

TUESDAY, MAY 30, 2006

**APPROVED MINUTES OF THE
COUNTY BOARD OF COMMISSIONERS MEETING HELD**

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

**COUNTY ADMINISTRATION OFFICE
MANTORVILLE, MN**

2006-11

The Dodge County Board of Commissioners met in special session May 30, 2006, in the Commissioner's Room at the Courthouse Annex, Mantorville, MN, at 8:00 a.m. CDT. David Erickson, Chair called the County Board of Commissioners meeting to order at 8:00 a.m. CDT.

Meeting Convened

The Chair acknowledged those present and established that there was a quorum:

Those Present

Members present: Klaus Alberts District #1
Lyle Tjosaas District #2
David Erickson District #3
Don Gray District #4
David Hanson District #5

Members absent: None

Also present: David McKnight County Administrator
Becky Lubahn Deputy County Clerk
Paul Kiltinen County Attorney
Duane Johnson Planning Director

Motion by Gray seconded by Tjosaas to approve and adopt the agenda as presented. *Motion adopted unanimously.*

Agenda Approved

Roger Guenette a consultant with Advance Resources who works with JOBZ proposals and Planning Director Duane Johnson met with the Board to review a request to consider a Business Subsidy Policy. Mr. Johnson explained the purpose of the meeting. The Planning Director informed the Board that the Standard Business Subsidy Agreement has been reviewed by the EDA and that they recommend that a public hearing be held and the agreement be adopted.

Business Subsidy
Policy for Welsh
Equipment Reviewed

The Business Subsidy Policy public hearing was opened to the public at 8:06 a.m. CDT.

Business Subsidy
Policy Public Hearing
Opened to the Public

Motion by Gray seconded by Alberts to close the meeting to the public at 8:08 a.m. CDT. *Motion adopted unanimously.*

Public Hearing
Closed

County Attorney Paul Kiltinen stated that he has reviewed the documents and had some comments on the Dodge County Business Subsidy Policy and Criteria. Mr. Kiltinen directed the Board to the Principles and Business Subsidy Implementation section on page one. The County Attorney asked that the Board review the last three criteria that were listed. Mr. Kiltinen informed the Board that this policy would accomplish what they had set out to do and suggested that they consider taking out the last paragraph.

Amended Dodge
County Business
Subsidy Policy and
Criteria Approved

County Administrator David McKnight suggested that the Board take out the reference to the union in the third paragraph of the Principles of Business Subsidy Implementation section.

Motion by Tjosaas seconded by Gray to approve the Dodge County Business Subsidy Policy and Criteria as revised with the following changes:

Principles of Business Subsidy Implementation. The County shall target its Business Subsidy assistance to businesses that demonstrate a clear and ongoing commitment to the community by providing living wage jobs to their employees and to County residents, where applicable, by giving priority to those businesses over businesses that have not traditionally paid living wages.

The County shall focus its Business Subsidy assistance only to businesses which agree to comply with annual Business Subsidy reporting requirements as required by Job Opportunity Building Zone (JOBZ) statute M.S. §§ 469.310 - 469.320; and/or as required by the Business Subsidy statute M.S. §§ 116J.993 - 116J.995.

~~All other things being equal and to the extent legally possible, the County shall give preferential treatment for business subsidies to business that engage in responsible labor relations defined as neutrality on union organizing.~~

Although the primary purpose of this policy is the creation of living wage jobs, the County cannot achieve its economic development goals without a trained and ready workforce and adequate childcare. The County shall commit to assist businesses to obtain trained and work-ready employees through the DEED Workforce Development Centers; MNSCU and other services; and to facilitate access to childcare.

~~The County agrees to require that a Qualified Business shall not compete with or displace local businesses currently operating within the Subzone community.~~

Motion adopted unanimously.

Commissioner Gray clarified that this policy is not just for Job Opportunity Building Zone.

The Board was asked to consider a JOBZ Business Subsidy Agreement with Welsh Equipment.

Job Opportunity
Building Zone
Business Subsidy
Agreement
Discussed

Dan Welsh of Welsh Equipment was available to comment and explained the plan to the Board.

Commissioner Erickson reported that Mr. Welsh has appeared before Ashland Township, Wasioja Township, the City of Dodge Center and the Triton School District.

Mr. Guenette informed the Board that other jurisdictions were approached and have signed agreements in support of the project.

Chairman of the Board opened the JOBZ Business Subsidies Public hearing to the public at 8:38 a.m. CDT.

JOBZ Business
Subsidies Public
Hearing Opened to
the Public

Commissioner Tjosaas wanted to know if Welsh Equipment would be handling any parts for cement mixers.

Mr. Welsh informed the Board that they buy parts to repair mixers but will not be selling any parts.

Motion by Alberts seconded by Hanson to close the public hearing at 8:40 a.m. CDT. *Motion adopted unanimously.*

Public Hearing
Closed

The County Attorney commented on the JOBZ Business Subsidy Agreement.

JOBZ Business
Subsidy Agreement
Approved

County Administrator David McKnight asked that the numbering sequence on page four, item D be corrected and that item K on page five be explained.

Mr. Guenette discussed with the Board the initial JOBZ application fee.

The Board discussed potential impacts of the proposed JOBZ.

County Assessor Wendell Engelstad reviewed the property tax impact of the request.

Commissioner Tjosaas clarified that the JOBZ agreement would be in effect until 2016. Also clarified was the fact that taxes will still be paid on the existing business but not on the proposed addition.

Motion by Alberts seconded by Hanson to approve and authorize the County Administrator to sign the Dodge County, Minnesota Job Opportunity Building Zone Business Subsidy Agreement with Welsh Equipment, Inc. as amended. *Motion adopted unanimously.*

Planning Director Duane Johnson discussed the Ripley Dairy issue with the Board.

Ripley Dairy
Conditional Use
Permit Extension
Request Discussed

County Attorney Paul Kiltinen reviewed with the Board a letter regarding the request for an extension of the conditional use permit.

It was the consensus of the Board to direct Mr. Johnson to bring this conditional use permit extension request forward at another meeting for further clarification and possible updates to the zoning ordinance.

Commissioner Hanson shared Fairview Nursing Home bid information with the Board. Nursing Home Administrator Jane Sheeran and Director of Maintenance Galen Heinle were available to comment.

Fairview Nursing
Home Bids Approved

Bid information is as follows:

<u>Bidder</u>	<u>Description of Work</u>	<u>Bid Amount</u>
Ed Bronner	Cement Work	\$1,163.00
Ponds & More	Dirt Work	\$ 900.00
Excel Outdoor Services	Hydro Seed	\$1,760.00
Excel Outdoor Services	Sod	\$2,300.00

Ms. Sheeran informed the Board that she prefers seeding to sod.

The total of all bids combined would be \$3,769.00.

Commissioner Hanson reported that they have already accepted a bid of \$1,801.63 for the tile work. The whole project including tile work would cost \$5,570.63.

Motion by Tjosaas seconded by Hanson to approve the following bids for the Fairview Nursing Home:

<u>Bidder</u>	<u>Description of Work</u>	<u>Bid Amount</u>
Ed Bronner	Cement Work	\$1,163.00
Ponds & More	Dirt Work	\$ 900.00
Excel Outdoor Services	Hydro Seed	\$1,760.00

Motion adopted unanimously.

Motion by Tjosaas seconded by Hanson to adjourn the meeting at 9:30 a.m. CDT. *Motion adopted unanimously.*

Meeting Adjourned

The next regular meeting of the Dodge County Board of Commissioners will be held on June 13, 2006 at 9:30 a.m. CDT.

Next Regular
Meeting

ATTEST:

DAVID ERICKSON
CHAIR, COUNTY BOARD

BECKY LUBAHN
DEPUTY CLERK

DATED: