

TUESDAY, JUNE 25, 2013

**APPROVED MINUTES OF THE
COMMITTEE OF THE WHOLE MEETING HELD**

**STATE OF MINNESOTA)
DODGE COUNTY)**

**COUNTY ADMINISTRATION OFFICE
MANTORVILLE, MN**

2013-12 C.O.W.

The Dodge County Commissioners met in Committee of the Whole June 25, 2013, in the Commissioner's Room at the Dodge County Courthouse Annex, Mantorville, MN, at 9:00 a.m. CDT. Vice Chair David Erickson opened the meeting at 9:00 a.m. CDT.

Meeting Convened

The Vice Chair acknowledged those present:

Those Present

Members present:	John Allen	District #1
	David Erickson	District #4
	Steven Gray	District #5
Members absent:	Lyle Tjosaas	District #2
	Rodney Peterson	District #3
Also present:	Jim Elmquist	County Administrator
	Becky Lubahn	Deputy Clerk
	Paul Kiltinen	County Attorney

County Administrator Jim Elmquist discussed with the Board the 1921 Section of the building located at 721 Main Street (K-M Intermediate School), Mantorville, MN.

Determination of
Intent for 721 Main
Street, Mantorville
Discussion

Mr. Elmquist noted that in regards to the recently purchased property, Section 23C of the purchase agreement states that "if requested in writing by the buyer, seller agrees to remove 1921 portion of the building and all soil down to 4-feet below the nominal grade and fill the resulting hole with fresh soil up to the nominal grade." The County Administrator reported that in talking with the Board Chair it was determined this item should be discussed by the County Board.

Mr. Elmquist commented that should the Board determine this request be made, the Board can authorize a letter be signed by the Vice Chair and sent to the seller.

Commissioner Erickson posed the following questions:

1. Do we take this building down?

The consensus of the County Board before 2013 was yes, they wanted it removed.

This County Board (after January 2013) hasn't really expressed a joint consensus of this question.

2. Do we leave this building and make repairs to it? Why would we leave it? What use do we see for it?

In 2006 when the County Board did express some interest in the property one of the first comments they heard from the public was that the 1921 building would make a great place to expand the Historical Center.

Determination of Intent for 721 Main Street, Mantorville Discussion - Continued

The County Board was not interested in getting into the museum business.

Mr. Erickson wasn't sure how this County Board feels about this option.

Commissioner Erickson noted that they know that the county is in need of storage and mainly storage in a controlled environment. It was pointed out that the county stores electric voting machines for the townships and the equipment need to be stored in a controlled environment.

The Board also knows that the Sheriff's Office has the need for a secure storage area for evidence containment. This storage must meet standards for legal reasons.

Also noted was that the Sheriff's Department and other county departments must keep written records for many, many years. These records need to be in a controlled environment.

Commissioner Erickson questioned whether or not the 1921 building would serve Dodge County in this way or would they be better off to construct a new storage building.

Wold Architects estimates the cost to build a 3,000 sq. ft. off-site storage building at \$225,000.

Mr. Erickson reported that they plan to put \$200,000 in an escrow account to be used for demo costs for the 1921 building.

Mr. Erickson commented that if the county is interested in using the 1921 building we would most likely want to have someone like Wold Architects evaluate the building to give the county information on the integrity of the building and many other points of information.

Commissioner Erickson wanted the Board to remember why they have taken the approach to have the 1921 building taken down before the county takes clear title to the property - they don't want to go through the same mess that the City of Kasson finds itself embroiled in.

Mr. Erickson reported that if they want the 1921 building removed, the county needs to continue with the process they have laid out.

It was Mr. Erickson's opinion that if the Board decides to leave the 1921 building intact for a while that it may be very difficult to remove it later.

Commissioner Gray asked that a poll of the commissioners be taken to determine what the general consensus of the Board was regarding whether or not to tear down the 1921 building.

Commissioner Gray felt the building should be taken down.

Commissioner Allen wanted to look at all of the options before making a decision on whether or not that section of the building should be tore down.

Determination of Intent for 721 Main Street, Mantorville Discussion - Continued

Commissioner Erickson was in favor of taking the building down but was also willing to explore the options available and suggested that Wold Architects be asked to take a look at the building to determine what the county’s options are.

Building Operations Supervisor Roger Friedt was available to comment on the issue and informed the Board that John McNamara from Wold Architects will be here Friday, June 28, 2013 to look at the old Kasson-Mantorville Intermediate School.

Commissioner Gray indicated the he believes the county is creating a liability for the future if they keep the 1921 building. Mr. Gray stated that in keeping with the mission and vision statement that the county recently adopted that they want employees to have a place of employment that they can take pride in. Mr. Gray commented that the 1921 building is an eye sore and doesn’t fit with that mission/vision.

Commissioners agreed that they would like to get Commissioner Peterson's opinion on the subject.

It was the consensus of the Board that during the regular Board meeting today that they would like to move forward with drafting a letter of intent to the seller stating that the county would like the 1921 building demolished. The Board agreed that it will take time for the seller to obtain quotes to demolish the building. This additional time will allow them time to get input from Commissioner Peterson and give Wold Architects time to look at the building before demolition begins. The Board will then have to determine whether or not to continue with their plans for demolition of the 1921 section of the school.

The Vice Chair adjourned the meeting at 9:24 a.m. CDT.

Meeting Adjourned

ATTEST:

DAVID ERICKSON
VICE CHAIR, COUNTY BOARD

BECKY LUBAHN
DEPUTY CLERK

DATED: