring Grove to Iowa

HOUSTON COUNTY

Potential Trail Routes

Houston County Comprehensive Plan
Houston County, MN



2010/2011 Houston County, MN DNR Connected Region

Figure 4.1 Future Trail Corridors

The Mississippi River Bike Trail runs along the river on the county's eastern border. The northern trailhead is at Itasca State Park, and runs south to the Iowa border. The Bike Trail is mainly located on road shoulders or along roadways. The Bike Trail follows US 14, and State Highways 16 and 26 in Houston County. A spur of the route runs along the 'Apple Blossom Scenic Byway' in La Crescent and Winona County. The Mississippi River Bike Trail is part of the nationwide United States Bicycle Route System, and is designated as US Bicycle Route 45. Beyond Minnesota, US Bicycle Route 45 is planned to eventually connect with proposed and existing trails to extend south along the Mississippi River to New Orleans and the Gulf of Mexico.



Source: MnDOT

MnDOT District 6's 2019 Bicycle Plan³ identified two corridors within the County as regional priority corridors. These corridors include a north/south corridor running from Winona to Houston to the Iowa border, and an east/west corridor along the Root River and the Root River State Trail. These regional priority corridors are a focus for future bicycle trails, trail connections, and improvements. The County Highway Department has also identified adding and widening shoulders of existing roadways as a way to increase the amount of pathways and corridors available in the County for bicycle use.

Other Trails

The DNR has 35 designated water trails in the state, with two located in Houston County. Water Trails are rivers and streams that provide opportunities for kayaking, canoeing, and paddling. The Root River State Water Trail follows the Root River starting at Chatfield in Fillmore County, through Houston County, and finally to the Mississippi River. The Root River has an average drop of 3.4 feet per mile as it meanders its way to the Mississippi. The Mississippi River is itself a State Water Trail, with the water trail running the length of the river from the Minnesota/Iowa border in the south to Itasca State Park in northern Minnesota.

During winter months, snowmobiling is a popular recreational activity in the County. The State Legislature established a grants in aid (GIA) snowmobile trail assistance program in 1973 to help develop and maintain snowmobile trails throughout Minnesota. Today, there are now nearly 22,000 miles of groomed trails in Minnesota, which are maintained primarily by snowmobile clubs and the Minnesota United Snowmobilers Association (MnUSA). The DNR maintains approximately 740 miles of snowmobile trails in the state. There are a number of trails and routes that traverse the County. They include Trail 134 running through the southern half of the County before moving along the Mississippi River to Hokah, Trail 135 near La Crescent and Mound Prairie, Trail 136 near Yucatan and Spring Grove, and Trail 137 running east-west through the county from La Crescent to Fillmore County. Local snowmobiling clubs in the County are located in Caledonia, La Crescent, Houston-Money Creek, and Spring Grove.

While they are not trails in the traditional sense, scenic byways connect visitors and locals to parks, streams, and the communities nearby them. Houston County has multiple scenic byways running within its borders. The Great River Road follows the Mississippi from its headwaters all the way to the Gulf of Mexico. Like the Mississippi River Bike Trail, the Great River Road byway follows US 14 and State Highways 16 and 26 in the County. The Historic Bluff Country Scenic Byway follows State Highway 16 in La Crescent west through Hokah and Houston, before running through Fillmore County and terminating in Mower County in Dexter. The Apple Blossom Scenic Byway, as discussed earlier, runs through the apple orchards located in the northern edge of the County in La Crescent before entering Winona County.

³ [MnDOT District 6 Bicycle Plan \(arcgis.com\)](#)

HOUSTON COUNTY

Parks and Recreation

Houston County Comprehensive Plan
Houston County, MN

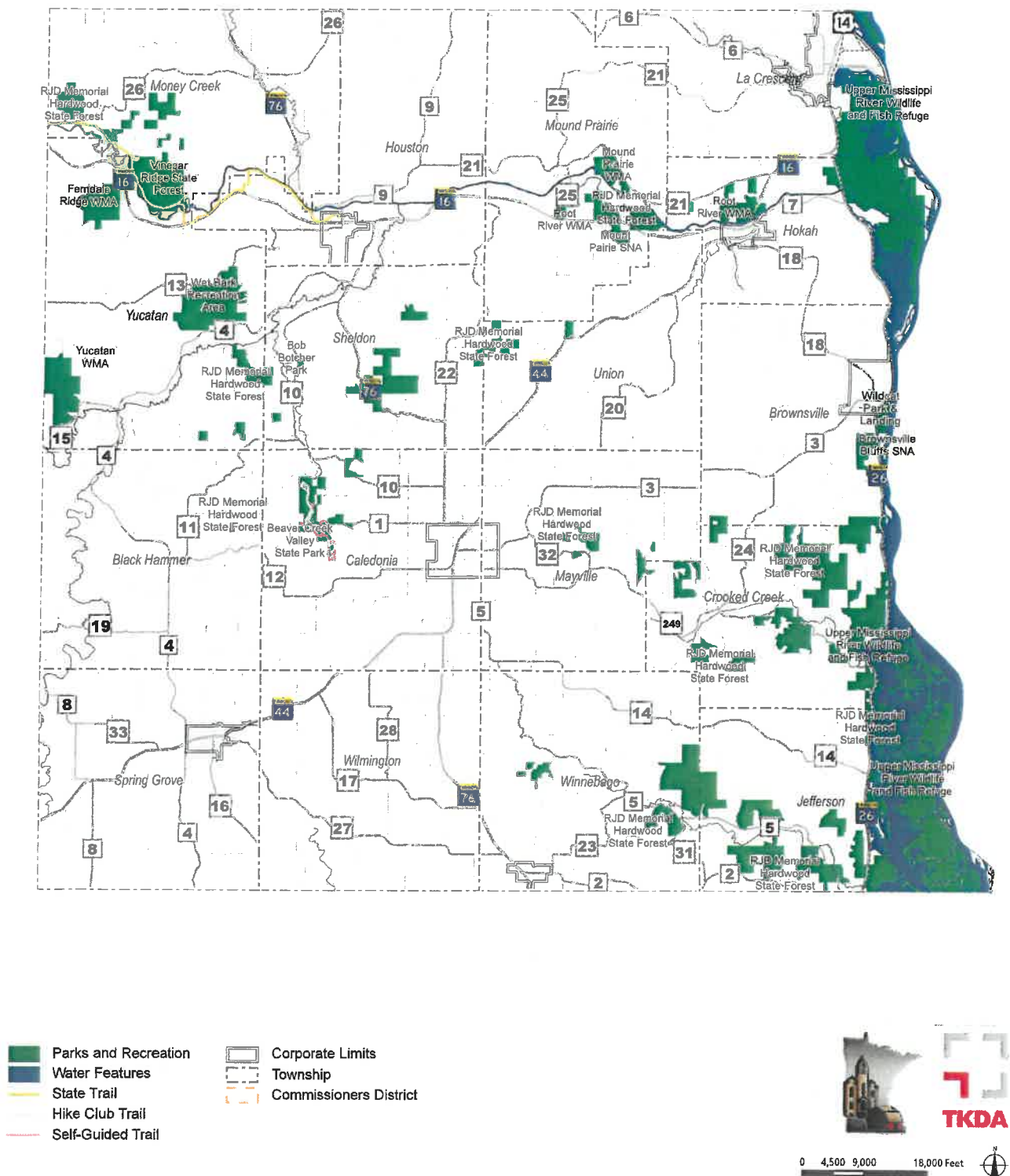


Figure 4.2 Parks and Recreation Map - Houston County

Open Spaces & Recreation

A not-so-hidden secret of Houston County is the amount of undeveloped natural areas and open space present in the County. The County is home to multiple open space areas managed by the DNR. Eight Wildlife Management Areas (WMAs) are located within the County; these areas provide opportunity for hunting, trapping, and general viewing and watching of wildlife. The County is home to two Scientific and Natural Management Areas (SNAs) – Mound Prairie and Brownsville Bluff. SNAs, according to the DNR, protect natural features of exceptional scientific or educational value, and provide opportunities for hiking, birdwatching, and some hunting.

The County also has twelve Aquatic Management Areas (AMAs), which provide angler and management access to streams. Along with access, these areas help protect critical shore land habitat, and provide areas for education and research. AMAs are limited to ‘general use’, ‘restricted use’, or ‘easement’. The AMAs in Houston County are all easements over private property, meaning any use other than angling requires landowner permission.

The Richard J. Dorer Memorial State Hardwood Forest is made up of over 1 million acres of land within multiple counties in southeastern Minnesota, with portions of the Forest located in Houston County. The Forest includes lands under ownership of the State, counties, and private owners and organizations. The portions of the Forest in Houston County include facilities for camping, a horse camp near Reno, hiking paths, and horseback riding trails. The Root River State Trail and Root River Water Trail run through the Forest and the Vinegar Ridge Recreation Area (located west of Houston) before entering Fillmore County.

The Vinegar Ridge Recreation Area within the Hardwood Forest is identified as a ‘core forest recreation area’ under the 2019 State Parks and Trails System Plan, in that the MN DNR will continue to provide outdoor recreation opportunities, and will be maintained and improved as needed. Other sites in the Forest identified in the plan are the Wet Bark Recreation Area southwest of Houston, and the camping and horse camping facilities near Reno. Both are identified as ‘minimum maintenance forest recreation areas’, in that current facilities would remain but would have limited maintenance. There are not currently plans to add ATV or OHV trails into the portions of the Forest within Houston County.

Name	Acres
Chisholm Valley	79.64
Ferndale Ridge	657.81
Mound Prairie	436.92
Root River - Main	838.35
Root River - West	52.37
Rush Creek*	274.62
Winnebago Creek	174.96
Yucatan*	966.53

**Portions are also within other counties*

Source: MN DNR

Figure 4.3 WMAs within Houston County

Protection of open spaces on private land is important in order to maintain the scenic beauty of the County. The Zoning Ordinance currently includes regulations regarding preservation and protection of bluffs, trees, and woodlands from development. The City of La Crescent has their own Blufflands Plan, adopted in 2017, which focuses on bluffs, recreation, and preservation of lands in and around the city.

HOUSTON COUNTY

Native Plant Communities

Houston County Comprehensive Plan
Houston County, MN

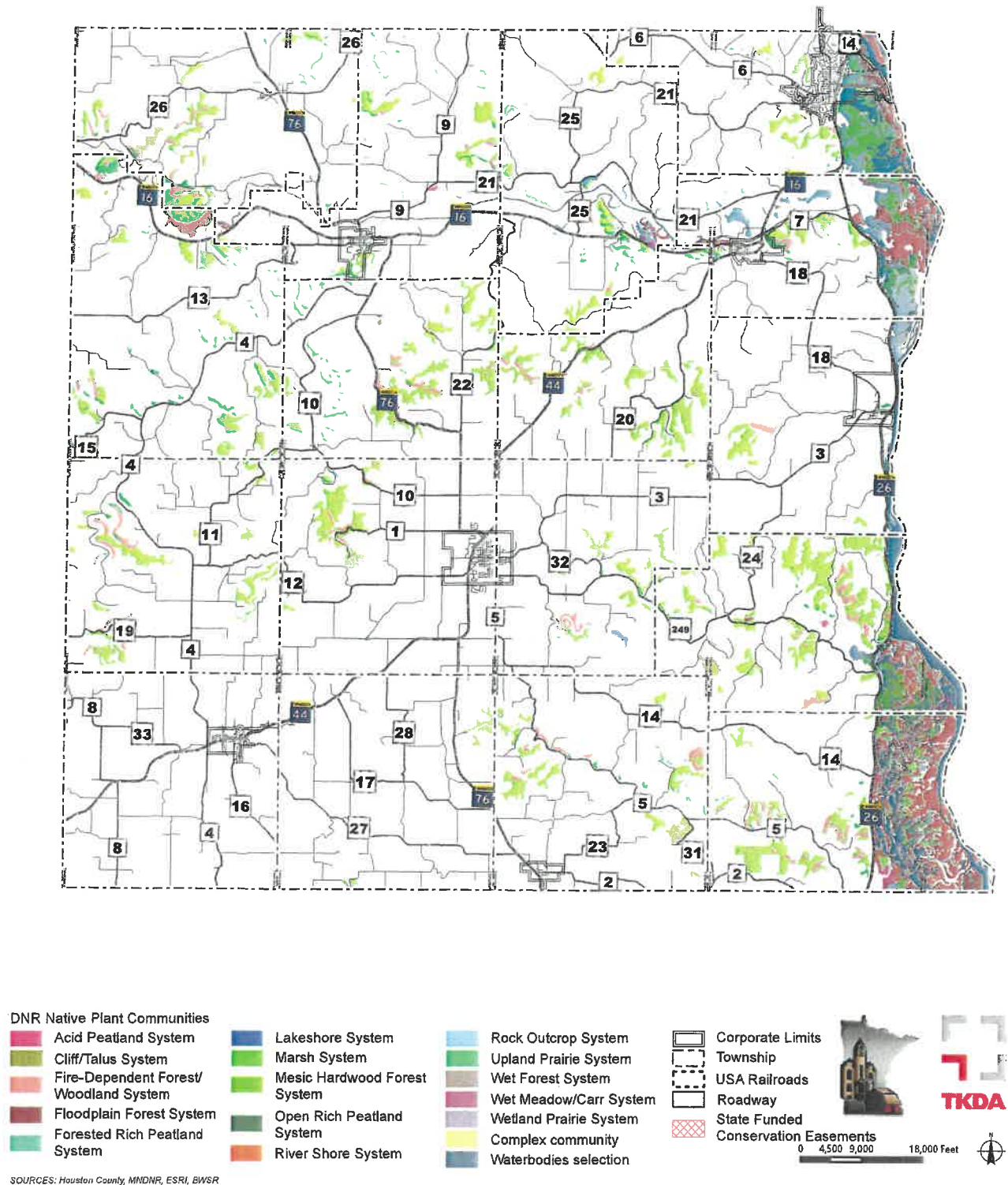


Figure 4.4 Native Plants - Houston County

Outdoor Recreation

Hunting is a popular activity, due to the amount of wildlife and many undeveloped and wooded areas within the County. White-tailed Deer are a common sight outside of the cities. The DNR provides yearly population estimates on pre-fawn deer densities (deer per square mile) throughout the state. The estimates are broken down by 'deer permit areas'; these permit areas are used by the DNR to help with setting of annual hunting regulations. Houston County lies within two deer permit areas (646, 649). The pre-fawn deer density of each area has increased over the last five years, providing ample targets for hunters.

Deer Permit Area	Land Area (square miles)	2017	2018	2019	2020	2021	2022
646	319	32	37	44	46	47	52
649	492	28	32	31	36	39	45

Figure 4.5 Pre-Fawn Deer Density (Deer per Square Mile)

Source: MN DNR

Deer Permit Area	2017	2018	2019	2020	2021	2022
646	2903	2680	3254	3040	2916	2461
649	2361	2169	2297	2444	2498	3422

Figure 4.6 Deer Harvested, per Year

Source: MN DNR

Deer Permit Area 649 tends to have higher harvest numbers, though the area is also 173 square miles larger than Deer Permit Area 646. Deer Permit Area 646 includes the areas of Houston County north of the Root River, as well as portions of Winona and Fillmore counties. Portions of Houston County south of the Root River, and the western edge of Fillmore County, are in Deer Permit Area 649.

The DNR has data available by county from their Electronic Licensing Center on licenses and participation for both hunting and fishing. In 2015 (latest data available), Houston County had 23% of residents aged 16 or older participating in hunting, while 27.3% were active in fishing. Northern and Central Minnesota counties rank the highest in participation percentages.

Activity	2015	Median County %	Houston County Rank
Hunters (age 16+)	3,481 / 23.0%	19.8%	33/87
Anglers (age 16+)	4,145 / 27.3%	34.5%	67/87

Figure 4.7 Fishing and Hunting Participation

Source: MN DNR

Parks, Trails, and Open Space Goals & Policies

Goals

Goal 4.1: Provide sufficient parks and open spaces to meet the recreational needs of the County.

Goal 4.2: Encourage recreational facilities and programs in existing parks to meet the needs of all income and age groups.

Policies

Policy 1. Maintain County Parks to a level that compliments State Parks, and meets the demands of citizens in the County.

Policy 2. Encourage the creation of new parks as they are needed and desired by the citizens of the County.

Policy 3. Provide sufficient recreation facilities within County parks to maximize the use of the parks.

Policy 4. Protect high-quality natural resource areas (wetlands, floodplains, forests, bluffs/steep slopes) and encourage passive and active public recreation uses.

Policy 5. Encourage establishment of trails for use by pedestrians, bicyclists, and other users.

Policy 6. Connect Root River Trail to Caledonia and La Crescent.



Chapter 05

Implementation

This Comprehensive Plan outlines a vision for the future of Houston County, and provides guidance for decision-making by elected officials, committees and staff. For example, a proposed new development would be reviewed for consistency with the Comprehensive Plan.

Along with guiding decision-making, this Plan can be used as a tool to help market and build support for new initiatives. A Comprehensive Plan can be used to help gain support for grants and funding for projects and investments, and can help ensure that regional plans and projects are consistent with Houston County's vision for the future. The goals and policies identified in this Plan can also involve more than just county or local units of government; non-profits, community organizations, private businesses, visitors, and residents can help achieve the County's vision as well.

Amending the Comprehensive Plan

Like many government plans and documents, a comprehensive plan is a living document that may need to be changed from time to time to address ever changing wants and needs of the County. As such, processes and procedures to amend this Plan are outlined here. Two types of amendments could be considered by the County: a text amendment, or a map amendment. Amendments to a comprehensive plan may be initiated by the County, or can be proposed by a property owner. Examples of a text amendment could include updating Chapter 4 if a new park is created, a trail is established, or an addition of a new goal or policy. Examples of a map amendment could include adding a new road into the road maps in Chapter Three; Chapter Two specifically discusses amending the Future Land Use Map.

Amendments to the Comprehensive Plan will be reviewed by the County Planning Commission. The Commission will review an amendment request, and provide a recommendation on the request to the Board of Commissioners. The Board of Commissioners will ultimately decide whether to approve or deny a requested amendment to the Plan.

Criteria to consider when reviewing an amendment:

- The change is consistent with the overall vision of the County
- The change does not create an adverse impact on public facilities and services that cannot be mitigated
- The change results in development that is inconsistent with or negatively impacts surrounding properties
- The change results in consistency between city, township, county, and/or other regional plans
- The change is necessary due to an identified or demonstrated need not identified at the time of the Plan being adopted

The County should review and update the Plan on a regular basis. Minnesota State Statutes outline the rules regarding County Planning; 394.232 notes an update shall occur at least every ten years.

Tools for Implementation

The County has multiple tools available to help implement this Plan. The first tool available is the County's official controls, primarily the County Zoning Ordinance. With the Comprehensive Plan as its guide, the zoning and subdivision regulations within the ordinance set specific controls and requirements that ensure new development, redevelopment, and land uses are consistent with the Plan. The County will need to review the Zoning Ordinance and the Zoning Map on a regular basis, as it is imperative for the County's zoning and subdivision regulations to be consistent with the Comprehensive Plan. The County can also utilize budgeting plans and policies, such as a Capital Improvement Program, to help plan for projects that carry out the goals of this Plan. The County also incorporates the comprehensive plans of the cities within the County into this Plan by reference, and looks to further work with the cities and townships to coordinate actions and activity moving forward.

Implementation Action Plan

Actions will be needed to turn the goals and policies identified in this plan into reality. In addition to the tools above, an Implementation Action Plan is included to help guide the County with implementing this Plan. This action plan helps consolidate the policies identified throughout the Plan into one location, and includes the following information:

- Policies
- Priority Levels
 - Policies are identified as primarily short-term or long-term in scope.
 - Some policies may not fit perfectly into one single priority level, so the County should be flexible in how they interpret and schedule the implementation of specific policies.
- Who will lead the implementation of the policy, and who may assist and provide support
 - County Staff will likely undertake the day-to-day implementation of most policies.
 - The Board of Commissioners, as the legislating body of the County, will likely be involved in the implementation of many policies.
 - Other groups not listed in this action plan can also contribute to the implementation of policies in this Plan, so these should not be construed to be exhaustive lists.
- Current status of implementation
 - Some policies are already being implemented, and are designated as ongoing, whereas other policies may require the County to create a specific work plan or schedule prior to starting implementation.
- Notes for consideration
 - This commentary is meant to help clarify and provide further details regarding the implementation of specific policies.

This Comprehensive Plan is meant to guide the County for the next twenty years, so implementation of some policies will not occur immediately. The implementation of some policies is already underway, though, as a result of past policies and plans, and past and current ordinances. The County Board of Commissioners and/or Planning Commission should review the progress of the action plan with County staff on a yearly or every other year basis.

Implementation Action Plan

Policies		Priority	Lead/ Primary	Secondary/ Support	Status	Notes
CHAPTER ONE						
1	Enact programs to protect and preserve prime agricultural land which has been historically tilled.	Short-term	Zoning Staff	BOC, Planning Commission	Ongoing	County Zoning Ordinance includes requirements that protect and preserve agricultural land. Staff enforces the ordinance; PC & BOC will consider goals and policies when reviewing development requests, ordinance amendments, and amendments to the Comprehensive Plan.
2	Locate rural housing development away from recognized commercial agricultural areas and into areas with marginal agricultural soil, and areas adjacent to existing cities where urban services can easily be extended.	Short-term	Zoning Staff	BOC, Planning Commission	Ongoing	Current Zoning Ordinance includes requirements that limit rural housing developments. Staff enforces the ordinance; PC & BOC will consider goals and policies when reviewing development requests, ordinance amendments, and amendments to the Comprehensive Plan.
3	Enact programs to preserve and protect historically significant areas throughout the County.	Long-term	Zoning Staff	BOC, County Historical Society, Planning Commission, Townships	TBD	County can work with residents, property owners, towns, cities, and other organizations to identify historically significant areas and properties in Houston County.
4	Adopt State of Minnesota standards as minimum requirements for the protection of floodplains, wetlands, solid waste disposal, feedlots, sanitary waste disposal, water quality standards, and other necessary pollution control measures.	Short-term	Zoning Staff	BOC, Planning Commission	Ongoing	County staff will continue to review ordinances are up-to-date with state standards.
5	Enact programs to protect the natural resources in the County. Use natural resources information as a basis for determining future areas for urban expansion.	Short-term	SWCD, Zoning Staff	BOC, Planning Commission, Townships, Watershed District	Ongoing	
6	Enact programs to protect and preserve shorelands, floodplains, wetlands, trout streams and steep bluffs from urban development which may be detrimental to the general public health and welfare.	Short-term	Zoning Staff	BOC, Planning Commission	Ongoing	Current Zoning Ordinance includes regulations protecting shorelands, floodplains, and bluffs from development.

7	Prohibit extensions of public services into areas where development should not occur due to natural and man-made constraints. Such areas include floodplains, steep bluffs, major forest and parks and wildlife areas.	Short-term	Zoning Staff	BOC, Cities, Planning Commission, County Engineer, Townships	Ongoing	
8	Adopt utility standards and programs (sewer and water) that will minimize pollution problems and reinforce the County development policies.	Short-term	Zoning Staff	BOC, Planning Commission	Ongoing	
9	Allow rural housing in areas where the soils, topography and water table are such that the individual sewage disposal systems can properly function.	Long-term	Zoning Staff	BOC, Cities, Planning Commission, County Engineer, Townships	Ongoing	County Staff, PC, and BOC will consider this when reviewing development applications and zoning requests.
10	Locate transportation facilities in such a manner as to minimize environmental damage, and reinforce County growth policies and plans for the areas. These uses include highways, airports, railroads, and other modes of moving people and goods.	Long-term	County Engineer, Highway Department	BOC, Planning Commission, Zoning Staff	Ongoing	County Staff will consider environmental factors when locating new transportation facilities.
11	Coordinate County policies with the adopted policies of the cities for extension of their development into the rural areas, and review plans and ordinances of cities as they are proposed and adopted.	Long-term	Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	County Staff will review city and township Comprehensive Plans and amendments, orderly annexation agreements, and other ordinances to ensure they are consistent with the County Plan regarding extension of development into rural areas.
CHAPTER TWO						
Agricultural Policies	Protect and preserve prime agricultural land throughout the County by limiting development in agricultural areas, unless identified for development under city capital improvement plans or city comprehensive plans.	Long-term	Zoning Staff	BOC, Planning Commission	Ongoing	County Staff will review city and township Comprehensive Plans and amendments, orderly annexation agreements, and other ordinances to ensure they are consistent with the County Plan regarding development in unincorporated areas.
	Promote County and state legislation which will sustain and promote agriculture as significant economic activity and land use in the County.	Long-term	BOC	Planning Commission	Ongoing	
	Encourage governmental units to avoid locating major public facilities, roads, and developments in good agricultural land areas.	Long-term	County Engineer, Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	

Agricultural Policies	Encourage farmers to adopt and maintain sound soil erosion control practices.	Long-term	Zoning Staff	BOC, Planning Commission, SWCD	Ongoing	
	Carefully control the location of feedlots and other animal confinement areas in the County to minimize pollution and nuisance problems.	Long-term	Zoning Staff	BOC, Planning Commission	Ongoing	Ordinances should be reviewed and updated periodically in regards to feedlots and CAFOs.
	Clarify what is and is not allowed for lot splits within the County zoning ordinance.	Long-term	Zoning Staff	BOC, EDA, Planning Commission	Ongoing	Work to educate the public on the zoning rules. Steps to take can include creating application guides, FAQ's, and revising ordinance language.
Natural Resource Policies	Promote sustainable land management practices that protect the natural resources in the County, including wetlands and sloughs, bluffs, woodlands, and prime agricultural areas.	Long-term	Zoning Staff	BOC, Planning Commission	Ongoing	
	<p>"Protect the woodlands and hardwood forests in the County by carefully regulating the location and density of development and by prohibiting the clear-cutting of the woodlands. Woodlands need to be protected for the following reasons:</p> <ol style="list-style-type: none"> 1. To absorb stormwater in order to minimize stormwater runoff and the consequent soil erosion. 2. To serve as a continuous source of lumber and firewood. 3. To serve as vegetation in order to retain a proper balance of nature." 	Long-term	Zoning Staff	BOC, Planning Commission	Ongoing	County staff will periodically review ordinance requirements pertaining to tree removal and clear cutting of wooded areas.
	Protect existing wetlands and sloughs in the County by prohibiting development and adversely altering of these areas.	Long-term	SWCD, Zoning Staff, Watershed District	BOC, Planning Commission	Ongoing	County staff will periodically review ordinance requirements pertaining to development in shoreland and wetland areas.
	Promote the preservation and improvement of all rivers and trout streams in an unpolluted state.	Long-term	SWCD, Zoning Staff, Watershed District	BOC, Planning Commission	Ongoing	Support local and regional partners on implementation of projects such as the Root River One Watershed, One Plan and the WinLaC One Watershed, One Plan.
	Promote soils conservation and erosion control practices in the County.	Long-term	SWCD, Zoning Staff	BOC, Planning Commission	Ongoing	Ordinances should be reviewed and updated periodically to ensure proper erosion control practices are implemented during development projects.

Natural Resource Policies	Encourage development to conform to the natural limitations presented by topography and soils, so as to create the least potential for soil erosion.	Long-term	Zoning Staff	BOC, Planning Commission	Ongoing	County staff can alert landowners during the pre-application process of development strategies.
	Control the location of feedlots and other animal confinement areas in the County to minimize pollution and nuisance problems.	Long-term	Zoning Staff	BOC, Planning Commission	Ongoing	Ordinances should be reviewed and updated periodically in regards to feedlots and CAFOs.
	Regulate the location of waste management activities to minimize pollution and nuisance problems.	Long-term	Environmental Services Staff	BOC, Cities, La Crosse County, Townships, Planning Commission	Ongoing	Work with local and regional partners to continue managing and disposing of waste and recycling.
Housing Policies	Encourage the location of residential subdivisions and major developments near existing cities where urban services can easily be provided.	Long-term	Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	Review and update the Future Land Use Map and Zoning Map periodically to ensure areas near cities and urban services are guided for development instead of agricultural and natural areas.
	Discourage scattered and “leap-frog” residential development in commercial agricultural areas.	Long-term	Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	County Staff can discuss issues of scattered development with landowners and applicants during the pre-application process.
	Encourage the use of natural resource information such as soils, topography, groundwater, etc., in residential site designs.	Long-term	SWCD, Zoning Staff, Watershed District	BOC, Cities, Planning Commission, Townships	Ongoing	County Staff can discuss natural resource information with landowners and applicants during the pre-application process.
	Prohibit the location of rural housing with septic tanks and drainfields in areas of steep slopes, high bedrock or water table to minimize pollution problems.	Long-term	Zoning Staff	BOC, Planning Commission	Ongoing	County Staff can periodically review and update ordinances pertaining to septic systems.
	Use soils and other-natural resources information as a basis for establishing minimum lot sizes for rural housing with septic tanks and drainfields.	Long-term	Zoning Staff	BOC, Planning Commission	Ongoing	County Staff can periodically review and update requirements for different zoning districts.
	Encourage the location of manufactured home parks in urban residential or mobile home residential districts which are served by central sewer and water services	Long-term	Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	County Staff can periodically review and update zoning ordinance language and requirements regarding manufactured home developments.
	Only allow the location of multi-family residential development in areas where community sewer and water facilities are available.	Long-term	Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	County Staff can identify existing multi-family uses in unincorporated areas, and can periodically review zoning ordinance language to ensure such uses are located where sewer and water is available.

Housing Policies	Develop and adopt provisions in development ordinances which encourage energy-efficient and sustainable site and housing unit designs.	Long-term	Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	County Staff can periodically review and update zoning requirements pertaining to site design and building standards.
	Encourage programs that promote the rehabilitation of existing older homes.	Long-term	EDA, Zoning Staff	BOC, Planning Commission	Ongoing	Connect landowners to organizations and agencies that specialize in housing rehab.
Economic Development Policies	Encourage programs that will promote diversified economic development in the County, such as industrial, retail, trade, healthcare, ag-oriented, and service industries.	Long-term	EDA	BOC, Cities, Planning Commission, Townships	Ongoing	
	Encourage industrial development in such a way as to enhance the tax base and increase employment opportunities while at the same time placing minimal demands on the environment.	Long-term	EDA, Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	
	Encourage major industrial developments to locate in or near existing cities where public services (such as city sewer and water) can easily be extended and near places of adequate transportation systems.	Long-term	EDA, Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	
	Encourage major commercial developments to locate in or near existing cities where public services (such as city sewer and water) can easily be extended and near places of good accessibility.	Long-term	EDA, Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	
	Carefully consider unplanned, scattered, and strip commercial development in unincorporated areas that may have an adverse effect on existing commercial centers.	Long-term	Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	
Land Use Policies - Unincorporated Communities	Recognize unincorporated communities as urban type densities and apply appropriate land use controls.	Short-term	Zoning Staff	BOC, Planning Commission, Townships	Ongoing	Unincorporated communities have historically been developed and subdivided differently than agricultural areas; as such they are zoned differently. County Staff will periodically review the language for zoning districts and regulations for these areas.
	Require new development in unincorporated communities to install septic systems that meet the requirements of the Minnesota Pollution Control Agency and Houston County.	Long-term	Zoning Staff	BOC, Planning Commission, Townships	Ongoing	County Staff will continue to monitor and inspect septic systems in the County.

Land Use Policies - Unincorporated Communities	Require all new development to conform to the land use classifications permitted in each zoning district, as established by the County.	Long-term	Zoning Staff	BOC, Planning Commission	Ongoing	A proposed use that is not permitted in the zone a parcel is within would require a rezoning, or a zoning ordinance amendment.
	Permit existing lots of land that are not meeting minimum lot standards or density requirements to be developed, provided they can meet minimum standards for disposal of onsite sewage.	Long-term	Zoning Staff	BOC, Planning Commission	Ongoing	Existing lots that are unable to meet minimum standards for on-site sewage disposal cannot be developed, unless a variance is granted.
Land Use Policies - Urban Expansion Areas	Carefully regulate urban expansion in the areas around incorporated cities to minimize scattered development from occurring.	Long-term	Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	County Staff will review city and township Comprehensive Plans and amendments, orderly annexation agreements, and other ordinances to ensure they are consistent with the County Plan regarding extension of development into rural areas.
	Develop a review procedure between the cities and the County for all development proposed in this area.	Long-term	Zoning Staff	BOC, Cities, Planning Commission, Townships	TBD	County staff, townships, and cities can create a review procedure to discuss potential developments and expansions.
	Allow urban development in an area only if the area is included in the City's Capital Improvements Program, or identified in their Comprehensive Plan, as areas to provide public services such as sanitary sewers and highways.	Long-term	Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	
	Plan future urban expansion areas around the cities on projected land use needs as determined by proper planning.	Long-term	Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	County Staff will review city and township Comprehensive Plans and amendments, orderly annexation agreements, and other ordinances to ensure they are consistent with the County Plan regarding extension of development into rural areas.
Alternative Energy Policies	Review and explore standards and permitting requirements for alternative energy systems used for personal use, or by individual residences or businesses.	Long-term	Zoning Staff	BOC, Cities, Planning Commission	Ongoing	Ordinances should be reviewed and updated periodically to ensure current and latest standards are considered.

CHAPTER THREE

Transportation Policies	Develop a transportation system which reinforces the County's growth policies.	Long-term	County Engineer, Highway Department	BOC, Cities, Townships	Ongoing	
	Coordinate land use, airport master plans, and transportation plans to minimize adverse effects of transportation systems (noise, air pollution) on adjacent development.	Short-term	County Engineer, Zoning Staff	BOC, Cities, Townships	Ongoing	Work towards implementing the 2020 Airport Master Plan and Layout Plan.
	To the extent possible, avoid placing transportation facilities (such as roads, bridges, airports, park and rides, maintenance shops) in locations that adversely affect the natural resources and prime agricultural areas of the County.	Long-term	County Engineer, Highway Department	BOC, Cities, MnDOT, Townships	Ongoing	
	Encourage the development of a transportation system that properly balances considerations of safety, accessibility, environmental protection and cost.	Long-term	County Engineer	BOC, Cities, MnDOT, Townships	Ongoing	
	Regulate land use development at transportation intersections and interchanges in order to avoid compromising safety, accessibility, and functions of highways.	Long-term	County Engineer, Highway Department, Zoning Staff	BOC, Cities, MnDOT, Planning Commission, Townships	Ongoing	Review and update the Future Land Use Map and Zoning Map periodically in regards to zones and uses near and around transportation intersections.
	Encourages the development of a transportation system which properly integrates the various types and levels of highways (state, County, and local) to maximize safety and accessibility.	Long-term	County Engineer, Highway Department	BOC, Cities, MnDOT, Planning Commission, Townships	Ongoing	
	Carefully review the location of pipelines and high voltage transmission lines in the County in order to minimize impacts.	Long-term	County Engineer, Zoning Staff	BOC, Planning Commission	Ongoing	

Wastewater Policies	Discourage development in areas where on-site sewer systems may not function properly due to soil characteristics.	Long-term	Zoning Staff	BOC, Planning Commission	Ongoing	County Staff can alert landowners and applicants to potential issues during the pre-application process.
	Apply the Minnesota Pollution Control Agency's standards for on-site sewer systems.	Long-term	Zoning Staff	BOC, Planning Commission	Ongoing	County staff will periodically review and update ordinances to ensure adherence to current MPCA standards.
	Encourage the extension of public utilities in accordance with local comprehensive plans in order to achieve orderly growth and infrastructure that is economical to construct and maintain.	Long-term	County Engineer, Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	
	Concentrate major residential, commercial, and industrial land uses near cities which have access to existing municipal water and sewer systems, or to areas identified in plans for extension of municipal water and sewer systems.	Long-term	Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	Review and update the Future Land Use Map and Zoning Map periodically to ensure areas near cities and urban services are guided for development instead of agricultural and natural areas.
Water Supply Policies	Prioritize groundwater impacts in policy development.	Long-term	BOC, Planning Commission	SWCD, Zoning Staff, Watershed District	Ongoing	
	Encourage policies that positively impact the drinking water in the County.	Long-term	BOC, Planning Commission	SWCD, Zoning Staff, Watershed District	Ongoing	
Surface Water Management Policies	Support the Root River One Watershed One Plan, the WinLac One Watershed One Plan, Crooked Creek Watershed District, and the Houston County local water plan.	Long-term	SWCD, Zoning Staff, Watershed District	BOC, Cities, Planning Commission, Townships	Ongoing	Collaborate with local, regional, and state partners on implementation and updates to these plans.

Solid Waste Policies	Update solid waste management plans and ordinances in accordance to state law.	Long-term	Environmental Services Staff	BOC, Planning Commission	TBD	County staff can review and periodically update plans and ordinances.
	Continue to provide waste management facilities for residents and businesses.	Long-term	Environmental Services Staff	BOC	Ongoing	
	Continue to partner with other regional agencies on addressing waste materials and disposal.	Long-term	Environmental Services Staff	BOC, Cities, La Crosse County, Townships	Ongoing	Work with local and regional partners to continue managing and disposing of waste and recycling.
CHAPTER FOUR						
1	Maintain County Parks to a level that compliments State Parks, and meets the demands of citizens in the County.	Short-term	County Engineer	BOC, Planning Commission, Townships	Ongoing	
2	Encourage the creation of new parks as they are needed and desired by the citizens of the County.	Long-term	County Engineer, Zoning Staff	BOC, Planning Commission, Townships	Ongoing	Review and update park dedication requirements in Zoning Ordinance.
3	Provide sufficient recreation facilities within County parks to maximize the use of the parks.	Long-term	County Engineer	BOC, Planning Commission, Townships	Ongoing	
4	Protect high-quality natural resource areas (wetlands, floodplains, forests, bluffs/steep slopes) and encourage passive and active public recreation uses.	Long-term	County Engineer, Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	Periodically review and update the Future Land Use Map and Zoning Map to identify and protect high-quality natural resources areas from development. Work with cities, towns, and other partners on recreation opportunities in natural resources areas.
5	Encourage establishment of trails for use by pedestrians, bicyclists, and other users.	Long-term	County Engineer, Highway Department, Zoning Staff	BOC, Cities, Planning Commission, Townships	Ongoing	Consider addition of trails in road ROW during road construction and improvement projects. Collaborate with local and regional partners on establishment of new trails.
6	Connect Root River Trail to Caledonia and La Crescent	Long-term	BOC, Cities, Planning Commission, Townships	Community Groups, DNR, MnDOT, County Engineer, Zoning Staff	TBD	Collaborate with local, regional, and state partners to extend the Root River Trail.

Southern Minnesota Regional Medical Examiner's Office

2022 Houston Report



[illegible]

Medical Examiner Staff

- * R. Ross Reichard, M.D. - Chief Medical Examiner
- * Reade A. Quinton, M.D. - Assistant Chief Medical Examiner
- * Ross E. Zumwalt, M.D. - Assistant Chief Medical Examiner
- * Andrew J. Layman, Assistant Chief Medical Examiner
- * Monica Kendall, M.S., PA (ASCP), F-ABMDI - Supervisor, Death Investigations
- * Courtney Hyland, M.H.S., PA (ASCP), F-ABMDI - Assistant Supervisor, Death Investigations
- * Bob Cooper, D-ABMDI - Houston County Investigator
- * Mike Poellinger - Houston County Investigator
- * Rachel Larsen, M.S., PA (ASCP) - Central Office Investigator
- * Erica Reed, M.S., PA (ASCP), D-ABMDI - Central Office Investigator
- * Alysha Rushton, M.S., PA (ASCP), D-ABMDI - Central Office Investigator
- * Ann Marie Scazzero, M.H.S., PA (ASCP) - Central Office Investigator
- * Office of Decedent Affairs and Medical Examiner Pathology Reporting Specialists,
Division of Anatomic Pathology, Mayo Clinic



Houston County Medical Examiner Cases

Population (est.)	18,807
Total Deaths	170
Cases Reported to Medical Examiner	152
A. Number of deaths certified after postmortem examination	20
1. Number of Medical Examiner Cases with Complete Autopsy	20
2. Number of Medical Examiner Cases with External Examination	0
3. Number of Medical Examiner Cases with Limited Examination	0
B. Number of deaths certified without postmortem examination	14
C. Number of deaths not certified by Medical Examiner's Office after investigation	118

89% of deaths reported to the Medical Examiner's Office



Death Certificate Information

Information included:

- * Cause of Death
- * Manner of Death
- * Did an autopsy occur?
- * Pregnancy?
- * If Injury - Date, time, location and how occurred?
- * Injury at work?
- * If Transportation Injury, type (e.g. driver, passenger, etc...)

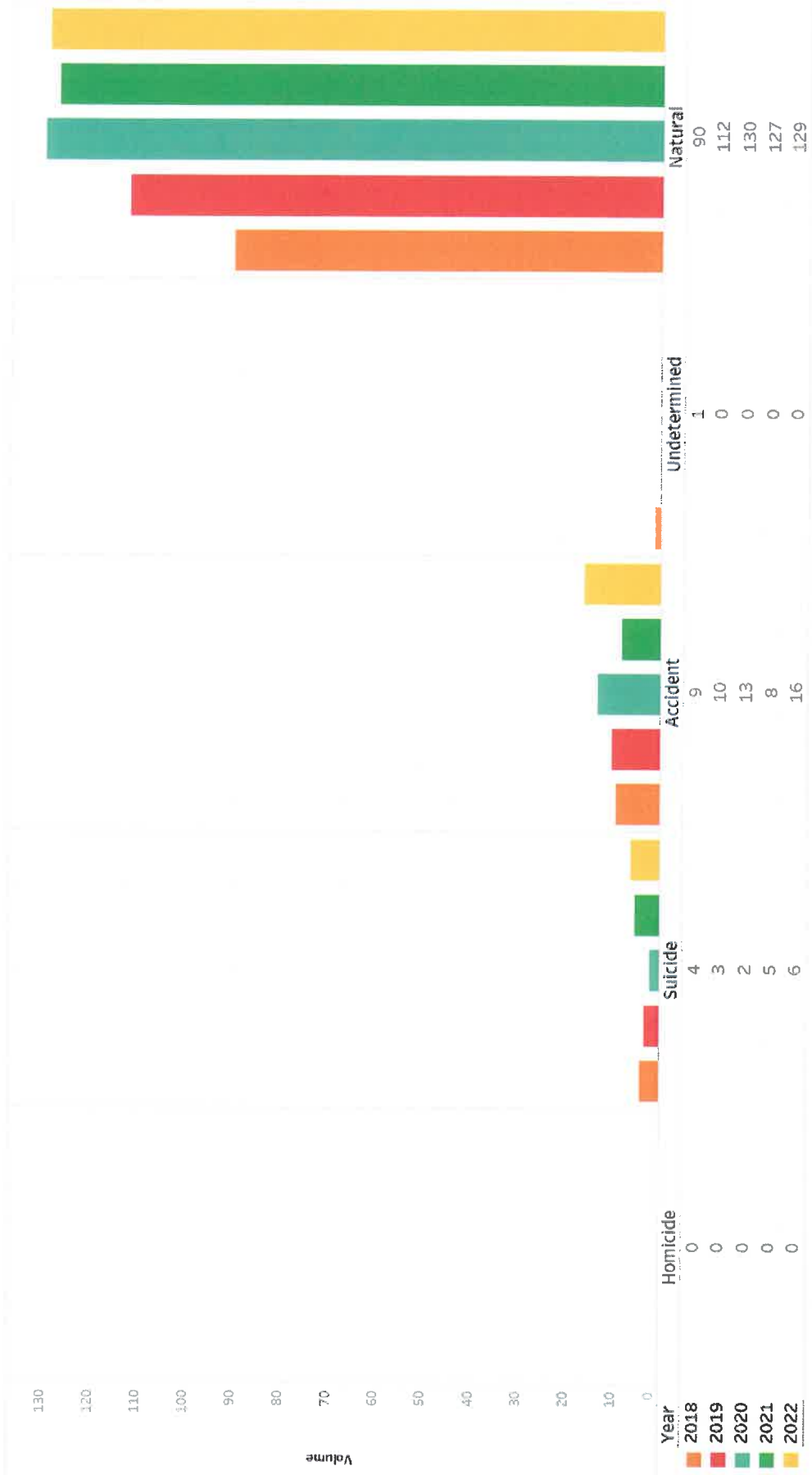
Used by:

- * Family/Relatives
- * Minnesota Department of Health/CDC-Public Health



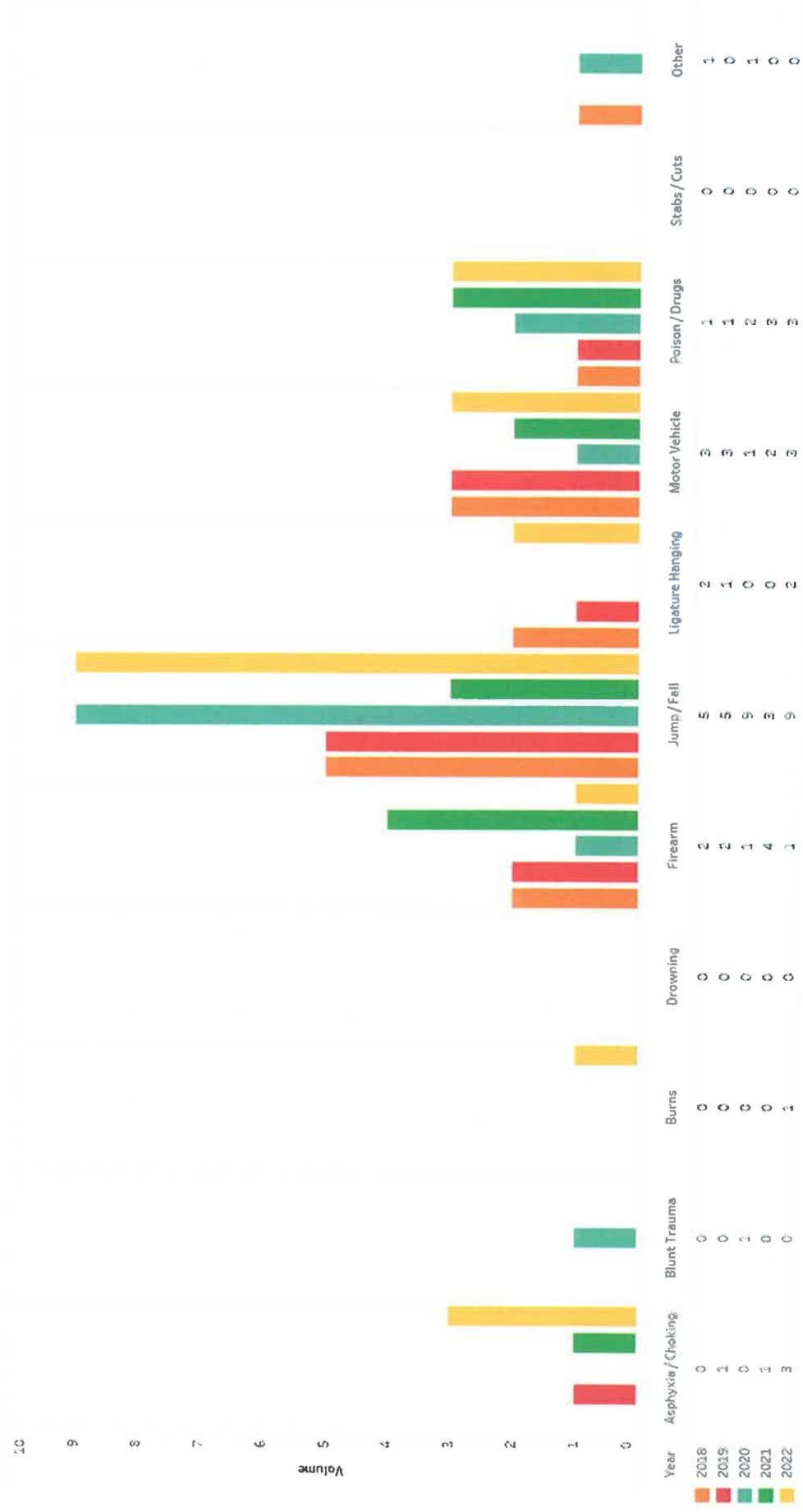
Manner of Death

Based on County of Death



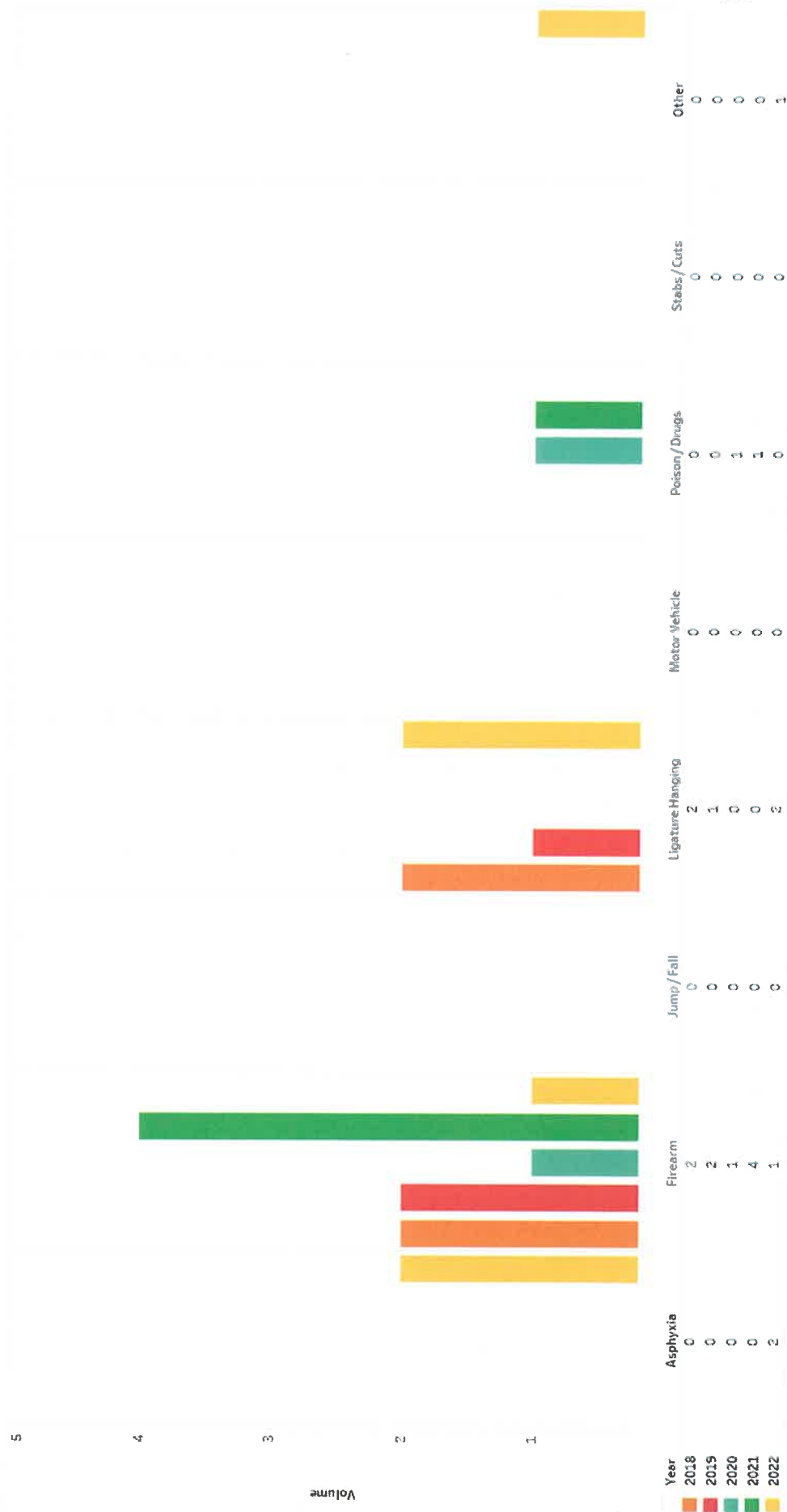
Deaths by Unnatural Causes

Based on County of Death



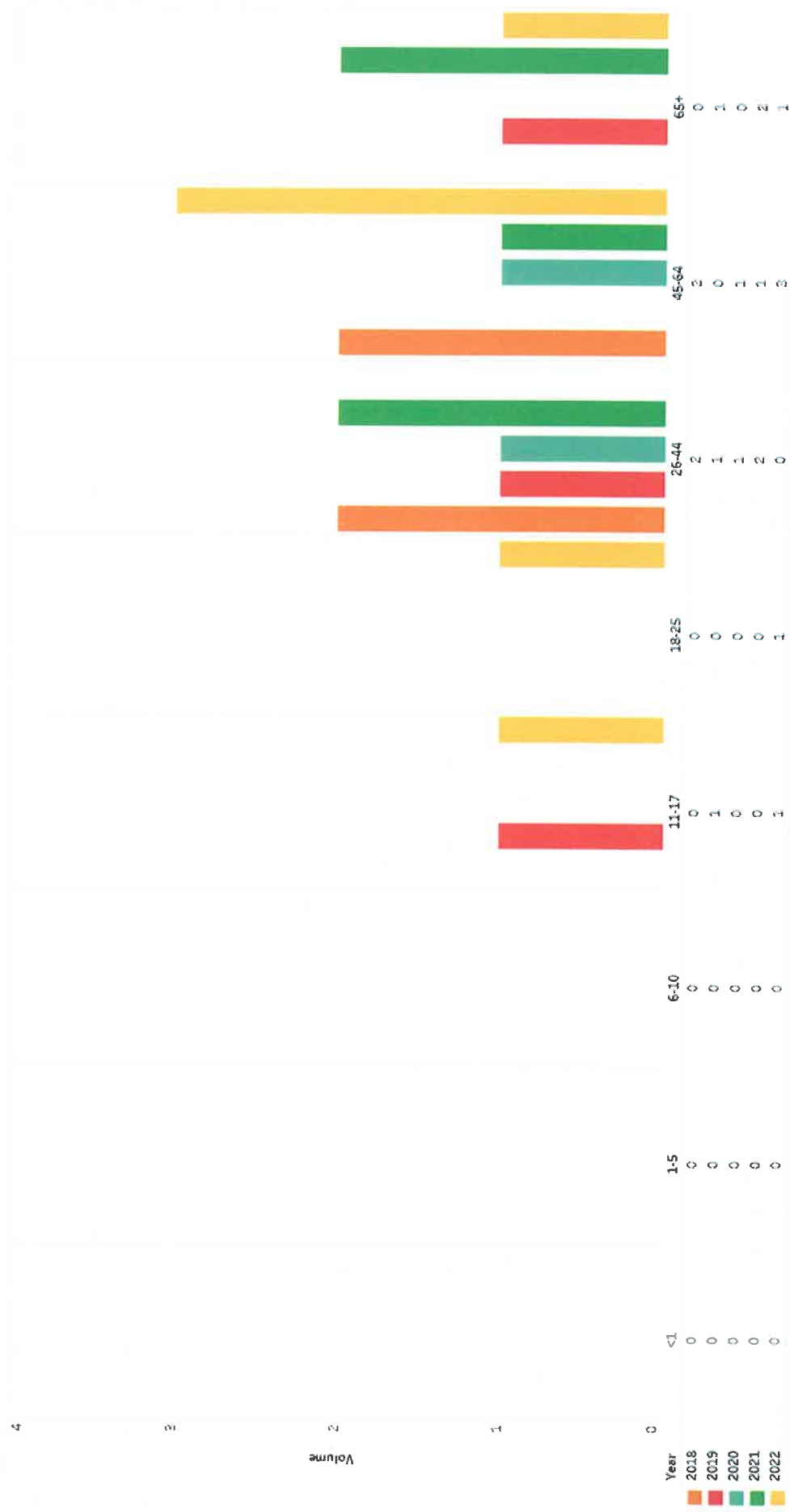
Suicide by Means

Based on County of Death



Suicide by Age

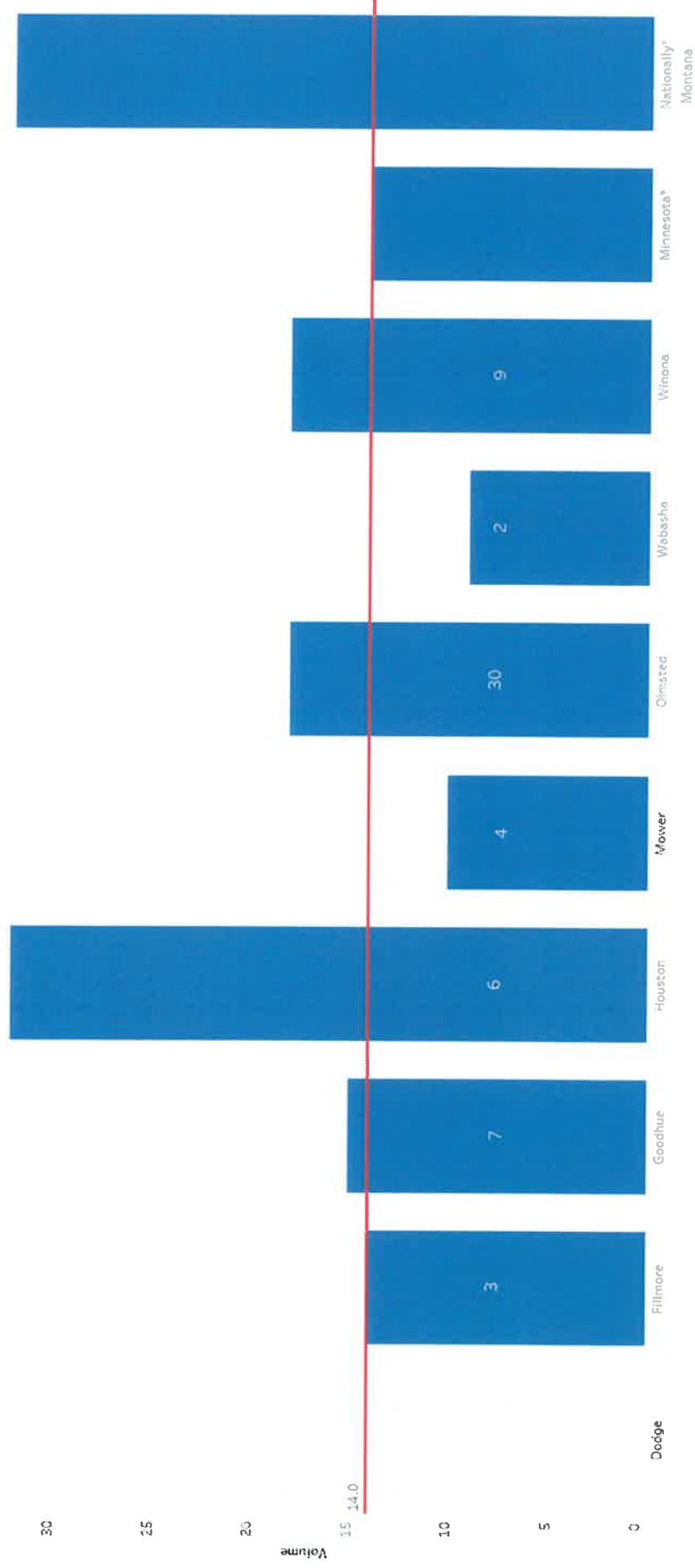
Based on County of Death



Suicide Rate per Capita per 100,000 people

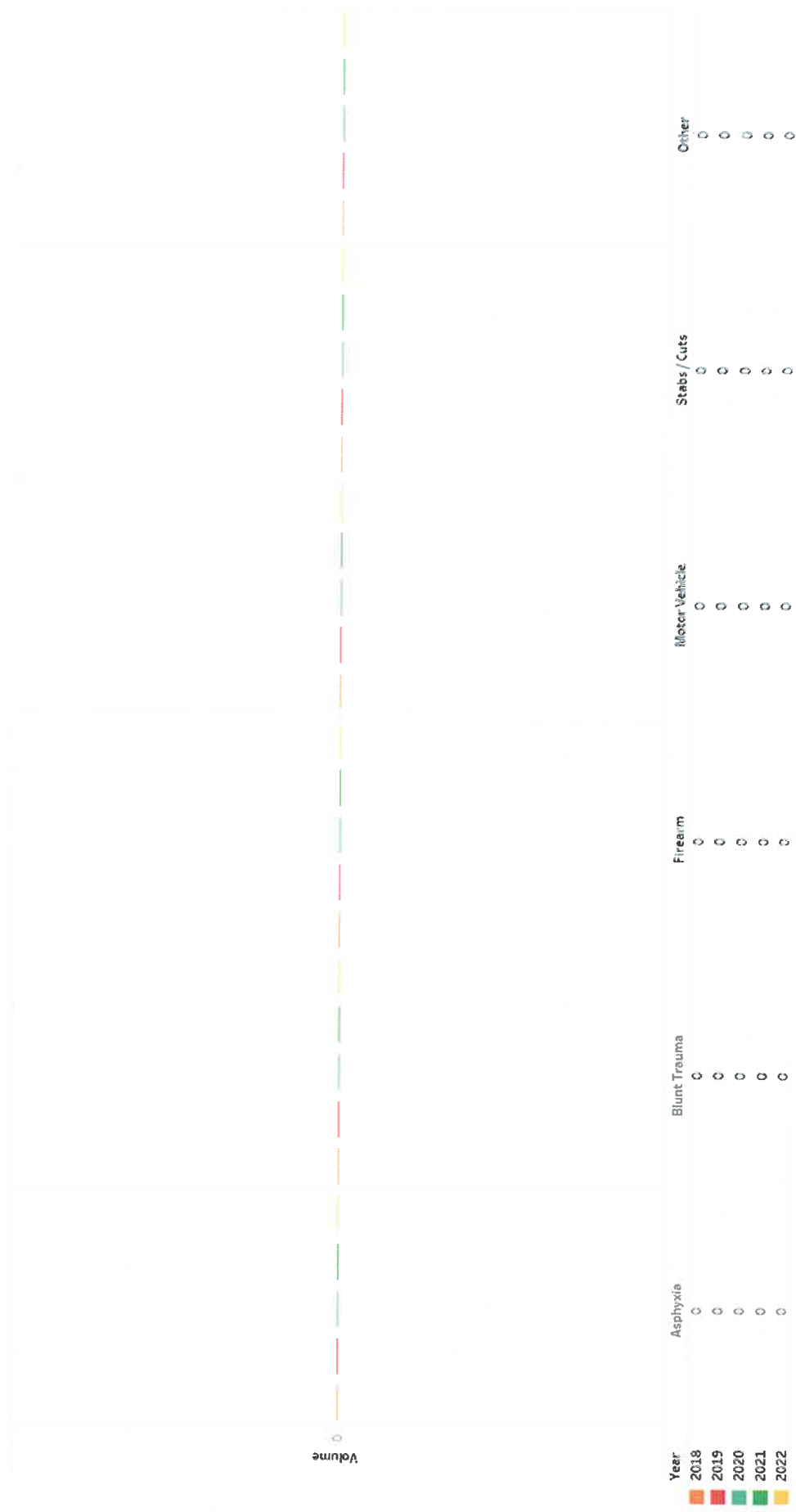
Based on county of injury

* Based on 2021 statistics



Homicide Deaths

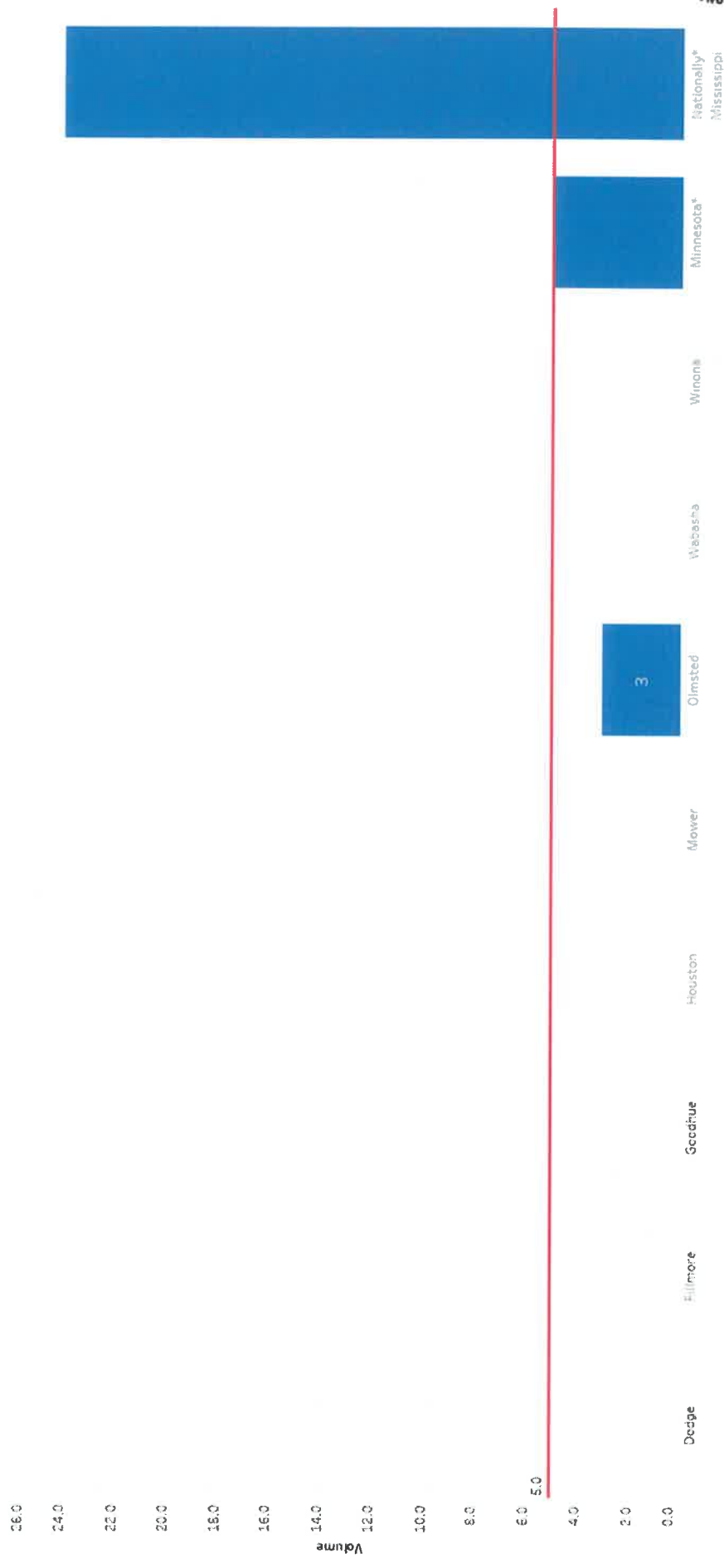
Based on County of Death



Homicide Rate per Capita per 100,000 people

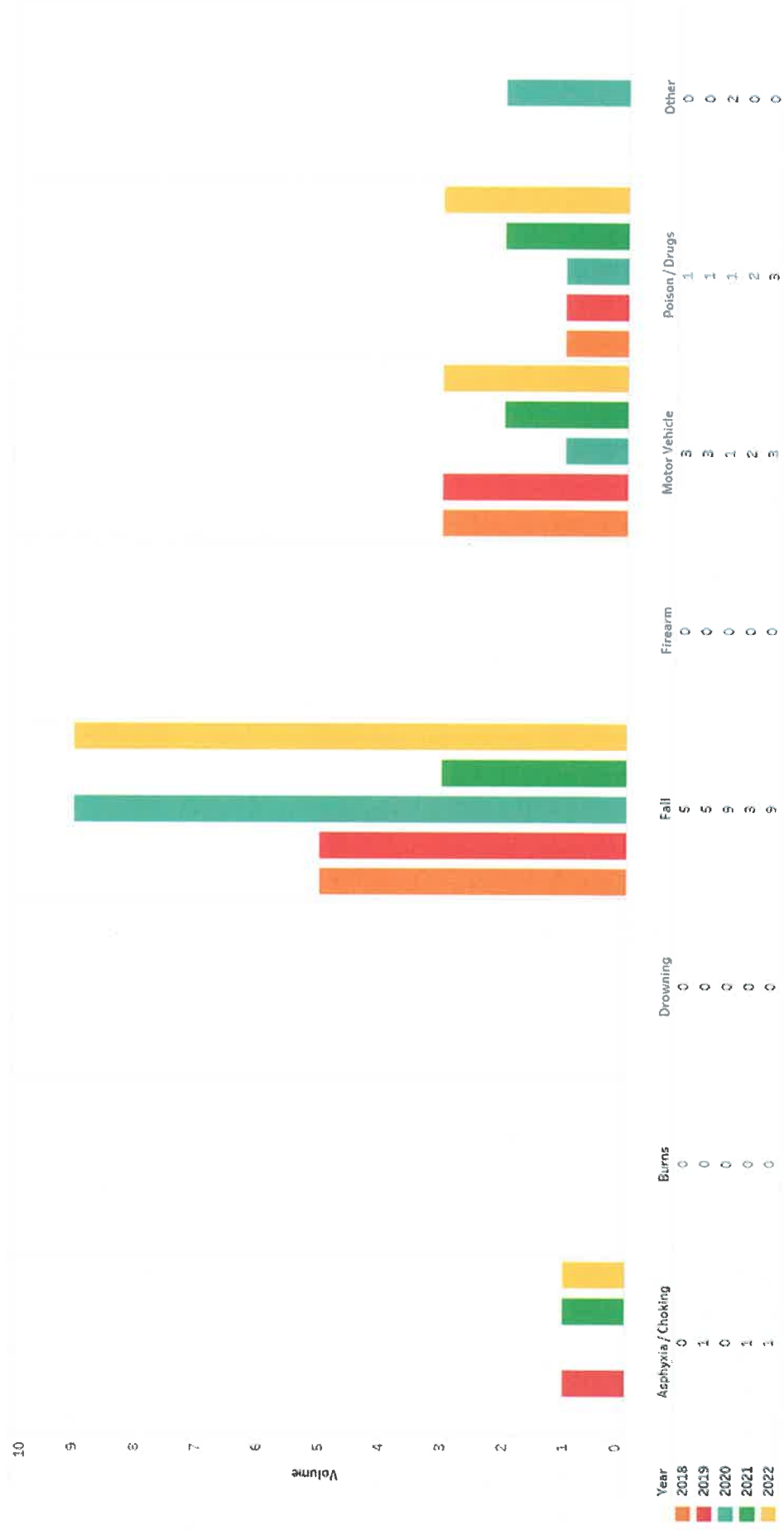
Based on county of injury

* Based on 2021 statistics



Accidental Deaths by Type

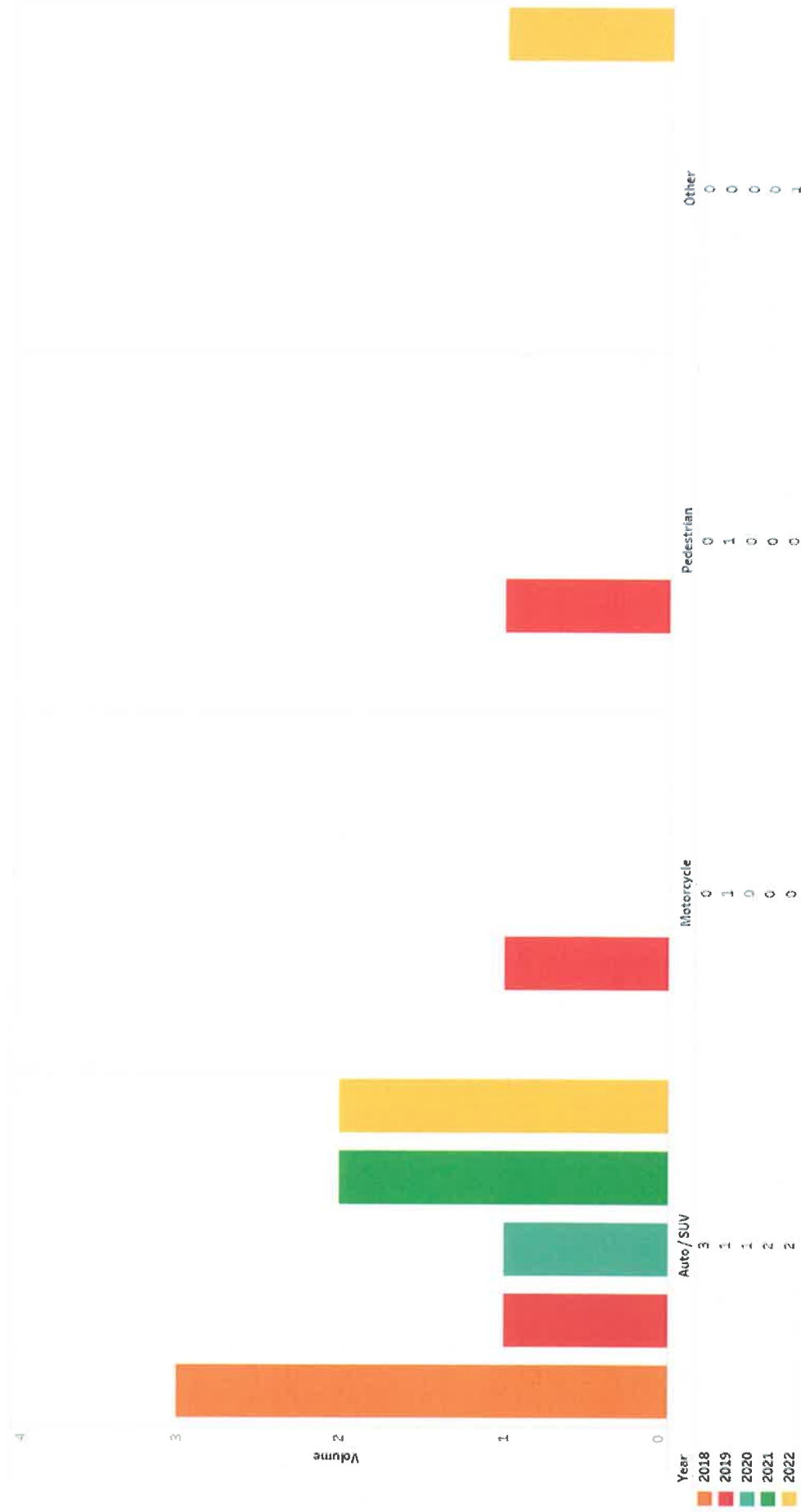
Based on County of Death



Accidental Deaths - Vehicle Crashes

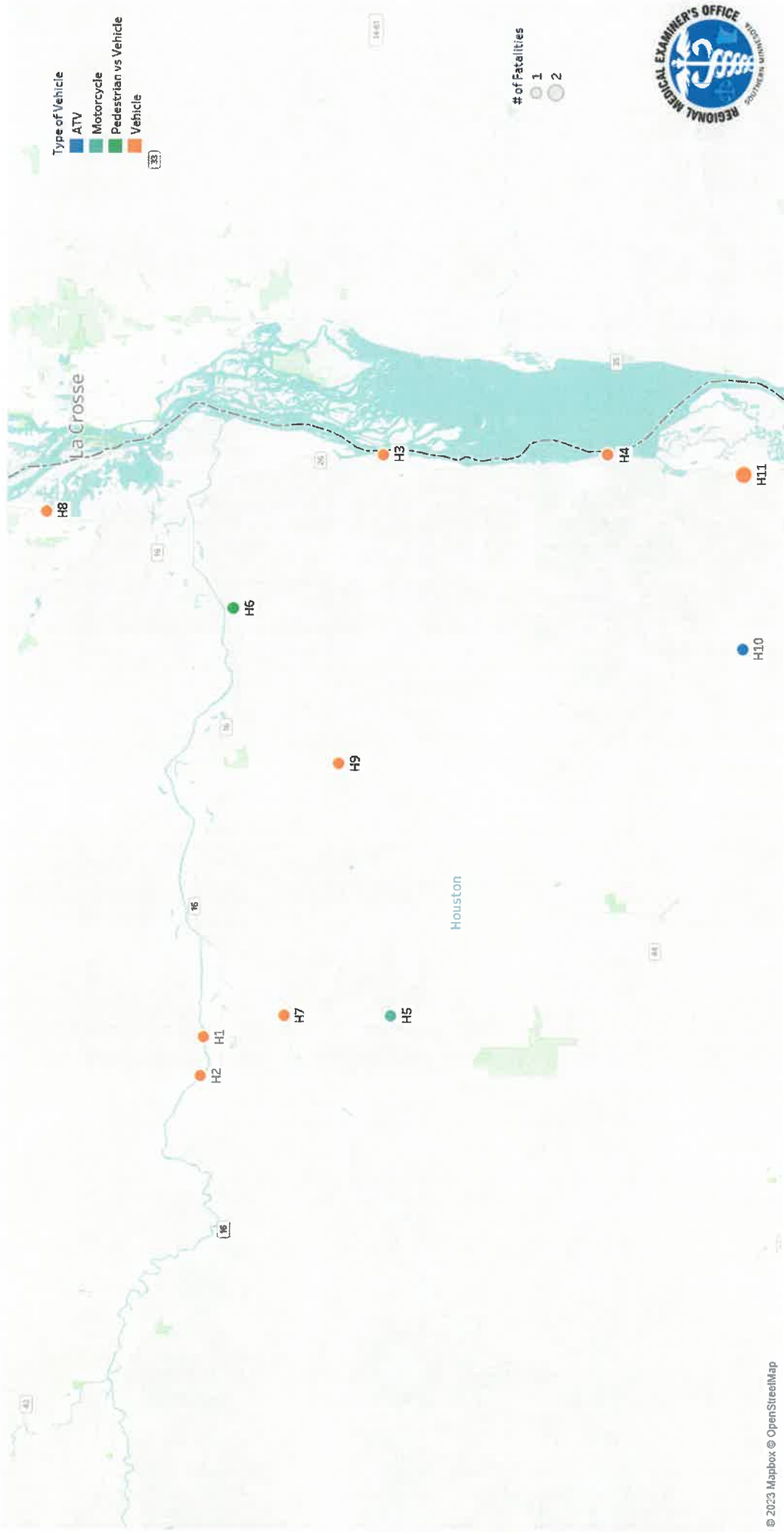
Based on County of Death

Based on county of death



Vehicle Accidents by Type of Vehicle and Number of Fatalities Houston, MN 2018-2022

Based on County of Injury



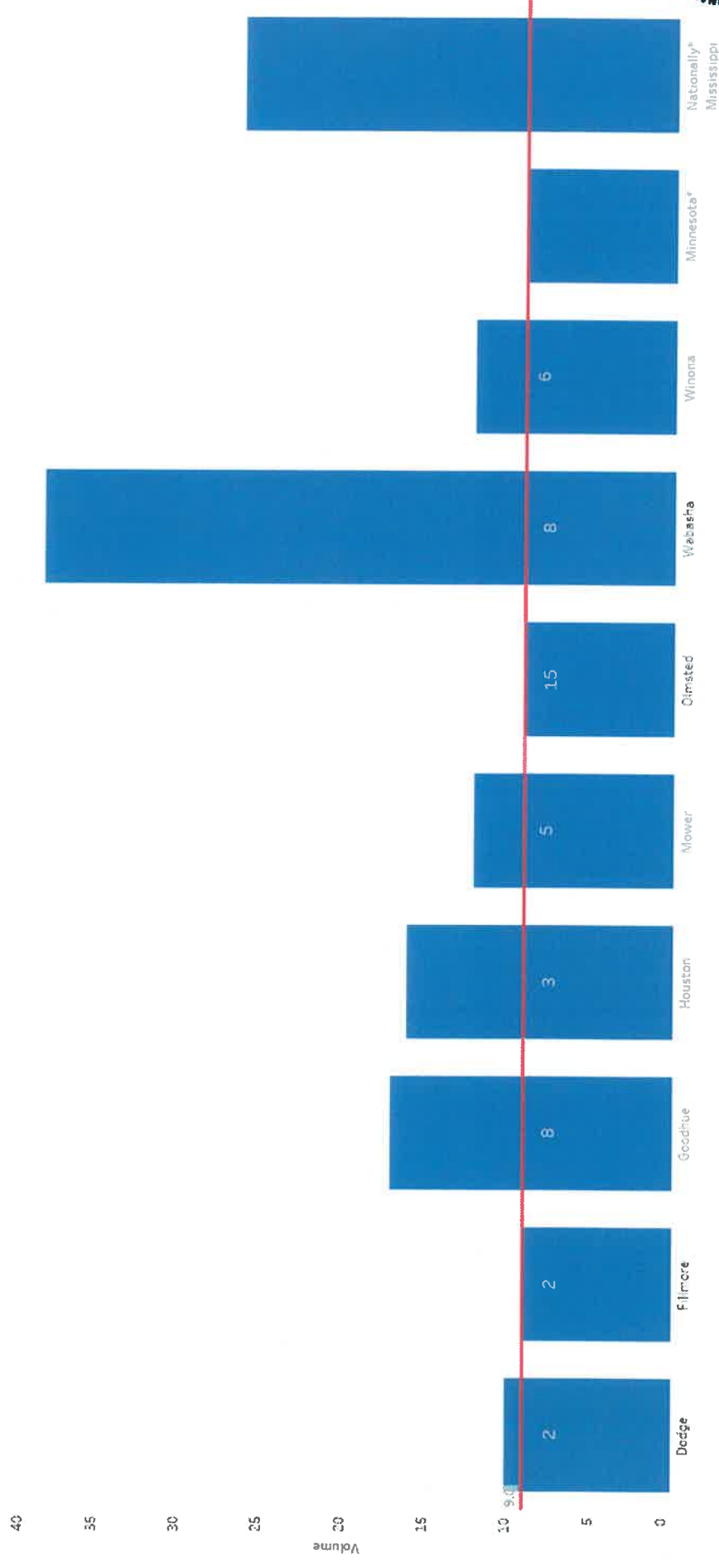
Vehicle Accidents by Year and Number of Fatalities Houston, MN 2018-2022

Based on County of Injury



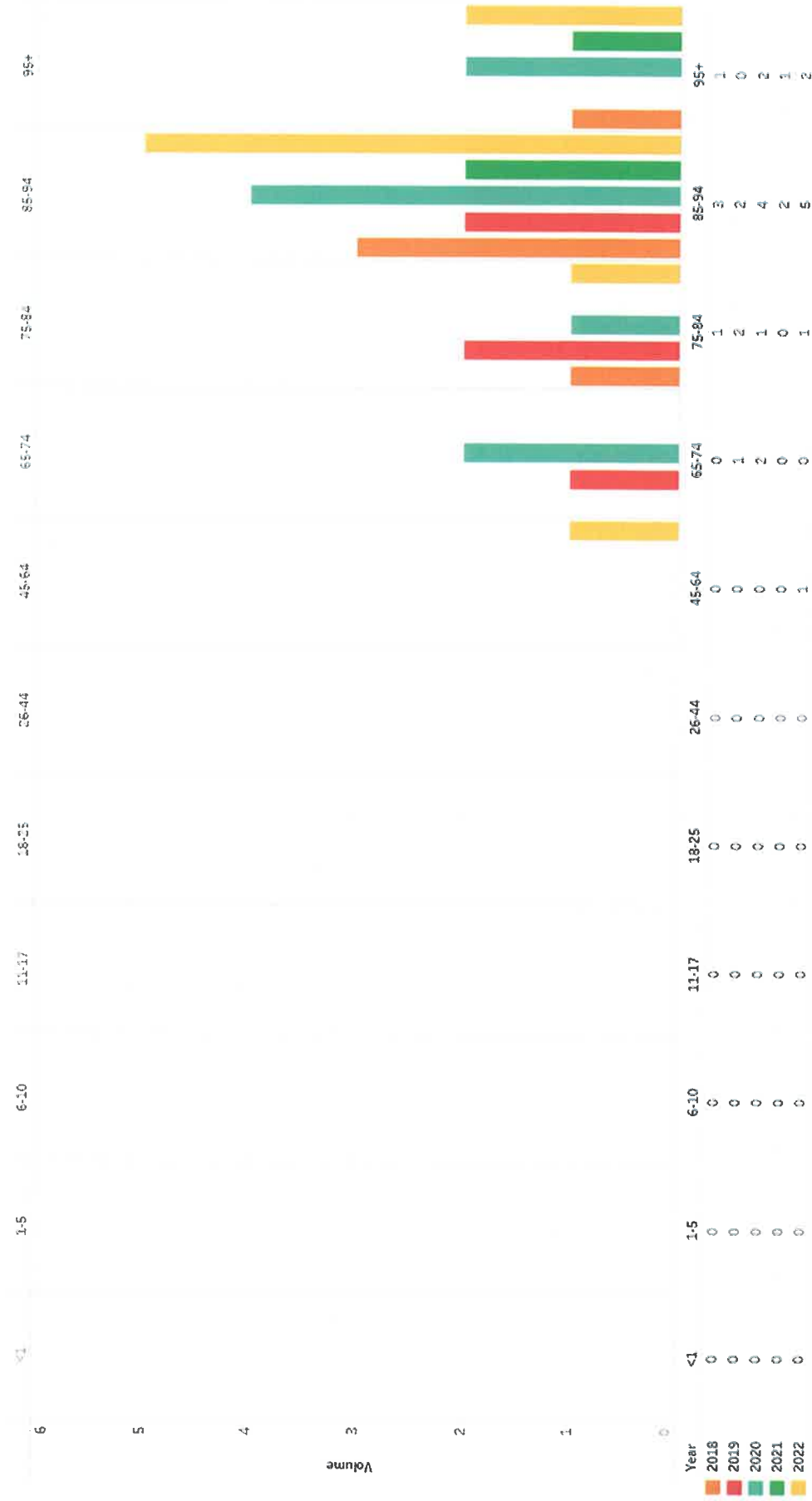
Motor Vehicle Fatality Rate per Capita per 100,000 people

Based on county of injury
Based on 2021 statistics



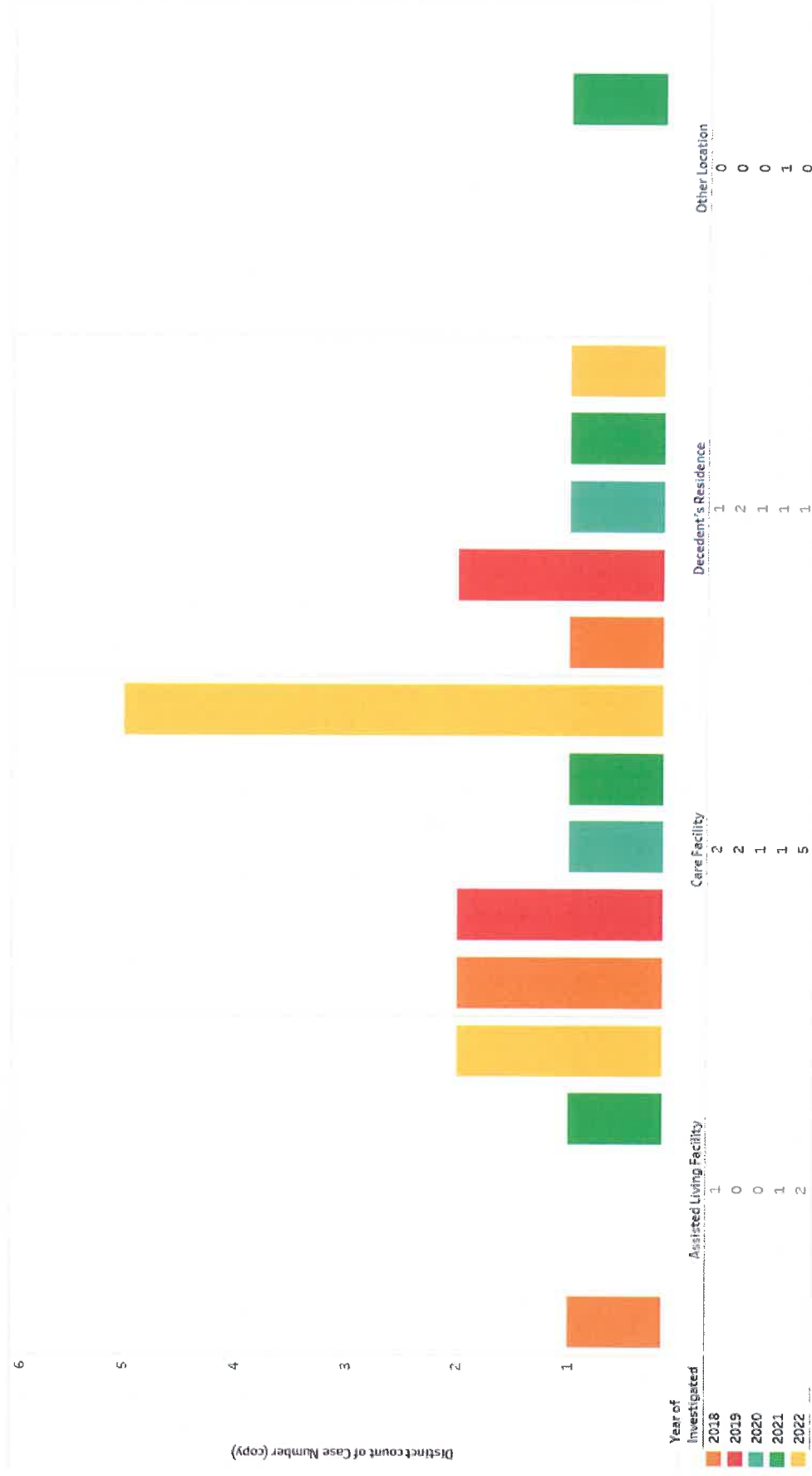
Accidental Falls by Age Group

Based on County of Death



Accidental Falls by Injury Location

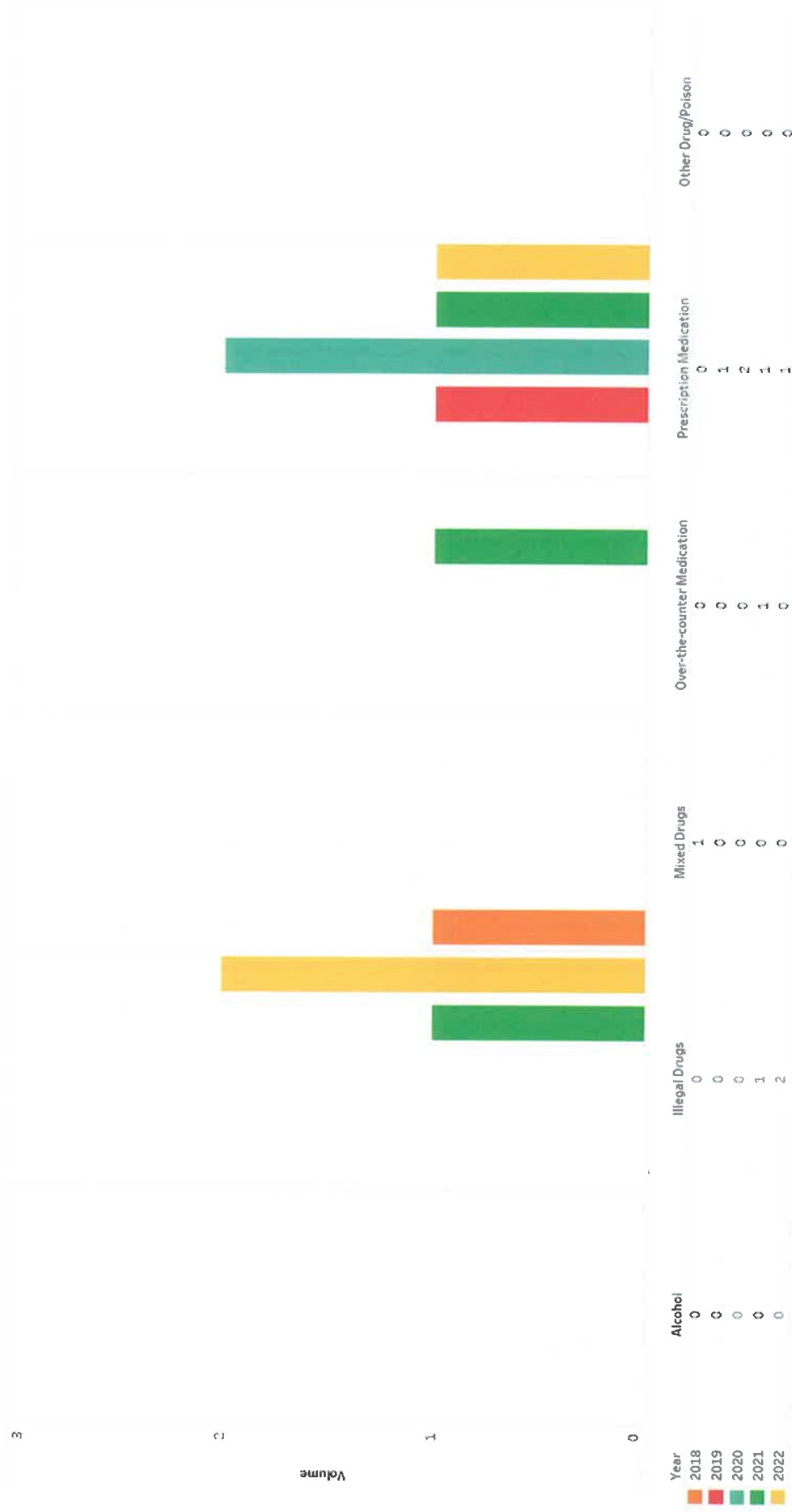
Based on County of Injury



Deaths Related to Poison/Drugs

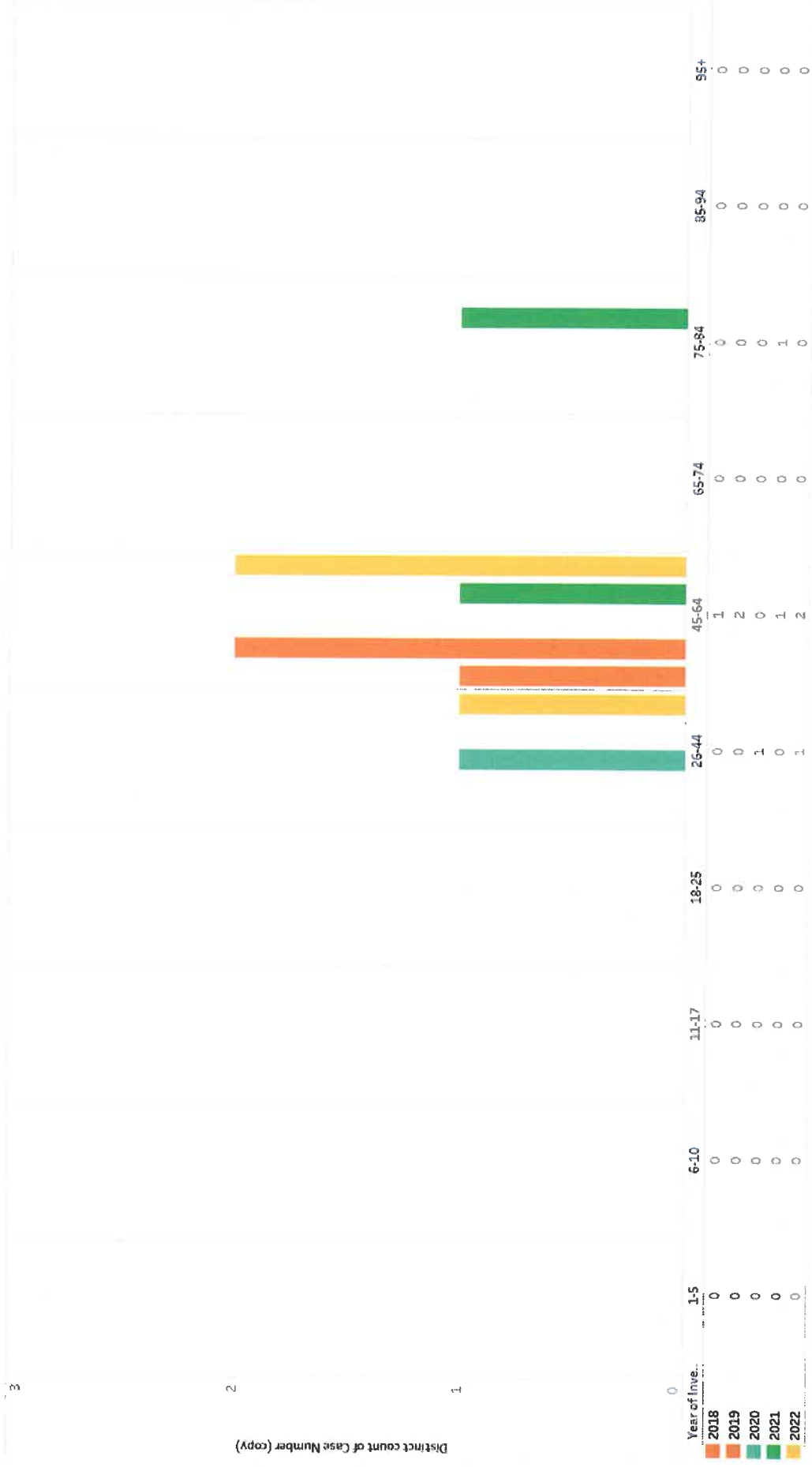
Based on County of Death

Based on county of death



Accidental Drug Deaths by Age

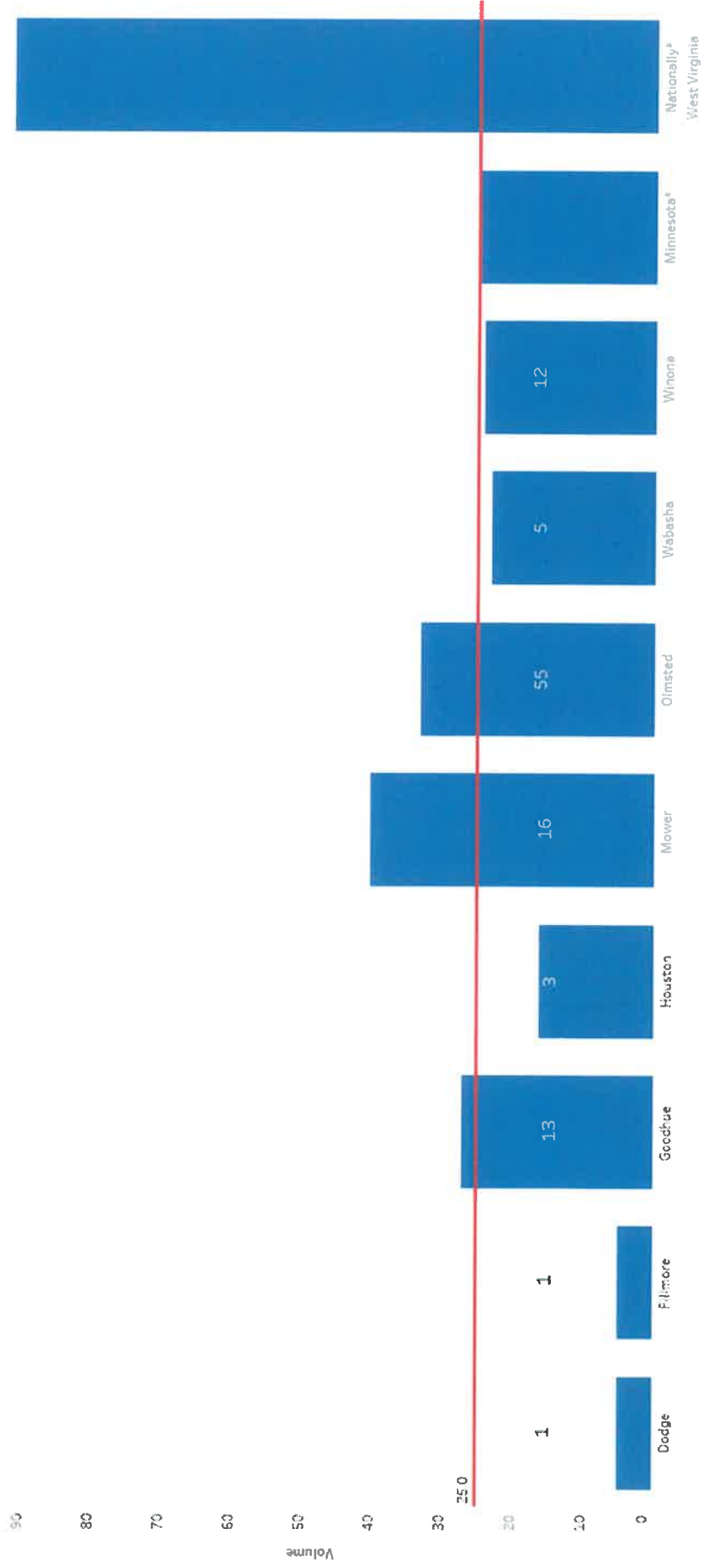
Based on County of Injury



Drug Overdose Rate per Capita per 100,000 people

Based on presumed county of injury

* Based on 2021 statistics



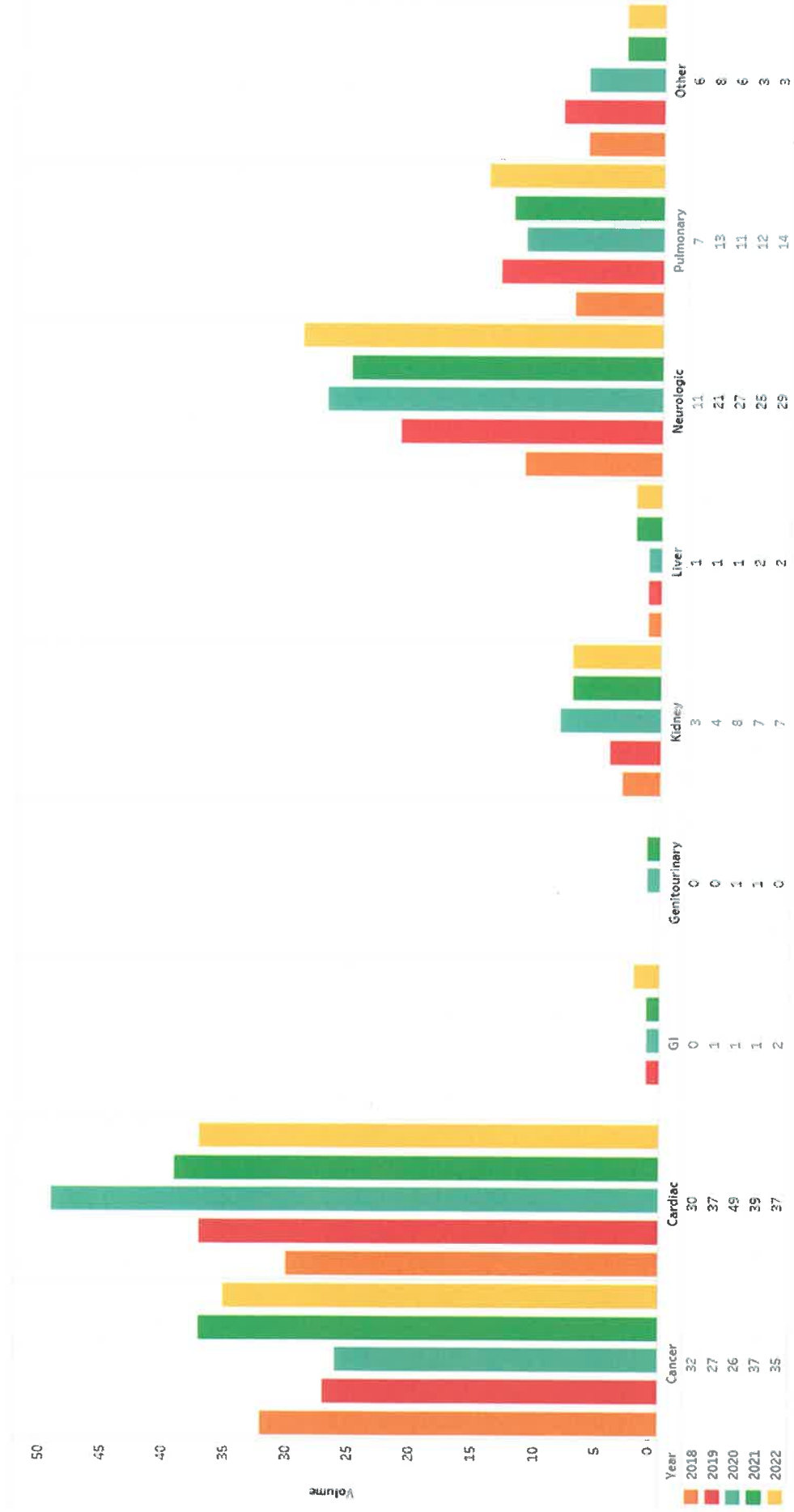
Illicit Drugs by Category

Based on County of Injury

Illicit Drug Categories	2018	2021	2022
Cocaine			1
Cocaine & Meth		1	
Fentanyl			1
Fentanyl & Meth	1		
Grand Total	1	1	2

Deaths by Natural Causes

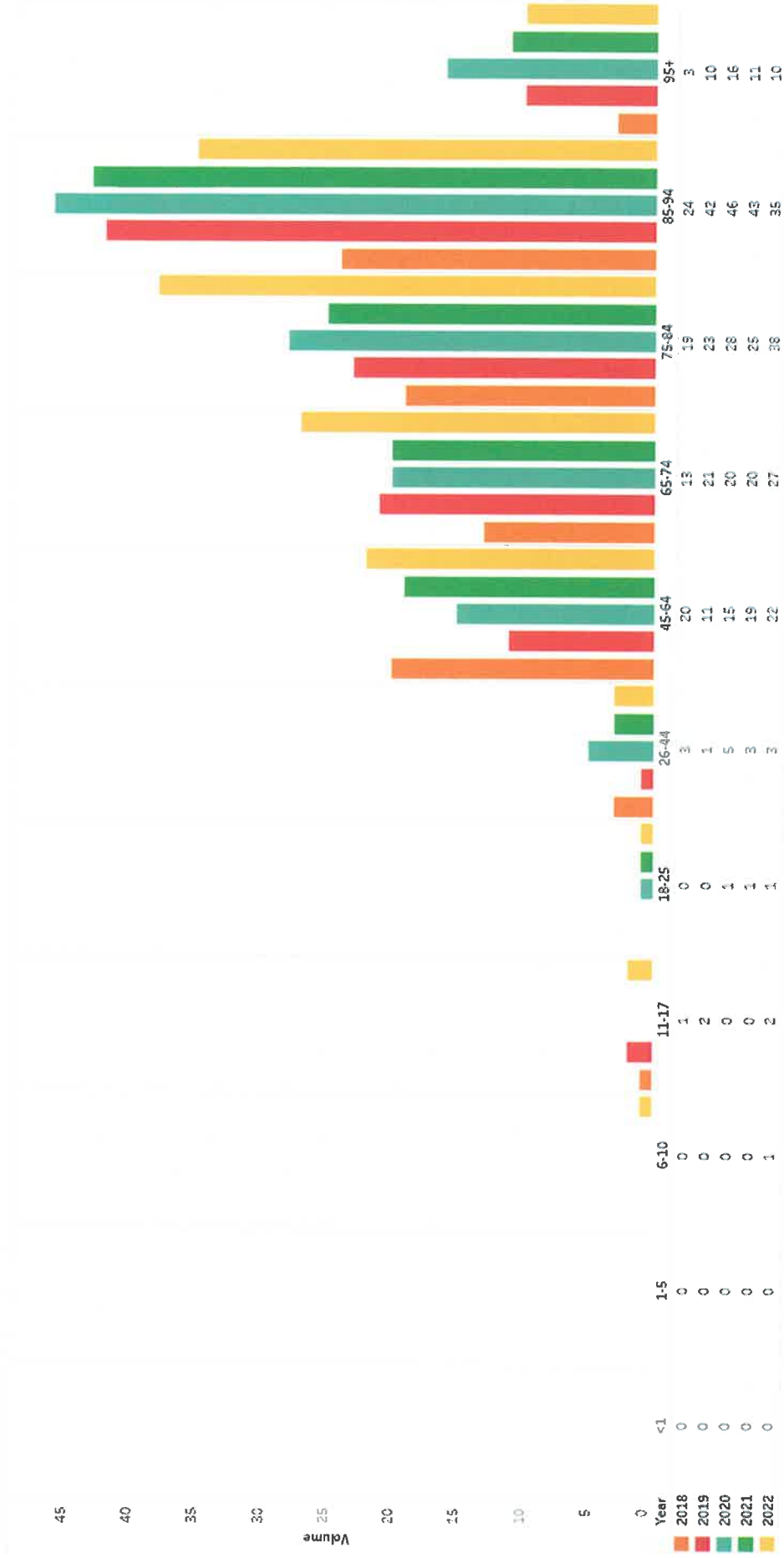
Based on County of Death



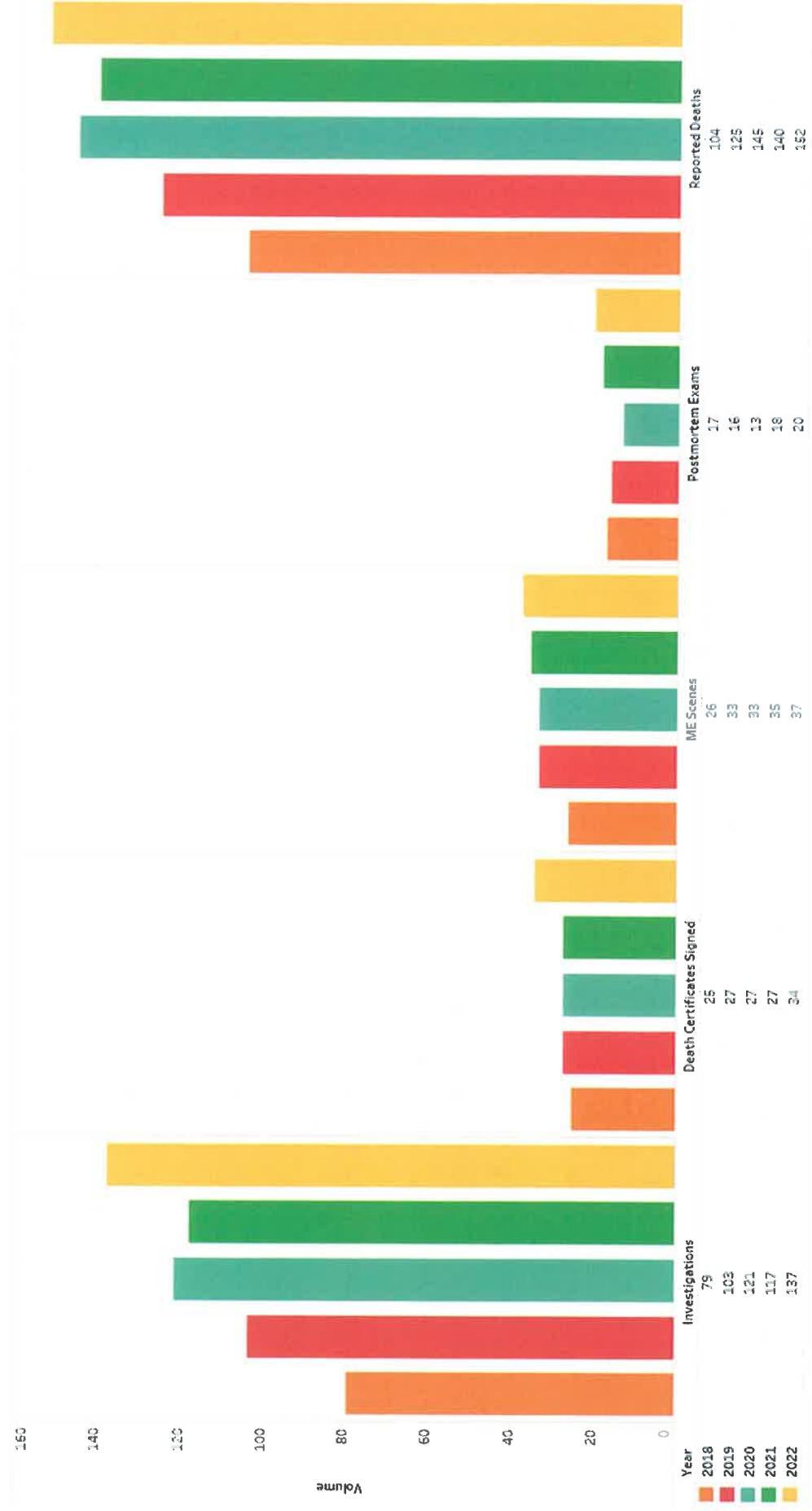
Deaths by Age Group

Based on County of Death

NOTE: Excludes Cremation Approval Only



Medical Examiner Activities



2023 MCIT Report to Houston County

MANAGING RISKS TOGETHER

Tailored Coverage, Valuable Service, Member Focused

MCIT Focuses on Benefiting Members

As a risk sharing pool, Minnesota Counties Intergovernmental Trust provides specific lines of coverage and services to meet members' unique risk exposures. MCIT works to protect the stability and longevity of the program for the benefit of all members.

MCIT is not an insurance company focused on profits. Rather, MCIT is a public joint powers entity dedicated to helping members manage their risks so they can carry out their public service mission to the citizens of Minnesota.

Through MCIT, members pool resources to provide:

- Property, liability, auto, cyber and workers' compensation coverage
- Programs and services to assist members in managing risks and controlling losses

As a public entity, MCIT understands the unique challenges facing local governments and offers ways to address those risks.

Members Do Their Part

The success of MCIT is built on each member's willingness to:

- Support loss prevention and risk management strategies.
- Take reasonable steps to mitigate claims.
- Collaborate with MCIT when losses occur.
- Fulfill financial obligations to MCIT.

MCIT Mission

Providing Minnesota counties and associated members cost-effective coverage with comprehensive and quality risk management services.



MCIT.ORG | 1.866.547.6516

Reinsurance Maintained at Acceptable Costs

Consistent with past years, reinsurance carriers remain guarded in working with public entity pools given the state of the market and risks associated with member operations. MCIT purchases reinsurance to protect the program

from covering the total cost of catastrophic claims.

For 2023, the property reinsurance rate increased 8 percent, and the liability reinsurance rate rose by 24 percent.

Cyber Coverage Preserved, Enhanced for 2023

After Hartford Steam Boiler informed MCIT in mid-2022 that it would not renew MCIT's cyber-coverage program for 2023, staff worked tirelessly to find a suitable replacement before the new year. They succeeded.

For 2023, the new cyber-coverage program:

- Includes increased aggregate coverage limits for members (\$500,000 for county members)
- Provides increased sublimits
- Offers retroactive coverage

The new program includes similar coverage to the HSB program, including an endorsement for mis-directed payment and computer fraud incidents. The deductible for county members is \$10,000.

Cost-containment Measures

To help limit members' required contributions, MCIT looks for ways to minimize the program's costs, including:

- **Pursuing recoveries:** When a claim involves a third party who is legally responsible for the loss or damage

in whole or in part, MCIT pursues recovery of funds on the members' behalf. In the past five years, MCIT has recovered nearly \$3 million.

- **Medical bill review:** For workers' compensation claims, MCIT uses a third party to review medical

bills to assure coding and pricing accuracy, achieving lower overall expenses.

- **Pharmacy benefit manager:** This outside service helps limit the cost of filling prescriptions under workers' compensation benefits.

Dividend Reflects Actual Expenses, Investments

MCIT TOTAL DIVIDEND
(Workers' Compensation Division Only)

\$7 MILLION

HOUSTON COUNTY DIVIDEND

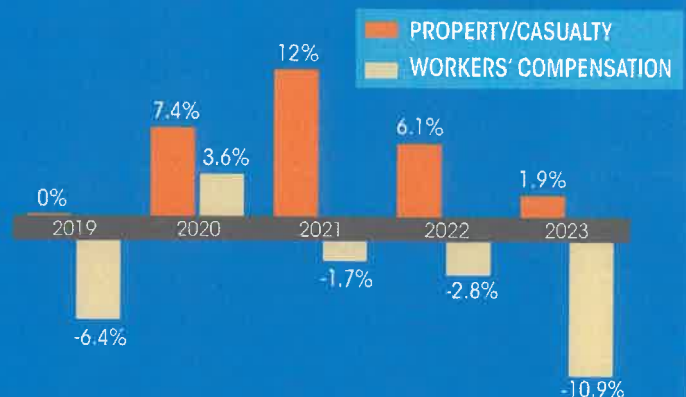
\$49,248

Dividends reflect MCIT's past claim experience and the performance of MCIT's investments. MCIT only issues a dividend when it is actuarially sound and fiscally prudent.

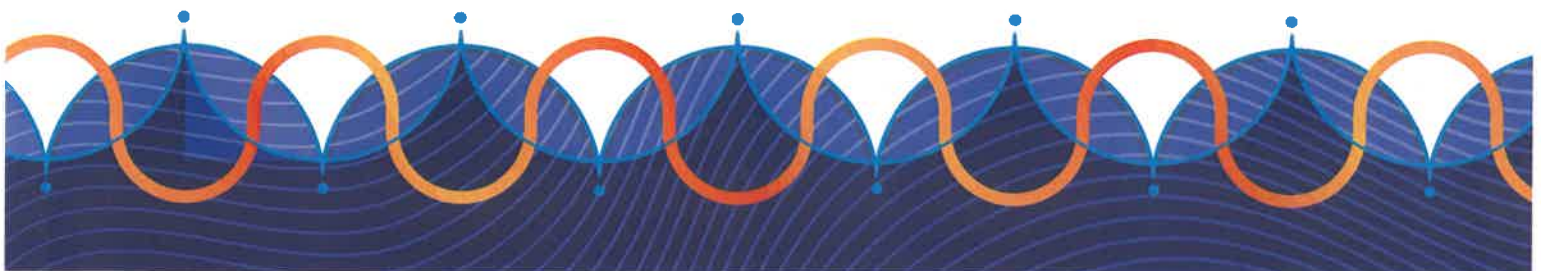
Although not guaranteed, the board is committed to returning funds to members when appropriate.

Rates Anticipate Expenses

MCIT AGGREGATE RATE CHANGES (2019-2023)



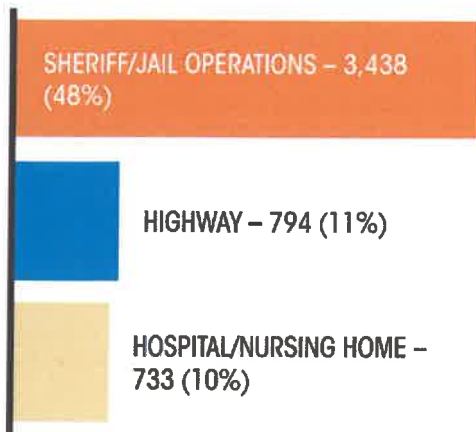
The historical cost of claims and expenses associated with MCIT operations are used to project the amount of contribution needed for the next year. MCIT aims to collect only what is necessary to cover these costs.



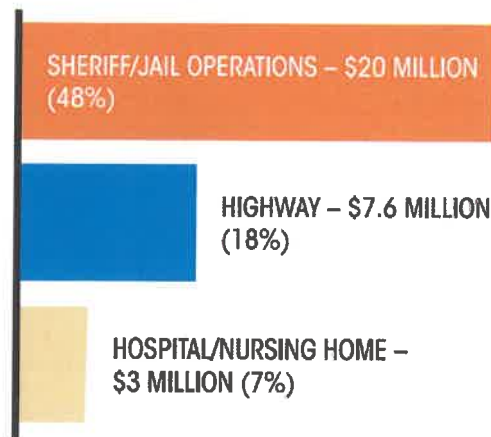
Aggregate Workers' Compensation Claims Top 3 by Department

2018-2022

BY FREQUENCY



BY SEVERITY



Workers' Compensation Claims Affect County's Contribution



HOUSTON COUNTY'S MOD RATE AND COST DIFFERENCE

The county's factor for 2023 is

1.009

The county's difference from the base cost of coverage is

\$1,063

Recent mod factors: 2022, 0.95; 2021, 1.173; 2020, 1.036; 2019, 1.029.



The frequency and severity of work-related injuries and illnesses affect each member's experience modification (mod) factor. This unique factor is part of the formula used to determine a member's annual workers' compensation contribution.

Other factors include the amount of payroll in each employee class code and the rate for each class.

A mod of 1.0 reflects expected claim development.

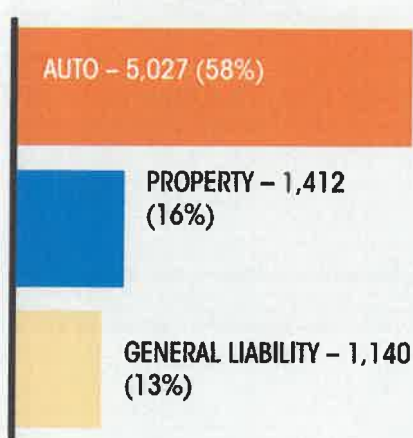
A factor greater than 1.0 can increase the contribution.

A factor less than 1.0 can decrease it.

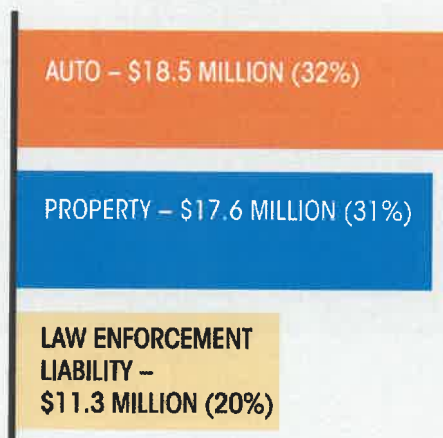
Aggregate Property/Casualty Claims Top 3 by Line

2018-2022

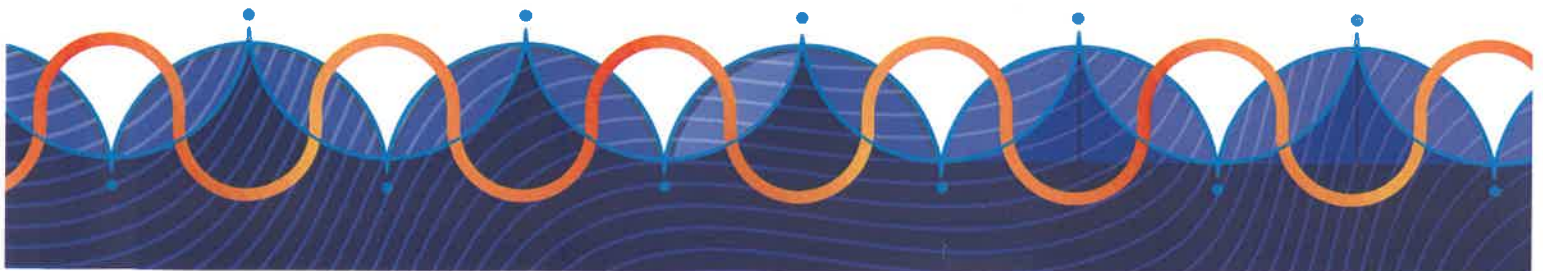
BY FREQUENCY



BY SEVERITY



Although MCIT does not experience rate property or liability coverage, the frequency and severity of all member claims influence the cost of coverage.



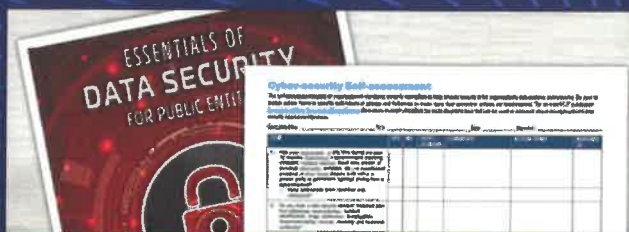
Knowledgeable Advice, Valuable Services

MCIT offers members a number of services, programs and items to assist them in reducing losses and mitigating risks. Most are provided as part of membership.



CONSULTATION SERVICES

Risk management and loss control consultation services assist members in preventing losses and making the most of their lines of coverage.



AWARENESS AND PREVENTION MATERIALS

Based on claims frequency and severity, MCIT develops resources to assist with preventing losses and reducing the severity of claims.



TRAINING FOR OFFICIALS AND EMPLOYEES

Seminars, workshops, on-site presentations, PATROL (Peace Officer Accredited Training Online), training videos, defensive driving training



ACCESS TO SERVICE PARTNERS

MCIT membership includes access to services through partner organizations:

- Employee Assistance Program
- Minnesota Safety Council
- HSB boiler and pressure vessel inspections

Commissioners are encouraged to:

- Learn how coverage applies before making final decisions
 - Have contracts reviewed for risk management before signing or approving them
 - Support safety initiatives (e.g., the safety committee and a program to return injured employees to work)
 - Support and encourage training and education for all employees
 - Attend risk management training
 - Promote safety at all levels
 - Engage MCIT
-

Houston County

HISTORICAL SOCIETY



Houston County Historical Society
Projected Budget
October 1, 2023 – September 30, 2024

Projected Operating Revenue

Houston County levy and matching funds	\$42,500	
Memberships, memorials, donations, rummage sale &	\$26,400	
Endowment fund interest		\$68,900

Projected Operating Expenses

Maintenance, general expenses, supplies	\$29,000	
Advertising, dues, brochures, newsletter	\$ 2,700	
Telephone, Internet, web page, etc.	\$ 3,300	
		\$35,000

Building and Grounds Expenses

Insurance	\$ 7,900	
Utilities	\$16,000	
Lawn mowing and snow removal	\$ 1,500	
Security Services	\$ 1,000	
		\$26,400

Archives and Artifacts

Purchases – artifacts	\$ 500	
Restoration	\$ 1,000	
Reference Books	\$ 100	
Exhibit supplies	\$ 800	
Archival materials	\$ 3,600	
Tables	\$ 1,500	\$ 7,500

Total Projected Expenses	\$68,900
---------------------------------	-----------------

Submitted by the Houston County Historical Society
Board of Directors July 25, 2023

Tentative Projects: Parking lot – south of new building with sidewalk to door; restoring interior of Sheldon Presbyterian Church -
Unknown costs

**HOUSTON COUNTY HISTORICAL SOCIETY
PRELIMINARY - CASH BASIS
STATEMENT OF INCOME & EXPENSES
SEPTEMBER 30, 2022**

	THIS YEAR-TO-DATE		LAST YEAR-TO-DATE	
INCOME				
MEMBERSHIPS	\$ 4,670.00	3.03	\$ 3,835.00	5.28
DONATIONS	74,367.47	48.22	4,133.39	5.69
DONATIONS-BLDG FD	7,560.00	4.90	8,240.00	11.35
MEMORIALS	4,084.00	2.65	3,760.70	5.18
MEMORIALS-BLDG FD	664.00	0.43	430.00	0.59
MEMORIALS-PALEN PHOTO COLLECTI	125.00	0.08	40.00	0.06
HO CO APPROPRIATIONS	42,500.00	27.56	37,500.00	51.66
THRIVENT-CHOICE DOLLARS	3,968.00	2.57	2,077.00	2.86
TIME LINE LEGACY GRANT	6,378.50	4.14	0.00	0.00
SALES	61.50	0.04	0.00	0.00
RUMMAGE SALES	1,751.50	1.14	1,611.00	2.22
INTEREST INCOME-CHECKING	80.67	0.05	45.34	0.06
INTEREST INCOME-ENDOWMENT FD	7,887.81	5.11	6,995.90	9.64
MISCELLANEOUS INCOME	140.00	0.09	3,935.16	5.42
SALES TAX IN & OUT	<3.00>	0.00	<9.15>	0.01
TOTAL INCOME	\$ 154,235.45	100.00	\$ 72,594.34	100.00
DIRECT EXPENSES				
SUPPLIES-ARCHIVES	1,169.19	0.76	1,659.90	2.29
ARTIFACTS -PURCHASED	1,344.59	0.87	970.00	1.34
NEWSLETTER-PRINTING	426.93	0.28	417.72	0.58
NEWSLETTER-POSTAGE	486.79	0.32	442.47	0.61
ADVERTISING	590.60	0.38	570.60	0.79
TIME LINE DISPLAYS	5,230.55	3.39	0.00	0.00
COMMUNITY PROMOTION	100.00	0.06	600.00	0.83
VOLUNTEER APPRECIATION	654.24	0.42	736.75	1.01
SUBSCRIPTIONS/PUBLICATIONS	0.00	0.00	24.83	0.03
ANNUAL MEETING	73.50	0.05	0.00	0.00
TIME LINE GRANT EXPENSE	1,000.00	0.65	0.00	0.00
TOTAL DIRECT EXPENSES	\$ 11,076.39	7.18	\$ 5,422.27	7.47

INTERNAL USE ONLY

HOUSTON COUNTY HISTORICAL SOCIETY
PRELIMINARY - CASH BASIS
STATEMENT OF INCOME & EXPENSES
SEPTEMBER 30, 2022

THIS YEAR-TO-DATE

LAST YEAR-TO-DATE

GENERAL & ADMIN EXPENSES

FIRE PROTECTION	\$	730.38	0.47	\$	1,940.48	2.67
ELEVATOR EXPENSE		973.20	0.63		840.00	1.16
CLEANING SERVICES		820.00	0.53		1,157.50	1.59
LAWN/SNOW REMOVAL		1,360.00	0.88		1,860.00	2.56
BUILDING MAINTENANCE		15,775.25	10.23		13,903.23	19.15
EQUIPMENT MAINTENANCE		599.19	0.39		210.97	0.29
SECURITY SYSTEM		239.40	0.16		239.40	0.33
WEBSITE MAINTENANCE		223.43	0.14		485.00	0.67
UTILITIES		9,044.60	5.86		7,718.81	10.63
UTILITIES-EITZEN		5,089.44	3.30		3,738.30	5.15
TELEPHONE		2,065.40	1.34		2,071.51	2.85
INSURANCE		6,299.40	4.08		6,466.67	8.91
COMPUTER/INTERNET EXPENSE		189.00	0.12		0.00	0.00
OFFICE SUPPLIES & POSTAGE		1,263.22	0.82		995.47	1.37
SUPPLIES		248.26	0.16		271.58	0.37
MEMBERSHIP DUES		440.00	0.29		465.00	0.64
ACCOUNTING		458.00	0.30		415.00	0.57
REAL ESTATE TAXES		8.00	0.01		0.00	0.00
MISCELLANEOUS		69.90	0.05		10.00	0.01
TOTAL GENERAL & ADMIN EXPENS	\$	<u>45,896.07</u>	29.76	\$	<u>42,788.92</u>	58.94
NET INCOME (LOSS)	\$	<u><u>97,262.99</u></u>	63.06	\$	<u><u>24,383.15</u></u>	33.59

**HOUSTON COUNTY
AGENDA REQUEST FORM**

Date Submitted: 07.25.2023

By: Donna Trehus, Auditor/Treasurer

CONSENT AGENDA REQUEST:

Review Annual Disclosure of Tax Increment Districts for the Year Ended December 31, 2022 for the City of Caledonia presented by David Drown Associates, Inc. Public Finance Advisors

ACTION ITEM:

Reviewed by:

☐ HR Director

☒ Finance Director

☐ IS Director

☐ County Attorney

☐ Environmental Svcs

☐ County
Sheriff

☐ County
Engineer

☐ PHHS
Other
(indicate
dept)

☒

Auditor/Treasurer

Recommendation:

Decision:



DDA

David Drown Associates, Inc.
Public Finance Advisors

7-12-23

to Board 7-25-23

Minneapolis Office:
5029 Upton Avenue South
Minneapolis, MN 55410-2244
(612)920-3320 xtn 107 | fax (612) 605-2375
www.daviddrown.com

July 12, 2023

Houston County Commissioners
Houston County Courthouse
304 South Marshall Street
Caledonia MN 55921

**RE: City of Caledonia
2022 TIF Reports**

Dear County Board Members:

Enclosed please find one completed copy of Caledonia's Annual Disclosure Report as it pertains to their 2022 TIF reports. Please direct any questions or concerns to this office.

On behalf of the City,

Sonya Bubany
David Drown Associates, Inc.
sonya@daviddrown.com

Caledonia - TIF 2-1 Twnhms - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Tax Increment Financing Annual Reporting Form for the Year Ended December 31, 2022

1	TIF District Name:	TIF 2-1 Twnhms
2	Development Authority:	Caledonia
3	District Type:	Housing
4	County Where TIF District is Located:	Houston
5	County Identification Number, if any:	012

6	For Economic Development districts only: (choose "Not Applicable" for all other districts)	
a	Is the Small City Exception being used?	Not Applicable
b	Is the district used for a Workforce Housing Project?	Not Applicable
7	Is this TIF district in a fiscal disparities area?	No
8	If yes, under what option?	Not Applicable

Original TIF Plan Information

9	TIF Plan Approval Date:	7/29/1998
10	Certification Request Date:	9/6/1996
11	Certification Date:	12/18/1997

District Duration

12	Month and year of first receipt of tax increment (actual or anticipated):	6/1998
13	Required Decertification Date:	12/31/2023

TIF Plan Estimates - Modification 4/22/2002

		4/22/2002
ESTIMATED TAX INCREMENT REVENUES (from tax increment generated by the district)		
14	Tax increment revenues distributed from the county	\$ 250,000
15	Interest and investment earnings	\$ 0
16	Sales/lease proceeds	\$ 0
17	TIF Credits	\$ 0
18	Total Estimated Tax Increment Revenues	\$ 250,000

ESTIMATED PROJECT/FINANCING COSTS (to be paid or financed with tax increment)

Project costs		
19	Land/building acquisition	\$ 30,000
20	Site improvements/preparation costs	\$ 138,000
21	Utilities	\$ 50,800
22	Other public improvements	\$ 63,452
23	Construction of affordable housing	\$ 0
24	Small city authorized costs, if not already included above	\$ 0
25	Administrative costs	\$ 24,900
26	Estimated Tax Increment Project Costs	\$ 307,152

Estimated financing costs

27	Interest expense	\$ 275,000
28	Total Estimated Project/Financing Costs to be Paid From Tax Increment	\$ 582,152

ESTIMATED FINANCING

		4/22/2002
29	Total amount of bonds to be issued	\$ 50,000

Caledonia - TIF 2-1 Twnhms - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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District Information**Special Legislation**

1 Was any special legislation enacted for this district? No

2	A	B	C	D
	Year	Chapter	Article	Section
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

3 Captured Tax Capacity (Only select "Not Applicable" if Decertified or Entirely Tax Exempt) Applicable

		2022 Amount
4	Current net tax capacity	+ \$ 7,834
5	Original net tax capacity	- \$ 32
6	Captured net tax capacity (If negative, show \$0)	= \$ 7,802
7	Fiscal disparity deduction, if applicable (option B)	- \$ 0
8	Captured net tax capacity shared with other taxing jurisdictions	- \$ 0
9	Captured net tax capacity retained for tax increment financing (If negative, show \$0)	= \$ 7,802

Fiscal Disparities

10 Enter the amount of total increased property taxes to be paid from outside the TIF district from line 33 of the Department of Revenue's fiscal disparity option A calculation form.

Five-Year Rule

11 Did one or more of the following actions occur before 12/18/2002? Yes

If yes, select "Yes" at the appropriate actions:

12	Revenues were paid to a third party	No
13	Bonds were issued and sold to a third party	Yes
14	Binding contracts with a third party were entered into and the revenues will be spent under the contractual obligation	Yes
15	Activity costs were paid for and revenues are spent to reimburse a party for payment of the activity costs	Yes
16	Expenditures were made for housing or public infrastructure purposes as permitted by Minn. Stat. § 469.1763, subd. 3 (a) (5)	No

Statutory County Correction of Error(s)

17 Did the county auditor address any error under Minn. Stat. § 469.177, subd. 13 in 2022? (Populated per county; use Comments Tab to note any disagreement) No

Decertification

18 Has this district been decertified? No

19 Actual Decertification Date:

Chattanooga - TIF 2-1 Worksheet - 2022 Annual Reporting Form

Home | Overview | District Info | Land | Worksheet | Notes | PAFS | Project Costs | Variables | Row & Col | Reference | Help | ACP

Financing & Debt

Since 2012, have you made debt service payments on a TIF bond, or non-TIF bond, or on the district's indebtedness?

1. If yes, please specify the amount of principal and interest paid. If no, please enter "No".

TIF Principal and Interest

	A	B	C
	Amount Paid	Amount Paid	Amount Paid
	2012	2013	2014
2. TIF Bond Interest (Other than refunding bonds)	\$ 0	\$ 0	\$ 0
3. TIF Refunding Bond Interest	\$ 0	\$ 0	\$ 0
4. TIF Bond Principal Payments From Tax Increment	\$ 0	\$ 0	\$ 0
5. Interest Payments From Tax Increment (TIF and Non-TIF Bonds)	\$ 0	\$ 0	\$ 0

Calendars - TIF 2-1 Tenthens - 2022 Annual Reporting Form

Calendars - TIF 2-1 Tenthens - 2022 Annual Reporting Form

Key To Bond Codes: "Type"

- A - General Obligation TIF Bonds
- B - Revenue TIF Bonds
- C - Other TIF Debt
- D - Non-TIF Bonds

A										B										C										D										E										F										G										H										I										J										K										L										M										N										O										P										Q										R										S										T										U										V										W																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Other										Type										Amount										Interest										Term Date										Paid Maturity Date										Amount Rate Range										Issue Amount										Annual Substantiated (if applicable)										Paid in Prior Years From Tax Increment										Paid in Prior Years From Other Sources										Paid in 2022 From Tax Increment										Paid in 2022 From Other Sources										Additions to Prior Years										Additions to 2022										Outstanding										Due in 2022 From Tax Increment										Paid in Prior Years From Tax Increment										Paid in Prior Years From Other Sources										Paid in 2022 From Tax Increment										Paid in 2022 From Other Sources										Due in 2022 From Tax Increment																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Interfund Loans

1. Does Caledonia ever pay interest on interfund loans after 2022?

2. Did this district pay interest on interfund loans that were paid off before 2023?

Interfund Loans

	A	B
	2022	2021
3. Due to other T-P districts	\$ 0	\$ 0
4. Due to non-T-P districts	\$ 14,838	\$ 3,171
5. Due from other T-P districts	\$ 0	\$ 0
6. Due from non-T-P districts	\$ 0	\$ 0

Principal and Interest

	A	B	C
	Interfund Loans Refined Before 2023	After 2023	Total Amount
7. Principal payments paid from this district	\$ 0	\$ 32,248	\$ 32,248
8. Interest payments paid from this district	\$ 0	\$ 26,580	\$ 26,580

Caledonia - TIF 2-4 Turntime - 2023 Annual Reporting Form

Caledonia - TIF 2-4 Turntime - 2023 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - Receivable Interfund Loan to Other District
- B - Receivable Interfund Loan to Non-Tax Incremental Account
- C - Payable Interfund Loan from Other District
- D - Payable Interfund Loan from Non-Tax Incremental Account

Line	Type	Name of Record Party (State/Local or Non-Tax Incremental Account)		Resolution Date	First Maturity Date	Interest Rate Range	Authorized Amount	Principal				Additional/Reductions Prior Years	Additional/Reductions In 2023	Outstanding	Due In 2023	Paid		Due In 2023	Modified In 2023
		District	Non-Tax Incremental Account					Prior Years Orig. Amount	2023 Orig. Amount	Payments in Prior Years	Payments in 2023					Paid Prior Years	Paid Rec'd In 2023		
1	A		General Fund	6/1/2007	7/1/2023	5.000 - 5.000 %	\$ 20,000.00	\$ 40,188	\$ 0	\$ 53,340	\$ 7,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
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29																			
30																			

If you need to report additional interest here, please contact the OSA

Comments - Add Comments Here

Caledonia - TIF 2-1 Turnhams - 2022 Annual Reporting Form

Home Overview Chart Info Calc Instructions Learn PAYO Payoff Calc Transfers Rev & Inc Balance Sheet EIC ADS Comments

Pay-As-You-Go (PAYG) Financing

1. Are there any PAYG obligations for this district? ☐ Yes ☒ No

For the section below, report only the documented PAYG costs to be repaid with tax increment.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
	Total All PAYG Through 2022	West Main Townhomes of Caledonia	PAYO 2 Through 2022	PAYO 3 Through 2022	PAYO 4 Through 2022	PAYO 5 Through 2022	PAYO 6 Through 2022	PAYO 7 Through 2022	PAYO 8 Through 2022	PAYO 9 Through 2022	PAYO 10 Through 2022	PAYO 11 Through 2022	PAYO 12 Through 2022	PAYO 13 Through 2022	PAYO 14 Through 2022
DOCUMENTED PAYG COSTS															
2. Landfilling acquisition	\$ 30,000	\$ 30,000													
3. Site improvement/development costs	\$ 138,000	\$ 138,000													
4. Utilities	\$ 0	\$ 0													
5. Other public improvements	\$ 70,852	\$ 70,852													
6. Construction of affordable housing	\$ 0	\$ 0													
7. Small-city authorized costs, if not already indicated above	\$ 0	\$ 0													
8. Temp Jobs Strategy (Min. Staff \$ 400,175, subd. 4c)	\$ 0	\$ 0													
9. Total documented PAYG costs to be paid with tax increment	\$ 238,852	\$ 238,852	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Principal and Interest

10. Outstanding obligation contingent upon available tax increment	12/31/2021	12/31/2022
	\$ 0	\$ 0
11. Principal payments	Prior Years	2022 Amount
	\$ 0	\$ 0
12. Interest payments	\$ 185,842	\$ 0

Caledonia - TIF 2-1 Turnhams - 2022 Annual Reporting Form

	A	B	C	D	E	F
	Name on Development Agreement	Issue Date	Final Maturity Date	Interest Rate Range	Contract / Note Amount	Documented Amount
1.	West Main Townhomes of Caledonia	11/13/2008	12/31/2023	3.00% - 5.00%	\$ 238,852	\$ 238,852
2.						\$ 0
3.						\$ 0
4.						\$ 0
5.						\$ 0
6.						\$ 0
7.						\$ 0
8.						\$ 0
9.						\$ 0
10.						\$ 0

Caledonia - TIF 2-1 Turnhams - 2022 Annual Reporting Form

	G	H	I	J	K	L	M	N	O
	Paid in Prior Years	Paid in 2022	Additional Reductions Prior Years	Additional Reductions In 2022	Outstanding	Due in 2022	Paid in Prior Years	Paid in 2022	Due in 2022
1.	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2.	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3.	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
4.	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5.	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
6.	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
7.	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
8.	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
9.	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
10.	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Comments (200 Character Limit)

Caledonia - TIF 2-1 Twnhms - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS
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Project Costs

	A	B	C
	Prior Years	2022 Amount	Total Through 2022
PROJECT COSTS (OTHER THAN PAYG)			
1 Land/building acquisition	\$ 0	\$ 0	\$ 0
2 Site improvements/preparation costs	\$ 41,995	\$ 0	\$ 41,995
3 Utilities	\$ 51,232	\$ 0	\$ 51,232
4 Other public improvements	\$ 0	\$ 0	\$ 0
5 Construction of affordable housing	\$ 0	\$ 0	\$ 0
6 Small city authorized costs, if not already included above	\$ 0	\$ 0	\$ 0
7 Temp Jobs Stimulus [Minn. Stat. § 469.176, subd. 4m]	\$ 0	\$ 0	\$ 0
8 Temp Transfer Authority [Minn. Stat. § 469.176, subd. 4n]	\$ 0	\$ 0	\$ 0
9 Authority administrative costs	\$ 30,003	\$ 1,156	\$ 31,159
10 County administrative costs	\$ 0	\$ 0	\$ 0
11 Subtract prior years' costs paid with public funds other than tax increment	\$ 10,746		\$ 10,746
12 Total Project Costs (Other than PAYG) Paid or Financed with Tax Increment and/or TIF Bond Proceeds	\$ 112,484	\$ 1,156	\$ 113,640
PROJECT COSTS (PAYG)			
13 Land/building acquisition			\$ 30,000
14 Site improvements/preparation costs			\$ 138,000
15 Utilities			\$ 0
16 Other public improvements			\$ 70,862
17 Construction of affordable housing			\$ 0
18 Small city authorized costs, if not already included above			\$ 0
19 Temp Jobs Stimulus [Minn. Stat. § 469.176, subd. 4m]			\$ 0
20 Total Documented Project Costs (PAYG) to be Paid with Tax Increment			\$ 238,862
21 TOTAL PROJECT COSTS PAID OR TO BE PAID WITH TAX INCREMENT AND/OR TIF BOND PROCEEDS			\$ 352,492
22 Amount of any payments included above for activities and improvements located outside the TIF district and paid for or financed with tax increment including administrative costs	\$ 30,003	\$ 1,156	\$ 31,159

Caledonia - TIF 2-1 Twnhms - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Transfers Between TIF Districts

1 Are there any transfers of tax increment to or from the TIF district? No

A	B	C	D
District Name	Prior Years	2022 Amount	Total Through 2022

2 TRANSFERS IN

Transfers of tax increment from other TIF districts

1				\$	0
2				\$	0
3				\$	0
4				\$	0
5				\$	0
6				\$	0
7				\$	0
8				\$	0
9				\$	0
10				\$	0
11				\$	0
12				\$	0
13				\$	0
14				\$	0
15				\$	0
16				\$	0
17				\$	0
18				\$	0
19				\$	0
20				\$	0
3	Total Transfers In	\$	0	\$	0

4 TRANSFERS OUT

Transfers of tax increment to other TIF districts

1				\$	0
2				\$	0
3				\$	0
4				\$	0
5				\$	0
6				\$	0
7				\$	0
8				\$	0
9				\$	0
10				\$	0
11				\$	0
12				\$	0
13				\$	0
14				\$	0
15				\$	0
16				\$	0
17				\$	0
18				\$	0
19				\$	0
20				\$	0
5	Total Transfers Out	\$	0	\$	0

Caledonia - TIF 2-1 Twnhms - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	AL
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Revenues, Expenditures, and Changes in Tax Increment Balance

	A	B	C
	Prior Years	2022 Amount	Total Through 2022
REVENUES			
1 Tax increment revenues distributed from the county	\$ 261,158	\$ 9,857	\$ 271,015
2 Interest and investment earnings	\$ 329	\$ 0	\$ 329
3 TIF Credits	\$ 0	\$ 0	\$ 0
4 Loan/advance repayments	\$ 48,186	\$ 0	\$ 48,186
5 Lease proceeds	\$ 0	\$ 0	\$ 0
6 Repayments or return of tax increment per agreements	\$ 0	\$ 0	\$ 0
7 Total Revenues	\$ 309,673	\$ 9,857	\$ 319,530
EXPENDITURES			
8 Project costs (other than PAYG)	\$ 112,484	\$ 1,156	\$ 113,640
9 Tax increment returned to the county	\$ 0	\$ 0	\$ 0
Bond Payments			
Principal			
10 Payments for PAYG note or contract	\$ 0	\$ 0	\$ 0
11 Payments on all other TIF bonds	\$ 0	\$ 0	\$ 0
Interest			
12 Interest on PAYG	\$ 185,842	\$ 0	\$ 185,842
13 Interest on all other (TIF and Non-TIF) bonds	\$ 0	\$ 0	\$ 0
14 Interest on interfund loans	\$ 25,580	\$ 1,335	\$ 26,915
15 Total Expenditures	\$ 323,906	\$ 2,491	\$ 326,397
16 Revenues over (under) expenditures	\$ (14,233)	\$ 7,366	\$ (6,867)
OTHER SOURCES AND USES			
17 Transfers in	\$ 0	\$ 0	\$ 0
18 Transfers out	\$ 0	\$ 0	\$ 0
19 TIF Bonds issued (other than refunding bonds)	\$ 0	\$ 0	\$ 0
20 Refunding TIF bonds issued	\$ 0	\$ 0	\$ 0
21 TIF Bonds refunded	\$ 0	\$ 0	\$ 0
22 TIF Bond discount	\$ 0	\$ 0	\$ 0
23 TIF Bond premium	\$ 0	\$ 0	\$ 0
24 Sales of property	\$ 0	\$ 0	\$ 0
25 Other (see instructions, comment required)	\$ 0	\$ 0	\$ 0
26 Total Other Sources and Uses	\$ 0	\$ 0	\$ 0
27 Net change in tax increment balances	\$ (14,233)	\$ 7,366	\$ (6,867)
28 Tax Increment balance (beginning 01/01/2022)		\$ (14,233)	
29 Tax Increment balance (ending 12/31/2022)		\$ (6,867)	

Comments (500 Character limit):

30

Caledonia - TIF 2-1 Twnhms - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance
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Balance Sheet

		A	B
		12/31/2021	12/31/2022
ASSETS			
1	Cash	\$ 605	\$ 306
2	Investments	\$ 0	\$ 0
3	Due from other TIF districts	\$ 0	\$ 0
4	Due from non-tax increment accounts	\$ 0	\$ 0
5	Interest receivable	\$ 0	\$ 0
6	Taxes receivable	\$ 0	\$ 0
7	Other receivables	\$ 0	\$ 0
8	Property held for resale	\$ 0	\$ 0
9	Total Assets	\$ 605	\$ 306
LIABILITIES			
10	Due to other TIF districts	\$ 0	\$ 0
11	Due to non-tax increment accounts	\$ 14,838	\$ 7,173
12	Accounts payable	\$ 0	\$ 0
13	Unearned revenue	\$ 0	\$ 0
14	Total Liabilities	\$ 14,838	\$ 7,173
15	Deferred Inflows	\$ 0	\$ 0
16	Total Liabilities and Deferred Inflows	\$ 14,838	\$ 7,173
TAX INCREMENT BALANCE			
17	Total Tax Increment Balance	\$ (14,233)	\$ (6,867)
18	Total Liabilities and Tax Increment Balance	\$ 605	\$ 306

Caledonia - TIF 2-1 Twnhms - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Excess Increment Calculation**Excess Increment calculation report required?**

If the total costs authorized by the TIF plan to be paid or financed with tax increment from the district exceed the total tax increment collected from the district by 20 percent or more, the excess increment calculation is not required to be reported.

Excess increment calculation reporting exemption: Minn. Stat. § 469.176, subd. 2 (g).

1	Tax increment generated by the district since certification	\$ 319,530
2	Multiply the above amount by 1.2	\$ 383,436
3	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 582,152
4	Based on the calculation above, the Excess Increment Calculation Report is:	NOT REQUIRED

Excess Increment Calculation Report

5	Total tax increment generated by the district since certification	\$ 319,530
6	Subtract total tax increment returned to the county	\$ 0
7	Subtotal A	\$ 319,530
8	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 582,152
9	Subtract authorized costs that have been or will be paid from sources other than tax increment	
10	Subtract principal and interest payments due after the year ended December 31, 2022	
	Add transfers of increment made prior to December 31, 2022, used to pay for Minn. Stat. § 469.1763 deficits	
11		
12	Subtotal B	\$ 582,152
13	Excess increment (Subtract subtotal B from subtotal A)	\$ (262,622)

Subtract any of the authorized uses of excess increment listed below:

14	Prepayment of any outstanding bonds	
15	Discharge of the pledge of tax increment for any outstanding bonds	
16	Payment into an escrow account dedicated to the payment of any outstanding bond	
17	Excess increment after subtractions of authorized uses*	\$ (262,622)

*Excess increments after subtractions must be returned to the county for distribution to the city, county, and school districts in which the TIF district is located within nine months after the end of the year (by September 30).

Caledonia - TIF 2-1 Twnhms - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Expr	Bi
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2022 Annual Disclosure Statement

1	Name of Development Authority:	Caledonia
2	Name of Municipality:	Caledonia
3	Caledonia Argus (Name of the Newspaper)	7/19/2023 (Date of Publication)

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2022.

		TIF 2-1 Twnhms
4	Current net tax capacity	\$ 7,834
5	Original net tax capacity	\$ 32
6	Captured net tax capacity	\$ 7,802
7	Principal and interest payments due in 2023	\$ 7,173
8	Tax increment received in 2022	\$ 9,857
9	Tax increment expended in 2022	\$ 2,491
10	Month and year of first tax increment receipt	6/1998
11	Date of required decertification	12/31/2023
12	The total increased property taxes to be paid from outside the district if fiscal disparities Option A applies*	\$ 0

* The fiscal disparities property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth. Amounts displayed here indicate that the district did not contribute its growth in commercial-industrial property tax values and represent the resulting increase in taxes on other properties in the City for taxes payable in 2022.

Additional information regarding this district may be obtained from:

13	Name:	Jake Dickson
14	Address:	PO Box 232
15	City:	Caledonia
16	State:	MN
17	Zip Code:	55921
18	Phone:	5077253450 Enter as 6512962551
19	Email:	none

Enter 'none' if no email address.

Caledonia - TIF 2-1 Twnhms - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Bal
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Comments

Please enter any additional comments regarding this district (500 character limit on Comments):

1

Caledonia - TIF 2-2 Hsg - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Tax Increment Financing Annual Reporting Form for the Year Ended December 31, 2022

1	TIF District Name:	TIF 2-2 Hsg
2	Development Authority:	Caledonia
3	District Type:	Housing
4	County Where TIF District is Located:	Houston
5	County Identification Number, if any:	013

6	For Economic Development districts only: (choose "Not Applicable" for all other districts)	
a	Is the Small City Exception being used?	Not Applicable
b	Is the district used for a Workforce Housing Project?	Not Applicable
7	Is this TIF district in a fiscal disparities area?	No
8	If yes, under what option?	Not Applicable

Original TIF Plan Information

9	TIF Plan Approval Date:	7/29/1996
10	Certification Request Date:	9/6/1996
11	Certification Date:	12/18/1997

District Duration

12	Month and year of first receipt of tax increment (actual or anticipated):	6/1998
13	Required Decertification Date:	12/31/2023

TIF Plan Estimates - Modification 4/22/2002

		4/22/2002
ESTIMATED TAX INCREMENT REVENUES (from tax increment generated by the district)		
14	Tax increment revenues distributed from the county	\$ 430,000
15	Interest and investment earnings	\$ 0
16	Sales/lease proceeds	\$ 0
17	TIF Credits	\$ 0
18	Total Estimated Tax Increment Revenues	\$ 430,000

ESTIMATED PROJECT/FINANCING COSTS (to be paid or financed with tax increment)		
Project costs		
19	Land/building acquisition	\$ 0
20	Site improvements/preparation costs	\$ 241,087
21	Utilities	\$ 15,000
22	Other public improvements	\$ 0
23	Construction of affordable housing	\$ 0
24	Small city authorized costs, if not already included above	\$ 0
25	Administrative costs	\$ 24,900
26	Estimated Tax Increment Project Costs	\$ 280,987

Estimated financing costs		
27	Interest expense	\$ 220,000
28	Total Estimated Project/Financing Costs to be Paid From Tax Increment	\$ 500,987

		4/22/2002
ESTIMATED FINANCING		
29	Total amount of bonds to be issued	\$ 30,000

Caledonia - TIF 2-2 Hsg - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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District Information**Special Legislation**

1 Was any special legislation enacted for this district? **No**

2	A	B	C	D
	Year	Chapter	Article	Section
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

3 **Captured Tax Capacity** (Only select "Not Applicable" if Decertified or Entirely Tax Exempt) **Applicable**

		2022 Amount
4	Current net tax capacity	+ \$ 7,412
5	Original net tax capacity	- \$ 350
6	Captured net tax capacity (If negative, show \$0)	= \$ 7,062
7	Fiscal disparity deduction, if applicable (option B)	- \$ 0
8	Captured net tax capacity shared with other taxing jurisdictions	- \$ 0
9	Captured net tax capacity retained for tax increment financing (If negative, show \$0)	= \$ 7,062

Fiscal Disparities

10 Enter the amount of total increased property taxes to be paid from outside the TIF district from line 33 of the Department of Revenue's fiscal disparity option A calculation form.

Five-Year Rule

11 Did one or more of the following actions occur before 12/18/2002 ? **Yes**

If yes, select "Yes" at the appropriate actions:

12	Revenues were paid to a third party	No
13	Bonds were issued and sold to a third party	No
14	Binding contracts with a third party were entered into and the revenues will be spent under the contractual obligation	Yes
15	Activity costs were paid for and revenues are spent to reimburse a party for payment of the activity costs	Yes
16	Expenditures were made for housing or public infrastructure purposes as permitted by Minn. Stat. § 469.1763, subd. 3 (a) (5)	No

Statutory County Correction of Error(s)

17 Did the county auditor address any error under Minn. Stat. § 469.177, subd. 13 in 2022? (Populated per county; use Comments Tab to note any disagreement) **No**

Decertification

18 Has this district been decertified? **No**

19 Actual Decertification Date:

Caledonia - TIP 2-2 Hwy - 2022 Annual Reporting Form

Home | Overview | Instructions | Data | Contact Us | Privacy | Project Costs | Financials | How A Tip | Interest Sheet | Help | About

Financing & PIM

Since 2016, have you made debt service payments on a TIP bond or non-TIP bond, or are the district's bonded

obligated to pay an outstanding bond?

1	Yes
---	-----

TIP Principal and Interest

	A	B	C
	Bonds Raised		
	During 2020		
	All Prior Years		
	2022 Amount		
2	TIP Bonds Issued (other than refunding bonds)	\$	0
3	TIP Refunding Bonds Issued	\$	0
4	TIP Bond Principal payments from tax revenues	\$	0
5	Interest payments from tax revenues, TIP and other TIP bonds	\$	0

Calderdale - TPF 2-2 Hwy - 2022 Annual Reporting Form

Calderdale - TPF 2-2 Hwy - 2022 Annual Reporting Form

Key To Reporting Status for "Type"

A - General Obligation TPF Bonds
 B - Revenue TPF Bonds
 C - Other TPF Debt
 D - Non-TPF Bonds

Issue	Full	Partial	Refunding	Refunding	Issue Date	First Payment Date	Interest Rate Range	Issue Amount	Amount Refunded (if refunded)	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2022 From Tax Increment	Paid in 2022 From Other Sources	Additional in 2022	Additional in 2022	Outstanding	Due in 2022 From Tax Increment	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2022 From Tax Increment	Paid in 2022 From Other Sources	Due in 2022 From Tax Increment
1																						
2																						
3																						
4																						
5																						
6																						
7																						
8																						
9																						
10																						
11																						
12																						
13																						
14																						
15																						
16																						
17																						
18																						
19																						
20																						

Do not consider PAYD and interest items. If you need to report additional items, please contact the OSA.

Comments (300 character limit)

California • TIF 2-2 Hqs • 2022 Annual Reporting Form

Home | Overview | District Info | Sales | Interfund Loans | PAYG | Present Costs | Transfers | Rev & Exp | Returns

Interfund Loans

1. Does this district have interfund loans outstanding after 2020?
2. Did this district pay interest on interfund loans that were reduced before 2021?

Interfund Loans

	A	B
1. Only by other TIF districts	YES/NO	YES/NO
2. Due to other TIF districts	\$ 0	\$ 0
3. Due to other TIF districts	\$ 0	\$ 0
4. Due to other TIF districts	\$ 0	\$ 0
5. Due to other TIF districts	\$ 0	\$ 0

Principal and Interest

	A	B	C
1. Principal payments paid from this district			
2. Interest payments paid from this district			

Caledonia - TIF 5-2 Mag - 2023 Annual Reporting Form

Caledonia - TIF 5-2 Mag - 2023 Annual Reporting Form

Key To Symbols/Abbreviations For "Type"

- A - Receivable Interfund Loan to Other District
- B - Receivable Interfund Loan to Non-Tax Incremental Account
- C - Payable Interfund Loan from Other District
- D - Payable Interfund Loan from Non-Tax Incremental Account

A		B		C		D		E		F		G		H		I		J		K		L		M		N		O		P		Q		R		S		T			
Name of Issuing Party (District or Non-Tax Incremental Account)		Resolution Date		Final Maturity Date		Interest Rate Range		Authorized Amount		Prior Years Gross Amount		2023 Gross Amount		Payable's to Prior Years		Payable's to 2023		Additional Reductions Prior Years		Additional Reductions in 2023		Outstanding		Due in 2023		Paid Prior Years in Prior Years		Paid Prior Years in 2023		Due in 2023		Modified in 2023?									
1	D	Caledonia	1/1/2023	12/31/2023	0.000 - 0.000 %	\$ 20,000	\$ 20,000	\$ 0	\$ 0	\$ 20,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	No		
2																																									
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19																																									
20																																									

If you need to report additional interfund loans, please contact the CRA

Signature (CRA/County Seal)

Caledonia - TIF 2-2 Hsg - 2022 Annual Reporting Form

Home | Overview | District Info | Cals | Transfer/Trans | PAYO | Payout Costs | Transfers | Ref & Etc | Balance Sheet | ETC | ADS | Comments

Pay-As-You-Go (PAYG) Financing

1 Are there any PAYG obligations for this district? ☒ Yes

For the section below, report only the documented PAYG costs to be repaid with tax increment.

	A	B	C	D	E	F	G	H	I	J	K	L
	Total All PAYG Through 2022	Edwards Investments Through 2022	PAYO 1 Through 2022	PAYO 2 Through 2022	PAYO 3 Through 2022	PAYO 4 Through 2022	PAYO 5 Through 2022	PAYO 6 Through 2022	PAYO 7 Through 2022	PAYO 8 Through 2022	PAYO 9 Through 2022	PAYO 10 Through 2022
DOCUMENTED PAYG COSTS												DOCUMENTED PAYG COSTS
1 Land/lot acquisition	\$ 0	\$ 0										Land/lot Acq
2 Site improvements/preparation costs	\$ 241,087	\$ 241,087										Site Impro/Prep
3 Utilities	\$ 0	\$ 0										Utilities
4 Other public improvements	\$ 0	\$ 0										Other Pub Impr
5 Construction of affordable housing	\$ 0	\$ 0										Affordable Hsg
6 Small city authorized costs, if not already included above	\$ 0	\$ 0										Small City
7 Temp Jobs (Minibus Term, Stat, 4-483.175, subd. 4th)	\$ 0	\$ 0										Temp Jobs, Dis
8 Total documented PAYG costs to be paid with tax increment	\$ 241,087	\$ 241,087	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	TOTAL

Principal and Interest

	12/31/2021	12/31/2022
10 Outstanding principal contingent upon available tax increment	\$ 0	\$ 0
	Prior Years	2022 Amount
11 Principal payments	\$ 0	\$ 0
12 Interest payments	\$ 115,581	\$ 0

Caledonia - TIF 2-4 Hsg - 2022 Annual Reporting Form

Caledonia - TIF 2-2 Hsg - 2022 Annual Reporting Form

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
	Notes on Development Agreement	Issue Date	Final Maturity Date	Interest Rate Range	Contract / Note Amount	Documented Amount	Paid in Prior Years	Paid in 2022	Additional Reductions Prior Years	Additional Reductions In 2022	Outstanding	Due in 2023	Paid in Prior Years	Paid in 2022	Due in 2023
1 Edwards Investments	405/1997	1/31/2023	8.000	8.000	\$ 241,087	\$ 241,087	\$ 0	\$ 0	\$ 241,087	\$ 0	\$ 0	\$ 0	\$ 115,581	\$ 0	\$ 0
2						\$ 0					\$ 0				
3						\$ 0					\$ 0				
4						\$ 0					\$ 0				
5						\$ 0					\$ 0				
6						\$ 0					\$ 0				
7						\$ 0					\$ 0				
8						\$ 0					\$ 0				
9						\$ 0					\$ 0				
10						\$ 0					\$ 0				

Comments (if applicable)

Caledonia - TIF 2-2 Hsg - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS
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Project Costs

	A	B	C
	Prior Years	2022 Amount	Total Through 2022
PROJECT COSTS (OTHER THAN PAYG)			
1 Land/building acquisition	\$ 0	\$ 0	\$ 0
2 Site improvements/preparation costs	\$ 0	\$ 0	\$ 0
3 Utilities	\$ 19,557	\$ 0	\$ 19,557
4 Other public improvements	\$ 12,955	\$ 0	\$ 12,955
5 Construction of affordable housing	\$ 0	\$ 0	\$ 0
6 Small city authorized costs, if not already included above	\$ 0	\$ 0	\$ 0
7 Temp Jobs Stimulus [Minn. Stat. § 469.176, subd. 4m]	\$ 0	\$ 0	\$ 0
8 Temp Transfer Authority [Minn. Stat. § 469.176, subd. 4n]	\$ 0	\$ 0	\$ 0
9 Authority administrative costs	\$ 16,373	\$ 1,155	\$ 17,528
10 County administrative costs	\$ 125	\$ 0	\$ 125
11 Subtract prior years' costs paid with public funds other than tax increment	\$ 0		\$ 0
12 Total Project Costs (Other than PAYG) Paid or Financed with Tax Increment and/or TIF Bond Proceeds	\$ 49,010	\$ 1,155	\$ 50,165
PROJECT COSTS (PAYG)			
13 Land/building acquisition			\$ 0
14 Site improvements/preparation costs			\$ 241,087
15 Utilities			\$ 0
16 Other public improvements			\$ 0
17 Construction of affordable housing			\$ 0
18 Small city authorized costs, if not already included above			\$ 0
19 Temp Jobs Stimulus [Minn. Stat. § 469.176, subd. 4m]			\$ 0
20 Total Documented Project Costs (PAYG) to be Paid with Tax Increment			\$ 241,087
21 TOTAL PROJECT COSTS PAID OR TO BE PAID WITH TAX INCREMENT AND/OR TIF BOND PROCEEDS			\$ 291,252
22 Amount of any payments included above for activities and improvements located outside the TIF district and paid for or financed with tax increment including administrative costs	\$ 16,374	\$ 1,157	\$ 17,531

Caledonia - TIF 2-2 Hsg - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Transfers Between TIF Districts

1 Are there any transfers of tax increment to or from the TIF district? No

A	B	C	D
District Name	Prior Years	2022 Amount	Total Through 2022

2 TRANSFERS IN

Transfers of tax increment from other TIF districts

1				\$	0
2				\$	0
3				\$	0
4				\$	0
5				\$	0
6				\$	0
7				\$	0
8				\$	0
9				\$	0
10				\$	0
11				\$	0
12				\$	0
13				\$	0
14				\$	0
15				\$	0
16				\$	0
17				\$	0
18				\$	0
19				\$	0
20				\$	0
3	Total Transfers In	\$	0	\$	0

4 TRANSFERS OUT

Transfers of tax increment to other TIF districts

1				\$	0
2				\$	0
3				\$	0
4				\$	0
5				\$	0
6				\$	0
7				\$	0
8				\$	0
9				\$	0
10				\$	0
11				\$	0
12				\$	0
13				\$	0
14				\$	0
15				\$	0
16				\$	0
17				\$	0
18				\$	0
19				\$	0
20				\$	0
5	Total Transfers Out	\$	0	\$	0

Caledonia - TIF 2-2 Hsg - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	AI
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Revenues, Expenditures, and Changes in Tax Increment Balance

	A	B	C
	Prior Years	2022 Amount	Total Through 2022
REVENUES			
1 Tax increment revenues distributed from the county	\$ 131,971	\$ 8,850	\$ 140,821
2 Interest and investment earnings	\$ 39	\$ 0	\$ 39
3 TIF Credits	\$ 622	\$ 0	\$ 622
4 Loan/advance repayments	\$ 36,021	\$ 0	\$ 36,021
5 Lease proceeds	\$ 0	\$ 0	\$ 0
6 Repayments or return of tax increment per agreements	\$ 0	\$ 0	\$ 0
7 Total Revenues	\$ 168,653	\$ 8,850	\$ 177,503
EXPENDITURES			
8 Project costs (other than PAYG)	\$ 49,010	\$ 1,155	\$ 50,165
9 Tax increment returned to the county	\$ 0	\$ 0	\$ 0
Bond Payments			
Principal			
10 Payments for PAYG note or contract	\$ 0	\$ 0	\$ 0
11 Payments on all other TIF bonds	\$ 0	\$ 0	\$ 0
Interest			
12 Interest on PAYG	\$ 115,581	\$ 0	\$ 115,581
13 Interest on all other (TIF and Non-TIF) bonds	\$ 0	\$ 0	\$ 0
14 Interest on interfund loans	\$ 27,543	\$ 0	\$ 27,543
15 Total Expenditures	\$ 192,134	\$ 1,155	\$ 193,289
16 Revenues over (under) expenditures	\$ (23,481)	\$ 7,695	\$ (15,786)
OTHER SOURCES AND USES			
17 Transfers in	\$ 0	\$ 0	\$ 0
18 Transfers out	\$ 0	\$ 0	\$ 0
19 TIF Bonds issued (other than refunding bonds)	\$ 0	\$ 0	\$ 0
20 Refunding TIF bonds issued	\$ 0	\$ 0	\$ 0
21 TIF Bonds refunded	\$ 0	\$ 0	\$ 0
22 TIF Bond discount	\$ 0	\$ 0	\$ 0
23 TIF Bond premium	\$ 0	\$ 0	\$ 0
24 Sales of property	\$ 0	\$ 0	\$ 0
25 Other (see instructions, comment required)	\$ 0	\$ 0	\$ 0
26 Total Other Sources and Uses	\$ 0	\$ 0	\$ 0
27 Net change in tax increment balances	\$ (23,481)	\$ 7,695	\$ (15,786)
28 Tax Increment balance (beginning 01/01/2022)		\$ (23,481)	
29 Tax Increment balance (ending 12/31/2022)		\$ (15,786)	

Comments (500 Character limit):

30	
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Caledonia - TIF 2-2 Hsg - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance
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Balance Sheet

		A	B
		12/31/2021	12/31/2022
ASSETS			
1	Cash	\$ 601	\$ 296
2	Investments	\$ 0	\$ 0
3	Due from other TIF districts	\$ 0	\$ 0
4	Due from non-tax increment accounts	\$ 0	\$ 0
5	Interest receivable	\$ 0	\$ 0
6	Taxes receivable	\$ 0	\$ 0
7	Other receivables	\$ 0	\$ 0
8	Property held for resale	\$ 0	\$ 0
9	Total Assets	\$ 601	\$ 296
LIABILITIES			
10	Due to other TIF districts	\$ 0	\$ 0
11	Due to non-tax increment accounts	\$ 24,082	\$ 16,082
12	Accounts payable	\$ 0	\$ 0
13	Unearned revenue	\$ 0	\$ 0
14	Total Liabilities	\$ 24,082	\$ 16,082
15	Deferred Inflows	\$ 0	\$ 0
16	Total Liabilities and Deferred Inflows	\$ 24,082	\$ 16,082
TAX INCREMENT BALANCE			
17	Total Tax Increment Balance	\$ (23,481)	\$ (15,786)
18	Total Liabilities and Tax Increment Balance	\$ 601	\$ 296

Caledonia - TIF 2-2 Hsg - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Excess Increment Calculation**Excess increment calculation report required?**

If the total costs authorized by the TIF plan to be paid or financed with tax increment from the district exceed the total tax increment collected from the district by 20 percent or more, the excess increment calculation is not required to be reported.

Excess increment calculation reporting exemption: Minn. Stat. § 469.176, subd. 2 (g).

1	Tax increment generated by the district since certification	\$ 177,503
2	Multiply the above amount by 1.2	\$ 213,004
3	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 500,987
4	Based on the calculation above, the Excess Increment Calculation Report is:	NOT REQUIRED

Excess Increment Calculation Report

5	Total tax increment generated by the district since certification	\$ 177,503
6	Subtract total tax increment returned to the county	\$ 0
7	Subtotal A	\$ 177,503
8	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 500,987
9	Subtract authorized costs that have been or will be paid from sources other than tax increment	
10	Subtract principal and interest payments due after the year ended December 31, 2022	
11	Add transfers of increment made prior to December 31, 2022, used to pay for Minn. Stat. § 469.1763 deficits	
12	Subtotal B	\$ 500,987
13	Excess increment (Subtract subtotal B from subtotal A)	\$ (323,484)

Subtract any of the authorized uses of excess increment listed below:

14	Prepayment of any outstanding bonds	
15	Discharge of the pledge of tax increment for any outstanding bonds	
16	Payment into an escrow account dedicated to the payment of any outstanding bond	
17	Excess increment after subtractions of authorized uses*	\$ (323,484)

*Excess increments after subtractions must be returned to the county for distribution to the city, county, and school districts in which the TIF district is located within nine months after the end of the year (by September 30).

Caledonia - TIF 2-2 Hsg - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Expr	Bo
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2022 Annual Disclosure Statement

1	Name of Development Authority:	Caledonia
2	Name of Municipality:	Caledonia
3	Caledonia Argus (Name of the Newspaper)	7/19/2023 (Date of Publication)

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2022.

		TIF 2-2 Hsg
4	Current net tax capacity	\$ 7,412
5	Original net tax capacity	\$ 350
6	Captured net tax capacity	\$ 7,062
7	Principal and interest payments due in 2023	\$ 8,000
8	Tax increment received in 2022	\$ 8,850
9	Tax increment expended in 2022	\$ 1,155
10	Month and year of first tax increment receipt	6/1998
11	Date of required decertification	12/31/2023
12	The total increased property taxes to be paid from outside the district if fiscal disparities Option A applies*	\$ 0

* The fiscal disparities property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth. Amounts displayed here indicate that the district did not contribute its growth in commercial-industrial property tax values and represent the resulting increase in taxes on other properties in the City for taxes payable in 2022.

Additional information regarding this district may be obtained from:

13	Name:	Jake Dickson
14	Address:	PO Box 232
15	City:	Caledonia
16	State:	MN
17	Zip Code:	55921
18	Phone:	5077253450 Enter as 6512962551
19	Email:	none

Enter 'none' if no email address.

Caledonia - TIF 2-2 Hsg - 2022 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Bal
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Comments

Please enter any additional comments regarding this district (500 character limit on Comments):

1

CITY OF CALEDONIA, MINNESOTA

Annual Disclosure of Tax Increment Districts for the Year Ended December 31, 2022

Name of TIF District:	TIF 2 - 1 Townhomes	TIF 2 - 2 Housing
Current net tax capacity	7,834	7,412
Original net tax capacity	32	350
Captured net tax capacity	7,802	7,062
Principal and interest payment due in 2023	7,173	8,000
Tax increment received in 2022	9,857	8,850
Tax increment expended in 2022	2,491	1,155
First tax increment receipt	June, 1998	June, 1998
Date of required decertification	Dec. 31, 2023	Dec. 31, 2023
Increased property taxes on other properties due to Fiscal Disparities	0	0

Additional information regarding each district may be obtained from:

Jake Dickson
City of Caledonia
PO Box 232
Caledonia MN 55921
Phone: 507-725-3450

**HOUSTON COUNTY
AGENDA REQUEST FORM
July 25, 2023**

Date Submitted: July 20, 2023

By: Tess Kruger, HRD/Facilities Mgr.

ACTION

- **Consider appointing Polly Heberlein, as the Interim Auditor/Treasurer, C53 Step 1, effective 07/31/2023 to fulfill the statutory duties of this office for the balance of the elected term of office upon completion of the oath of office**

APPOINTMENT REQUEST

- **NONE**

HR CONSENT AGENDA REQUEST

Extension Office

- **Temporarily increase Jennifer Burrichter's assignment as Technical Clerk I B21, from .75 FTE to 1.0 FTE effective 07/31/2023 through 08/26/2023 (increase in FTE needed to meet the Houston County Fair work load)**

Public Health & Human Services

- **Assign Liza Jandt to probationary Lead Child Support Officer, B25 Step 7, effective 07/31/2023**
- **Assign Lori Feldmeier to probationary Lead Child Eligibility Worker, B25 Step 7, effective 07/31/2023**
- **Reassign Melissa Jordan, currently an Eligibility Worker B24, to Probationary, Child Support Officer B24, effective 07/31/2023. (Lateral transfer – no change in pay rate)**
- **Approve initiating a search for 1.0 FTE Eligibility Worker, B24**
- **Accept the resignation of Alexie Krause, Social Worker (Licensing) C42, effective 08/03/2023**
- **Approve initiating a search for a 1.0 FTE Social Worker (Licensing) C42**

Sheriff's Office

- **Accept the resignation of Patricia Krall, Jailer/Dispatcher, effective 08/14/2023**

Reviewed by:☒

HR Director

☐

Sheriff

☒

Finance Director

☐

Engineer

☐

IS Director

☒

PHHS

(indicate

☐

County Attorney

☒

other dept)

A/T

☐

Environmental Svcs

Recommendation:**Decision:**

HOUSTON COUNTY AGENDA REQUEST FORM

Date Submitted: 07.25.23

By: Donna Trehus, Auditor/Treasurer

ACTION ITEM:

Consider approving the estimate from KnowInk in the amount of \$19,297.50 for the purchase of 33 upgraded Poll Pads, sleds and transport cases with an additional 3 *new* Poll Pads including printers, cords, transport cases and First Year License.

The estimate takes into consideration a buy back option of our current Poll Pads totaling \$825.00 in credit. There is also an option to use some grant funding coming our way in July of 2023 which is ear-marked for election costs. The anticipated amount of the grant dollars is \$6,360.00. Using these grant funds for this project would reduce the County cost to \$12,900.00,

Reviewed by:

___ HR Director

___ Finance Director

___ IS Director

___ County Attorney

___ Environmental Svcs

County

Sheriff

County

Engineer

___ Other

___ Other

(indicate

dept)

___ Auditor/Treasurer

Recommendation:

Decision:

Subject to acceptance of the Master Software License & Service Agreement will be a (3) three year agreement. The term will begin effective on the date of equipment acceptance. All Poll Pad software comes with the standard (12) twelve month warranty. Post Election reporting included required VR Extract and digital e-Roster.

Houston County Agenda Request Form

Date Submitted: 20-Jul-23

Board Date: 25-Jul-23

Person requesting appointment with County Board: Brian Pogodzinski

Issue:

The south boat dock at Wildcat Park is no longer functioning and is in need of replacement

Attachments/Documentation for the Board's Review:

Justification:

Action Requested:

Approval to purchase new dock from the low bid.

For County Use Only			
<u>Reviewed by:</u>	<u> </u> County Auditor <u> </u> Finance Director <u> </u> IS Director	<u> </u> County Attorney <u> </u> County Engineer <u> </u> Other (indicate dept)	<u> </u> Zoning Administrator <u> </u> Environmental Services
<u>Recommendation:</u>			
<u>Decision:</u>			

All agenda request forms must be submitted to the County Auditor by 4:00 p.m. on Monday in order to be considered for inclusion on the following week's agenda. The Board will review all requests and determine if the request will be heard at a County Board meeting.

**HOUSTON COUNTY
AGENDA REQUEST FORM
July 25, 2023**

Date Submitted: July 25, 2023

By: Robert Thoen

The Brownsville VFW has again donated \$200.00 to the Veteran Services Office to use for any veteran's needs. The County Board must accept this by motion.

Reviewed by:

☐ HR Director

☒ Finance Director

☐ IS Director

☐ County Attorney

☐ Environmental Svcs

County

Sheriff

County

Engineer

PHHS

Other

(indicate

dept)

☒

VSO

Recommendation:

Decision: