

TUESDAY, JULY 11, 2017

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

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

**COUNTY ADMINISTRATION OFFICE
MANTORVILLE, MN**

2017-11 C.O.W.

The Dodge County Commissioners met in Committee of the Whole July 11, 2017, in the Commissioner's Room at the Dodge County Government Services Building, Mantorville, MN, at 9:00 a.m. CDT. Chair Tim Tjosaas opened the meeting at 9:00 a.m. CDT.

Meeting Convened

The Chair acknowledged those present:

Those Present

Members present:	John Allen	District #1
	Tim Tjosaas	District #2
	Rodney Peterson	District #3
	Rhonda Toquam	District #4
	David Kenworthy	District #5
Members absent:	None	
Also present:	Jim Elmquist	County Administrator
	Becky Lubahn	Deputy Clerk

Kasson City Administrator Theresa Coleman and Brandon Theobald, a Consultant City Engineer from WHKS & Co. met with the Board to discuss a request for right-of-way.

Request for Right-of-Way Discussion

Ms. Coleman informed the Board the City of Kasson is planning to extend 16th Street NW from Trunk Highway (TH) 57 to CSAH 21 and improve the intersection of 16th Street and TH 57. As part of these planned improvements the City of Kasson is requesting that Dodge County grant the City right-of-way for the roadway construction.

Included in the Board packet were two pictures showing the planned improvements. The first is the City's Regional Transportation Map showing the proposed 16th Street as a vital roadway segment to the area transportation network. The second figure shows the two sections that the City is requesting for right-of-way. The first section is an 80' wide right-of-way corridor to accommodate the future 16th Street NW. The second section is a 66' wide right-of-way corridor to create a "backage" road to eliminate local TH 57 access and provide access to the future development to the north of 16th Street.

The City of Kasson is willing to discuss the right-of-way needs with the Board. If the County is agreeable to this request the City will initiate the legal and survey work for future formal County approval.

Commissioner Allen wanted to know what the county would receive in return for constructing a road to the Allan Radel property which he may someday develop. Mr. Allen questioned why the county would want to give up county land to help Mr. Radel.

County Engineer Guy Kohlnhofer was available to comment and stated the reason he supports putting in the road is that it would help the developer open up the property and it would get traffic off of TH 57.

Commissioner Tjosaas wanted to know if there was a timeline.

Request for Right-of-Way Discussion - Continued

Ms. Coleman reported this road project could be several years out and that it was not likely to happen within the next five years unless a developer pushes to have the road completed.

Commissioner Peterson stated the County bought this property to avoid residential development next to the landfill.

County Attorney Paul Kiltinen arrived to the meeting at 9:07 a.m. CDT.

County Attorney Arrived

County Administrator Jim Elmquist confirmed they are preventing any residential development next to the landfill.

Request for Right-of-Way Discussion - Continued

Discussion took place on whether or not it would be ok to put a road through the buffer area.

The County Engineer stated it would be fine to construct a road in a buffer spot as long as they keep them spaced out and safe. Mr. Kohlnhofer noted the proposed road has good sight distances.

Commissioner Tjosaas reported the proposed road has been on the City of Kasson's Transportation Plan for 15+ years.

The County Engineer reiterated the reason the County bought the land was to use it as a buffer.

Mr. Elmquist stated if approved this would be a joint interest project with the City of Kasson to have an access road constructed between TH 57 and CSAH 21.

Included in the Board packet was a memo from the Environmental Services Director Mark Gamm and the County Engineer regarding Kasson's proposal for right-of-way dedication for 16th Street extension.

The proposed right-of-way crosses property the County purchased to buffer the Waste Management Facility from incompatible uses. Environmental Services currently uses the property to obtain topsoil and clay for landfill cover. Although they do not have plans to expand their waste management facilities at this time, they felt the road may limit their future options. Conversely, they understand the importance of the road as part of safe regional traffic and growth management.

It was reported the connections to CSAH 21 are planned to be limited to city streets at a spacing that will maintain a safe flow of traffic when used as an alternate route to TH 57. This intersection location provides good visibility and continuity for development to the west. The proposed alignment has been part of a long term plan of the Highway Department for many years for CSAH 21.

In discussions with the City, Mr. Gamm and Mr. Kohlnhofer have requested that the road construction allow them continued use of the property.

If County Board grants right-of-way, Environmental Services and the Highway Department recommend that the following contingencies be stipulated:

Request for Right-of-Way Discussion - Continued

1. County staff have approval authority of road alignment and design.
2. Curb cuts provided to access county property... preliminarily identified on the provided map
3. County retains ownership to topsoil removed for the construction of the road.
4. The addition of a “right turn lane” from CSAH 21 shall be part of the 16th Street construction project.

In addition, because the road will limit expansion of waste management operations, it may be practical to ensure that the remaining property can accommodate other compatible uses. For this reason, Mr. Gamm and Mr. Kohlnhofer felt the Board may want to grant right-of-way with the understanding that Municipal Sanitary Sewer hook-ups be installed during construction, or provided at a later date, at no cost to the county.

The County Administrator also made it clear this was a request initiated by the City of Kasson to better serve their residents and that the county would not be interested in contributing any money towards the project.

It was the consensus of the Board that they supported the City of Kasson moving forward with initiating the legal and survey work for future formal County approval.

The Chair adjourned the meeting at 9:25 a.m. CDT.

Meeting Adjourned

ATTEST:

TIM TJOSAAS
CHAIR, COUNTY BOARD

BECKY LUBAHN
DEPUTY CLERK

DATED: