

TUESDAY, JANUARY 13, 2015

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

**STATE OF MINNESOTA)
COUNTY OF DODGE)**

**COUNTY ADMINISTRATION OFFICE
MANTORVILLE, MN**

2015-01 C.O.W.

The Dodge County Commissioners met in Committee of the Whole January 13, 2015, in the Commissioner's Room at the Dodge County Courthouse Annex, Mantorville, MN, at 9:00 a.m. CST. Chair John Allen opened the meeting at 9:02 a.m. CST.

Meeting Convened

The Chair acknowledged those present:

Those Present

Members present: John Allen District #1
 Tim Tjosaas District #2
 Rodney Peterson District #3
 David Erickson District #4
 Steven Gray District #5

Members absent: None

Also present: Jim Elmquist County Administrator
 Becky Lubahn Deputy Clerk

County Administrator Jim Elmquist met with the Board to discuss a request to approve the proposed Transfer Station Labor Agreement.

Labor Agreement
with AFLCIO Local
49 – Transfer
Station Discussed

Included in the Board packet was a tentative agreement with the AFLCIO Local 49 – Transfer Station Union for 2015-2017. The Transfer Station has voted and signed this agreement.

A summary of significant issues includes the following:

1. Article XIX Licenses, Bonds, and Educational Allowances – Increase Waste Disposal Facility Operator Certificate License payment by \$50.00 per year.
2. Article XXI Wages and Employment – Increase by 2% in 2015 and 2% in 2016 and 2.25% in 2017 and add an Operator II position (Class B Licensed Operator).

The Employee Relations Director recommends the contract be approved.

Mr. Elmquist presented for the Board's consideration Change Order #1.

Change Order #1
Reviewed for
Government
Services Building

The County Administrator informed the Board that the Government Services Building remodel contractor, Alvin E. Benike, Inc., has submitted a proposal request for GCPR #1 and GCPR #2.

GCPR #1 is modifications to plumbing that was required after the code review by the State. The code review was done after the contract was awarded, thus requiring a modification in the contract price. This is an additional cost of \$4,394.20.

GCPR #2 is footings from the old school were uncovered during footing excavation. These footings need to be removed to allow for new construction. This is an additional cost of \$4,641.00.

The total cost for Change Order #1 is \$9,035.20.

Mr. Elmquist reported this information has been reviewed by Wold Architects and Engineers and it is their recommendation the County Board approve Change Order #1 as submitted.

Commissioner Allen informed the Board that change orders happen a lot during construction. This particular change order occurred because they were waiting on a response from the State.

Commissioner Erickson clarified the cost of the change order is covered under the contingency fund.

Commissioner Allen reported there will be another request for a change order coming.

Brief discussion took place on construction plans for the two buildings. It was the consensus of the Board that they were more concerned with what will happen in the courthouse vs. the Government Services Building.

Environmental Services Director Mark Gamm discussed with the Board his request to approve a Contract for Deed for the property next to the Landfill.

Mr. Gamm informed the Board County Attorney Paul Kiltinen prepared a contract between the county and Alan and Randee Radel to purchase 20 acres of land located just east of the county Landfill. The primary conditions of the sale are:

Purchaser shall pay to Seller \$200,000 for the property, payable as follows:

\$60,000 due in January 2015, \$70,000 due in January 2016, and the balance of \$70,000 due in January 2017. This contract shall not bear any interest.

In addition to the above referenced payments, it is agreed that the Sellers shall be paid all of the rental payments due on the subject property in the year 2015 and shall also be paid one-half of all rental payments due in the year 2016. It is further agreed that the Buyer shall be paid any and all rental payments due in the year 2017.

The purchase includes rights to an access easement from State Highway 57, across the southern 66 feet of the Cunningham property.

The property includes an existing 50-foot wide easement granted to Northern Natural Gas Company. The easement allows Northern Natural Gas Company to maintain their natural gas pipeline within the easement and prohibits the landowner from interfering with this use.

Change Order #1
Reviewed for
Government
Services Building -
Continued

Contract for Deed
for Property Next to
Landfill Discussion

The down payment of \$60,000 will come from the approved 2015 Environmental Services budget. The Environmental Services Department will include subsequent payments of \$70,000 in budget year 2016 and 2017.

Contract for Deed
for Property Next to
Landfill Discussion -
Continued

Mr. Gamm is recommending that the Board vote in favor of signing the proposed Contract for Deed.

The Chair adjourned the meeting at 9:26 a.m. CST.

Meeting Adjourned

ATTEST:

**JOHN ALLEN
CHAIR, COUNTY BOARD**

**BECKY LUBAHN
DEPUTY CLERK**

DATED: