PINE COUNTY
BOARD OF COMMISSIONERS

SPECIAL MEETING and
COMMITTEE OF THE WHOLE
Strategic Planning
January 23, 2018 – 9:00 a.m.
Board Room, Pine County Courthouse
Pine City, Minnesota

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Review/Approve Agenda
4. Discussion of Access to County Memorial Forest Located in Munch Township
5. Review progress on 2017 goals
6. Department Presentations (est. 15-20 minutes each)
   Focused on priorities and challenges for 2018 and beyond
   County Attorney……………………. Reese Frederickson
   County Auditor-Treasurer………….. Cathy Clemmer
   Discussion/Direction on use of Tax Forfeited proceeds for demolition of
   blight tax forfeited property.
   County Sheriff .......................... Jeff Nelson
   Health and Human Services……….. Becky Foss
   Highway…………………………….. Mark LeBrun
   University of Minnesota Extension… Susanne Hinrichs
   Land Services……………………. Kelly Schroeder
   Probation…………………………… Terry Fawcett
   Information Technology…………….. Ryan Findell

7. Lunch Ordered In (break for lunch at the discretion of the chair)
8. Commissioners’ Assessment and Discussion
   a. What was the most significant accomplishment of 2017?
   b. What was the most important goal that was not met?
   c. What was the most frustrating issue?
9. County Board set 2018 goals/priorities
10. Consider 2018 Special Meeting/COW meeting topics, dates and locations
11. Other
12. Adjourn

Members:  District 1 – Steve Hallan
          District 2 – Josh Mohr
          District 3 – Steve Chaffee
          District 4 – John Mikrot, Jr.
          District 5 – Matt Ludwig
ACCESS REQUEST – Munch Township

PROPERTY:
Sections 9, 10, 15, 16, 21, and 22 of T.40-R.20 (Munch Township)

ACCESS LOCATION:
(Old road following the section line of 16 and 21 of 40-20): namely that part owned by James and Wilda Obey described as: South 16½ feet of the SW ¼ of the SW ¼, Section 16-40-20 and the North 16½ feet of the NW ¼ of the NW ¼, Section 21-40-20.

PURPOSE/BACKGROUND:
Property received in a recent land exchange with the DNR, along with adjoining County tax-forfeited properties, makes up roughly 1,120 acres of County managed properties. This block of property has been classified as “Pine County Memorial Forest”, identifying the property for long term management of forestry, wildlife, and recreational purposes. The property contains an estimated 300 acres of mature to over-mature aspen stands containing 5,500 cords valued at $190,000(+/-); with another 250 acres of immature stands of aspen. There may also be a gravel resource.

Access to the property in the past was not an issue, as an old road along the section line was available for public use. Although no documents are known to exist, this old road was possibly a township road and served to access a homestead at one time, according to locals. The County has used this old road in the past to access the property for forest/timber management purposes. At some point in the recent past, a gate was erected prohibiting access, except for selected individuals.

Current access and use of the road is being allowed to selected individuals, mostly for access to hunting properties, cabins, and timbering. The road is also opened during the winter months, being used as a State Grant-In Aide snowmobile trail. Except for the most westerly ¼ mile of the old road, the road is either on County tax-forfeit property or easement to the public exists. Roads, trails, and parking areas have been established on the County lands, offering only private use of the County lands to selected individuals. The County Land Department has requested access using the old road, both on a temporary basis as well as purchasing an easement, both requests have been denied.

Access needed for long term management of forestry, wildlife, and recreational purposes along with gravel prospecting and possible gravel excavation.

RECOMMENDATION:
Purchase a permanent non-exclusive easement for roadway purposes. Establish a public parking area on County Land.
MOFFATT APPRAISALS, INC.
Residential Home & Vacant Land Appraisals
27246 Roberts Rd.
Hinckley, MN 55037

Jeffrey P. Moffatt
Certified Residential Appraiser
License# 20092144

Mobile: (320)630-1241
Email: moffattapp@gmail.com

July 10, 2017

Greg Beck
Pine County Land Commissioner/County Forester
1602 Hwy 23 N
Sandstone, MN 55072

Dear Mr. Beck,

In accordance with your request, I have performed a real estate appraisal of the property that will presumably provide easement access to County- and State-owned land in Munch Township. The proposed easement will be located in Sections 16 & 21. The legal description and location of the proposed easement can be found later in this report. The proposed easement will be 33' wide and approximately 1320' in length.

The purpose of this appraisal is to estimate a before & after value of the affected property, with the difference being the value of the proposed acquired easement itself. The property rights appraised are a Fee Simple Interest in the affected property as it now exists, as well as an Easement Interest in the proposed area of the easement. This appraisal will estimate the market value of the proposed easement as of May 24, 2017. The report that follows includes a discussion of value, the approaches to value used, my analyses, scope of work, value conclusion, and reference to comparable sales in the area. This Restricted Use Appraisal Report is submitted for the sole purpose of establishing market value of a proposed easement for the Pine County Land Department, Pine County, MN. This is a Restricted Use Appraisal Report made for the Intended User(s) named in this report for the stated Intended Use and is not intended for any other Use or User. The appraiser’s opinions and conclusions set forth in this report may not be understood properly without additional information contained within the appraiser’s work file.
Market Value, as defined by the Uniform Standards of Professional Appraisal Practice (USPAP), is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1) Buyer and seller are typically motivated;
2) Both parties are well informed or well advised and acting in what they consider their own best interest;
3) A reasonable time is allowed for exposure in the open market (3 to 6 months is considered adequate exposure time for purposes of this report);
4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;
5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This Restricted Use Appraisal Report has been prepared in compliance with the Uniform Standards of Professional Appraisal Practice.

The stated conclusion and opinion of value are subject to any extraordinary assumptions and limiting conditions set forth in this report.

In my opinion, the value of the proposed easement is:

$8,000

Respectfully Submitted,

Jeffrey P. Moffatt
Moffatt Appraisals, Inc.
License# 20092144
RESTRICTED USE APPRAISAL REPORT

Intended User(s): Pine County Forestry Department; James E & Wilda Z Obey

Intended Use: Property valuation for permanent easement purposes

Property Owner: James E & Wilda Z Obey

Subject Property Address: XXX Mallard Rd, Hinckley, MN 55037

Effective Date of Appraisal: 05/24/2017

Date Appraisal Report Signed: 07/10/2017

Legal Description: South 16½ feet of the SW¼ SW¼ Section 16 Twp 40 Rg 20, and the North 16½ feet of the NW¼ NW¼ Section 21 Twp 40 Rg 20

Assessor's Parcel I.D.#: Part of 19.0129.000 & 19.0164.000

Current Use of Proposed Easement Area: Gated, private access to private & public lands

Proposed Use of Proposed Easement Area: Un-gated, public access to private & public lands

Property Description: The proposed easement area will consist of a 33' x 1320' strip of land running east & west along the section line between sections 16 & 21, beginning from the east end of Mallard Road as it now exists. The proposed easement area is currently a minimally improved trail/private roadway.

Scope of Work: Observation was made of the subject property by the appraiser on 05/24/2017. Mr. Greg Beck, County Forester, accompanied the appraiser during the property observation. Observation was made via view from the public roadway as to respect any legalities of the current owner. Legal data for the subject property was acquired via county records. The signing appraiser has worked professionally in the area as a real estate appraiser since 1997 and is familiar with the neighborhood and knowledgeable with regard to the market. The neighborhood consists of a mix of residential and agricultural properties. The rural residential market is currently an increasing market and has been increasing for the past 24 months.

According to an Access Review of the subject property provided by Mr. Beck, the property was once an old road along the section line that was available for public use and was possibly a township road, although no verifying documents are known to exist. At some point a gate was erected prohibiting public access. Thus, for purposes of this appraisal report, it will be assumed the proposed easement area is privately-owned property.
Since the area of the proposed easement is currently used for vehicular travel, there are no apparent alterations or improvements necessary to make it suitable for the proposed intended use, nor will any physical damages be incurred. The trail/roadway as it now exists will be sufficient for any future intended use as a public access easement roadway.

As earlier mentioned, the proposed easement will run along a section line; the easement will be 16½ feet on the north side of the section line and 16½ feet on the south side of the section line. The issue of Severance is considered to be minimal because, although the same ownership exists on both sides of the proposed easement area, each side is a separate parcel and can be sold separately. The proposed easement does not affect the split potential of the affected parcels. The detrimental issue to be examined is the effect of allowing public travel along a property line and how it affects the value/marketability of the affected parcels.

**Value Conclusion:** When performing a real estate appraisal, one or more of three valuation methods are utilized to determine the value of the property; 1) Sales-Comparison Approach, 2) Cost Approach, and 3) Income Approach. For purposes of this appraisal assignment, only the Sales-Comparison Approach was utilized. The Cost Approach was deemed irrelevant due to no improvements being located on the subject property. The Income Approach was not deemed applicable for purposes of this appraisal assignment and was not addressed. Application of the Cost Approach & Income Approach is not necessary to develop credible assignment results.

For use with the Sales-Comparison Approach, sales of vacant or semi-improved properties occurring up to 18 months prior to the inspection date were analyzed. Sale search parameters include properties lying southerly of State Hwy 18 & Pine County Rd 32, easterly of State Hwy 65, northerly of State Hwy 70, and westerly of Pine County Rd 21 & the MN/WI state border. Emphasis was first given to sales of the more desirable and higher priced properties, thus showing the maximum value potential of the property. The average sale price for these sales is $1600/acre. Less desirable properties were then included in the pool of sales and the average sale price is determined to be $1500/acre, leaving a net difference of $100/acre. The land-size used with the overall value determination of the proposed easement area is 80 acres since the north affected parcel is 80 acres and the south portion of the easement area mainly affects 80 of the 160 acres (W1/2 SW1/4 of Section 21). Thus, the value of the proposed easement area is $8,000 (80 acres x $100/acre).

No physical damages (i.e., trees, fences) will be incurred and, therefore, no damage assessment is necessary.

In conclusion, it is the opinion of the appraiser that the current value of the proposed easement area is:

$8,000
Certifications:

I, Jeffrey P. Moffatt, certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct;
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions;
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- my engagement in this assignment was not contingent upon developing or reporting predetermined results;
- there are no deductions or discounts for any proposed construction, partial leases, or below economic leases;
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- the appraisal assignment is not based upon a requested minimum valuation, or specific valuation, or approval of any proposed financing;
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice;
- I have made a personal observation of the property that is the subject of this report;
- No one provided any real property appraisal assistance;
- The use of any extraordinary assumptions may affect assignment results;
- The appraiser has performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the 3-year period immediately preceding the acceptance of this report.

I will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that I became aware of during the research involved in performing this appraisal. It is my assumption that all titles are good and marketable and will not render any opinions about the title.

Sincerely,

[Signature]

Jeffrey P. Moffatt
Moffatt Appraisals, Inc.
EXHIBITS
## Lots & Land Single Line Grid

<table>
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<tr>
<th>List #</th>
<th>Street Address</th>
<th>Municipality</th>
<th>Price</th>
<th>DOM Acres</th>
<th>NH</th>
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*Complete sale list of all included properties for use with Sales-Comparison (DOM = Days On Market)*
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**Narrowed list of property sales to those most desirable**

*(DOM = Days On Market)*
Approximate location of comparable sales
(location of proposed easement indicated in red)
SUBJECT PROPERTY PHOTOS

Proposed easement access road

Street Scene, easement area will be an extension of this roadway
MOFFATT APPRAISALS, INC.
Residential Home & Vacant Land Appraisals
27246 Roberts Rd.
Hinckley, MN 55037

Jeffrey P. Moffatt
Certified Residential Appraiser
License# 20092144

Mobile: (320)630-1241
Email: moffattapp@gmail.com

APPRASIER QUALIFICATIONS

Jeffrey P. Moffatt is an independent Real Estate Appraiser with home office located at 27246 Roberts Rd., Hinckley, MN 55037, has been appraising Real Estate since March 17, 1997 and has worked for the following:

North Country Appraisals – Finlayson, MN 55735
Appraising March 17, 1997 – March 19, 1998

Moffatt Appraisals, Inc. – Hinckley, MN 55037
Appraising March 20, 1998 – Present

The Appraiser successfully completed the “Residential Real Property Appraisal” course at ProSource Educational Services. The Appraiser is holder of Certified Residential Real Property Appraisal License# 20092144 which requires 180 hours of classroom instruction, and a written test must be passed. 30 hours of Continuing Education is required every two years to maintain licensing and the Appraiser is current with these requirements.

The Appraiser has experience in various forms of Real Estate appraising including Appraisal Assignments for Mortgage Lending, Establishing Sale Price of Real Estate for Listing Purposes, Settlement for Divorce, Property Foreclosure Valuations for Fannie Mae, and Eminent Domain valuations for government agencies. The Appraiser is an FHA-approved appraiser and has performed real estate appraisals for HUD. In 2006 the Appraiser attended a 3-day course for appraising Conservation Easements.
STATE OF MINNESOTA

JEFFREY PAUL MOFFATT
27246 ROBERTS RD
HINCKLEY, MN 55037-9802

Department of Commerce

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that

JEFFREY PAUL MOFFATT

27246 ROBERTS RD
HINCKLEY, MN 55037-9802

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of

Resident Appraiser: Certified Residential

License Number: 20092144

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2017.

IN TESTIMONY WHEREOF, I have hereunto set my hand this August 21, 2015.

\[Signature\]

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce
Licensing Division
85 7th Place East, Suite 500
St. Paul, MN 55101-3165
Telephone: (651) 539-1599
Email: licensing.commerce@state.mn.us
Website: commerce.state.mn.us

Notes:

- Individual Licensees Only - Continuing Education: 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- Appraisers: You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. Trainees do not qualify. For further details, please visit our website at commerce.state.mn.us.
Mr. Reese Frederickson  
Pine County Attorney  
Pine County Courthouse  
635 Northridge Drive NW, Suite 310  
Pine City, Minnesota 55063  

Re: James and Wilda Obey Property  

Dear Reese:  

In response to your correspondence to Mr. and Mrs. Jim Obey on October 16, 2017, Mr. and Mrs. Obey will not consent to a 33 foot public roadway through the middle of their 400 acre homestead. As you are aware, the “use” of the road has been discussed during our meeting with you and Mr. Beck. Mr. Beck stated that a gravel pit may be created at the end of the road and county/commercial logging operations may also utilize this road. This is far beyond the September 20, 2016, Minutes describing a road to a parking area.  

Mr. and Mrs. Obey have owned their homestead for over 40 years and have been respectful and upstanding Pine County residents. Approximately ten years ago they placed a Conservation Easement over the full 400 acre parcel at an extremely costly price. This assured them that their property would always be without development or division. The proposed public road through their homestead violates the terms and restrictions of this easement and is contrary to the intent to protect their property from this type of intrusion. Mr. and Mrs. Obey open the gate to their private property and allow the snowmobile trail to go across this property four to five months every year. They are doing more than their fair share already.  

Approximately five years ago Pine County swapped property with the State of Minnesota and placed a Memorial Forest classification on the property east of the Obey parcel. The County has a public road access to this area and the whole Chengwatana State
Forest by utilizing County Road 14. This has always been the access point for the State of Minnesota to manage and use this area.

The Memorial Forest is 50% wetlands and 75% inaccessible by walking or hiking. Mr. Beck intends to use it for a gravel pit and use the road to handle logging and gravel operations. The road must first cross a one-half mile wetland to get to the highland for a parking lot and gravel pit. That road will cost taxpayers several thousand dollars to build and much more for ongoing maintenance. Then, the second wetlands are approximately one-third of a mile across to the next highland which is an island. Again, inaccessible to usable land.

This threat of eminent domain has been a serious and threatening act by the County against Mr. and Mrs. Obey, especially in view of the fact that there are already existing public access roads to this area. They have been seriously challenged by such conduct and find it to be a cruel and invasive means of taking private property for such an unnecessary purpose.

I respectfully request you provide a copy of this letter to all Pine County Commissioners and inform me of any Commissioner meetings with this matter on the agenda. Thank you for your anticipated cooperation.

Very truly yours,

P. James Taurinskas

PJT/mk
October 16, 2017

James and Wilda Obey
29224 Hawks Nest Lane
Hinckley, MN 55037

Dear Mr. and Mrs. Obey,

I am writing to extend a purchase offer for an easement along the existing road east of Hawks Lane and Mallard Road. The County is offering you $8,000 for the purchase of an ingress/egress easement. The easement will allow access to the 1,120-acre Memorial Forest neighboring your property so that the County may preserve and maintain this property using recognized forestry principles. The purchase offer is based upon the appraisal report that I have attached to this letter.

If we are unable to negotiate a purchase agreement, the County is considering instituting an eminent domain proceeding in court. These proceedings are potentially costly for all parties. Therefore, we are hopeful that all parties can negotiate a mutually beneficial purchase agreement.

Please contact me at 320-591-1560 or Greg Beck at 320-216-4225 by October 31, 2017 to discuss a proposal.

Very Truly Yours,

Reese Frederickson
Pine County Attorney
December 13, 2016

James and Wilda Obey
29224 Hawks Nest Lane
Hinckley, MN 55037

Dear Mr. and Mrs. Obey,

I am writing to follow-up on a letter Pine County Forester Greg Beck sent to you on September 27th. Mr. Beck inquired about purchasing an easement along the existing road east of the intersection of Hawks Lane and Mallard Road, which is also the location of an easement granted to James Taurinskas on September 29, 2005 (the easement document noted the existence of the road at that location).

The 1,120 acre county property neighboring your property was designated a Memorial Forest by Pine County. Under state law, the lands must be managed along recognized forestry principles. Any money derived from this management directly impacts local taxpayers (the money is split among the county, school districts and township).

The long-term maintenance and preservation of this forest has a conservation benefit to you as a neighbor in keeping this area unspoiled, uninhabited and safe for future generations. Unfortunately, if Pine County is unable to negotiate an access point, the county may reclassify the entire property, which will remove the memorial forest designation and any preservation benefit. The county may also pursue a legal remedy to gain access. The county and its taxpayers have no interest or incentive in owning an inaccessible tract of land that solely benefits a few neighboring property owners.

As the existing road is the most logical point of entry, we are reaching out to you in hopes of negotiating a purchase along terms that are mutually beneficial. Please contact me at 320-591-1560 or Greg Beck at 320-216-4225 to discuss a proposal.

Very Truly Yours,

Reese Frederickson
Pine County Attorney
You can see we are not going to obtain consent to the easement, especially since the easement holder Jim Tauranskas is now supposedly representing Mr. Obey. I do not know the purpose of a meeting at this point. My best advice is to obtain an appraisal, formally present it to Mr. Obey and the trust, and if not accepted to request the County Board by resolution to authorize condemnation.

From: Gene Setzer [mailto:gssetzer@mnland.org]
Sent: Monday, August 26, 2013 5:38 PM
To: John K. Carlson
Cc: pjames@taurinskaslaw.com; Kris Larson; Anne Murphy
Subject: Re: Obey/Minnesota Land Trust easement

John,
Thank you for sending this information and for discussing this matter with me. Today I spoke with Mr. Obey's attorney, Jim Taurinskas. We discussed that Section 2.3 of the conservation easement specifically prohibits the landowner from granting a right of way across the protected property in conjunction with any industrial, commercial, or residential use or development of other land not protected by the conservation easement.

Therefore, the Land Trust may not consent to such a grant of a right of way.

The only way for the County to obtain the right of way through the Obey property would be through a condemnation proceeding. The conservation easement by its terms, and in accordance with the federal tax code and regulations, provides for the division of condemnation proceeds between the landowner and the Land Trust.

Please let us know if you intend to begin condemnation proceedings.

Gene Setzer

On Fri, Aug 9, 2013 at 12:11 PM, John K. Carlson <John.Carlson@co.pine.mn.us> wrote:

Dear Ms. Setzer
Attached is a series of aerial photographs with property identification and approximate boundary lines which is generated by county software. I also included the Munch township plat map and a Google aerial photo. You can see that the closest access and most practical access is to cross southerly 1,320 feet of the southwest quarter of the southwest quarter of section 16 owned by James and Wilda Obey. The cost of constructing and acquiring access at any other location would not only be cost prohibitive, but require extensive crossing of wetlands to access the county property. This is where the existing road is which has been gated by Mr. Obey. It is the access road for property owners to the east and south of county property. The county is seeking access to 1,320 acres, which has an estimated 300 acres of mature to over mature aspen containing 5,400 cords valued at $150,000 along with 250 acres of immature stands of aspen. The north portion of the high ground east of the Obey property may contain gravel as well. The county has an obligation to manage its property and to provide public access to it. The erection of a gate by Mr. Obey prevents access, except to those private landowners which have verbal permission to cross or those having an easement.

Also attached is an easement of September 29, 2005 from the Obeys to TOL properties. The easement does not state what property is owned by TOL properties. TOL properties address is the same as P. James Taurinskas listed as the drafter of the easement. Neither name appears as a property owner in a Land records check. I have left a message with him to discuss the easement holders rights. You should also note in the attached 1994 County sale to the Obeys of a Tax forfeited 40 acres east of the 1320 feet a public access easement was reserved over the north 33 feet. This is the area where the road crosses the wetland.

There are 2 sections of the Conservation easement that appear to prohibit the Obeys from agreeing to an easement with the county. The first is section 2.3 which states: No right of way shall be granted across the Protected Property in conjunction with any industrial, commercial, or residential use or development of other land not protected by this Easement. The county land is currently classified as conservation land as County Memorial forest, and as such is not classified available for sale. This classification could be changed by the County Board in the future. Section 2.6c allows existing roads and driveways to be maintained or improved but may not be widened or relocated without the prior written approval of the Trust. It also provides: No roads or other rights of way may be established or constructed on Protected Property without the prior written approval of the Trust.

The County needs to know if the Trust will consent to an easement. The County still would have to obtain the consent of the Obeys. I am not certain if the Obeys are unwilling to consent to an easement or believe they cannot without the trust's permission. The County will be paying the market value of the easement based on 66 feet of width following the existing road. If consent cannot be obtained the only alternative I can see is the initiation of a condemnation proceeding. I look forward to hearing from you.

John K. Carlson
Pine County Attorney
635 Northridge Drive NW
Pine City, Minn. 55063
Direct dial 1-320-591-1565
Receptionist 1-320-591-1560

Gena Setzer  
Staff Attorney  
Minnesota Land Trust  
2356 University Ave W., Suite 240  
St. Paul, MN 55114  

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Fax: (651) 647-9769
gsetzer@mnland.org
www.mnland.org

Protecting the places you treasure...forever.
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA
COUNTY OF PINE

In hand:

In instrument:

DEED TAX DUE: $---------------
Date: Sept. 24, 2009

FOR VALUABLE CONSIDERATION, James E. Obey and Wilda Z. Obey, husband and wife, Grantor(s), hereby convey(s) and quitclaim(s) to: TOL Properties, a Minnesota Partnership, and assigns, Grantee(s), a perpetual easement for ingress and egress over the real property in Pine County, Minnesota, described as follows:

See reverse side.

Exempt From State Deed Tax
Quita Claim

Ruth A. Blatnik, 87

STATE OF MINNESOTA
COUNTY OF PINE

This instrument was acknowledged before me on Sept. 24, 2009, by James E. Obey and Wilda Z. Obey, husband and wife, Grantor(s).

HOWARD N. LEDIN
Notary Public
My Comm Expires Jan. 31, 2015

This instrument was drafted by me, and approved:

P. James Tuncinaskas
Attorney at Law
639 So. Concord St., #320
P.O. Box 605
South St. Paul, MN 55075

TOL Properties
P. O. Box 605
South St. Paul, MN 55075

Notarial Seal
A strip of land over the following described parcels: The South 10 feet of the West 1/2 of the Southwest 1/4 of Section 16, Township 40 North, Range 20; AND the North 10 feet of the Northwest 1/4 of Section 21, Township 40 North, Range 20. It is the intent of the parties hereto that the easement encompasses the now existing road located on the parcels.

Grantors shall not be responsible for the maintenance of said easement, nor the conduct of Grantees resulting from the use of said easement. Grantees shall have the right to maintain the easement and install a gate on the Westerly boundary upon providing a key to Grantors. During Grantors' ownership of the property, and subsequent owners, Grantors shall have the right to remove the gate upon reasonable notice to Grantees. Grantors shall have the right to approve the style of the gate and control of the use of the gate. Grantees shall not use this easement for any commercial purposes or for the purpose of platting or obtaining a subdivision of their property. This easement is non-exclusive to Grantees.
2017 County Board Strategic Goals

1. Staff/Staffing
   - New HR manager and HR Generalist hired in 2017
   - New job classification system implemented
   - Negotiated 3-year contracts with eight bargaining units

2. Legislative work
   - Special legislation to appoint Auditor-Treasurer in 2019
   - Increase in funding related to ICWA placements

3. Trails (Oberstar segment and comprehensive trail plan)
   - National Trails Day event held in June
   - Plan for 2018 construction of trail along South Cross Lake

4. Garbage (municipals solid waste), recycling, and household hazardous waste
   - Willow River Canister Transfer Station pilot project
   - Working towards a permanent site in the Willow River
   - Piloted Recycling Roll-Offs
   - Added additional recycling shed site at the Hinckley transfer station
   - Worked with ECSWC to provide lower rates for small loads of garbage
   - Began an Ag Plastics recycling program
   - Successfully operated a second year of the HHW

5. Mille Lacs Band of Ojibwe relationships/partnerships
   - Joint (MLBO, Mille Lacs County, Pine County) family home visiting grant from DHS.
   - Community coach agreement and MLBO $25,000 donation

6. Broadband
   - Savage Communications (SCI) received a $118,348 for expanded broadband in Del Grove Township

7. Economic Development

8. Sandstone building project
   - $3.9 million GO CIP Bonds Issues
   - Preliminary design completed

9. Comprehensive Plan implementation
   - Progress on 25 of 42 objectives in the comp plan
10. Prevention/Education
   - Groundwork for social host ordinance
   - Mental Health Forum, October
   - Opioid Forum, May

11. Intergovernmental Relations (cities, townships, schools, others)
TO: Pine County Commissioners
FROM: David Minke, County Administrator
DATE: January 18, 2018
SUBJECT: 2018 Special Meeting Committee of the Whole (COW) Meeting Schedule

Each year the county board typically holds several Special Meetings/COW meetings at various locations around the county. The purpose of the discussion at the January 23 meeting is to identify topics and locations that the commissioners are interested in for 2018. Below are tentative ideas.

We have one COW meeting preliminary planned for May 22 or May 29 to be held at St. Croix State Park on the Topic of Health and Human Services. Commissioners should finalize the date.

Potential topics include:
- Comprehensive Plan Update
- Tri County Disposal/Solid Waste
- Auditor-Treasurer Transition
- Highway Road Tour

Possible Locations:
The county has held meetings at various locations around the county. Commissioners should identify any locations they would like to be sure to include for 2018.
LUNCH MENU

All sandwiches are served with a kosher dill pickle spear and kettle chips

JANUARY 23RD LUNCH SPECIAL: BUFFALO GRILLED CHEESE: $7.00

RODEO CHICKEN SANDWICH - $7.50
A grilled chicken breast, topped with pepper jack cheese, lettuce and tomato. Served on toasted french bread with a side of BBQ sauce.

CABIN CLUB - $7.50
Turkey, ham & bacon topped with lettuce and tomato served on thickly sliced toasted whole grain bread.

ROADHOUSE CHICKEN SANDWICH - $7.50
A grilled chicken breast, topped with cheddar cheese, lettuce & tomato. Served on toasted french bread with a side of our made from scratch honey mustard.

GREAT BIG BLT - $6.25
4 slices of crispy bacon topped with fresh lettuce and sliced tomato, served on thickly sliced, toasted whole grain bread

"BUILD YOUR OWN" CROISSANT - $6.25
Choose from - ham or turkey
Add the cheese of your choice - white american or cheddar
Top it all off with lettuce and tomato.

DILLY TURKEY SANDWICH - $5.95
Sliced deli turkey served on toasted french bread, spread with garlic/dill cream cheese & topped with lettuce and tomato.

HOT BAGEL SANDWICH - $5.95
A toasted bagel spread with cream cheese & your choice of turkey or ham & topped with lettuce and tomato.

SANTE FE TURKEY SANDWICH - $5.95
Sliced deli turkey served on toasted french bread, spread with our Sante Fe cream cheese & topped with lettuce & tomato.

More Choices on Reverse
HOT HAM AND CHEESE CROISSANT - $5.75
Hot ham and melted cheddar cheese served on a warm croissant.

EGG SALAD SANDWICH - $4.50
Homemade egg salad served on thickly sliced whole grain bread.

GRILLED CHEESE - $4.50
A hot toasted sandwich served with your choice of cheddar or white american cheese.
*ADD BACON AND TOMATO FOR $2.00 MORE*

HONEY MUSTARD CLUB WRAP - $7.25
Ham, turkey and bacon topped with cheddar cheese, fresh lettuce and diced tomatoes. Wrapped up in your choice of a white or honey wheat tortilla & served with a side of homemade honey mustard dipping sauce.

TURKEY-BACON-RANCH WRAP - $7.00
Turkey and bacon topped with white american, lettuce, and tomato. Wrapped up in your choice of a white or honey wheat tortilla, and served with a side of ranch dressing.

BBQ CHICKEN CHEDDAR WRAP - $7.50
Grilled chicken tossed in BBQ sauce and then topped with bacon, cheddar cheese, lettuce and tomato. All wrapped up in your choice of a white or honey wheat tortilla. Served with a side of BBQ sauce.

CHICKEN CLUB SALAD - $7.50
Our hand torn romaine blend, topped with shredded cheddar, a grilled chicken breast, 2 strips of crispy bacon & chopped tomatoes. Served with your choice of Peppercorn ranch, french or caesar dressing.
**This salad is available as a wrap basket for an additional $ .75**

FIRECRACKER CHICKEN SALAD - $7.50
Our hand torn romaine blend, topped with shredded mozzarella cheese and topped with crispy bacon and chopped tomatoes. Served with peppercorn ranch dressing
**This salad is available as a wrap basket for an additional $ .75**

CHICKEN CAESAR SALAD - $7.50
Our hand torn romaine blend, topped with parmesan cheese, chopped tomatoes and a grilled chicken breast. Served with Caesar dressing.
**This salad is available as a wrap basket for an additional $ .75**

CHEF SALAD - $5.95
Our hand torn romaine blend, topped with shredded cheddar cheese, chunks of fresh tomato, sliced egg and strips of ham & turkey.

TURKEY BACON SALAD - $6.25
Our hand torn romaine blend, topped with shredded cheddar cheese, chunks of fresh tomato, sliced egg, crumbled bacon, and strips of turkey.

SOUP IN A BREAD BOWL - $4.28
Chicken Wild Rice