

The Wright County Board met in regular session at 9:00 A.M. with Husom, Sawatzke, Daleiden, Potter and Borrell present.

MINUTES

Husom moved to approve the 3-08-16 County Board Minutes, seconded by Potter, and carried 5-0.

AGENDA

Petitions were accepted to the Agenda as follows: Aud./Treas. Item 3, "January Revenue/Expenditure Guidelines" (Hiivala); Aud./Treas. Item 4, "Schedule Ditch Committee Of The Whole Meeting" (Sawatzke); Item For Consid. #C, "Authorize Attendance, MN Chamber of Commerce Business/Transportation Day at the Capital" (Potter). Daleiden moved to approve the Agenda as amended, seconded by Borrell. The motion carried 5-0.

CONSENT AGENDA

Daleiden moved to approve the Consent Agenda, seconded by Borrell. The motion carried 5-0:

- A. ADMINISTRATION
 - 1. Authorize Signatures On Maintenance Agreement With Green View, Inc. For Custodial Services, Public Works Building, 3-28-16 to 12-31-16.
- B. ADMINISTRATION
 - 1. Claim - Madden, Galanter & Hansen, LLP, \$1,870.40.
- C. ADMINISTRATION
 - 1. Position Replacement:
 - A. .4 FTE Office Tech I, Law Library.
 - 2. Remove Law Library Staffing from 3-23-16 Personnel Committee Agenda.
- D. ADMINISTRATION
 - 1. Approval of 2015-2016 AFSCME Labor Agreement and Authorize Signatures.
- E. AUDITOR/TREASURER
 - 1. Approve Claims as Listed in the Abstract, Subject to Audit, for a Total of \$527,073.96 with 283 Vendors and 466 Transactions.
- F. HEALTH & HUMAN SERVICES
 - 1. Position Replacements:
 - A. Health Promotion Coordinator
 - B. .8 FTE Public Health Nurse
 - C. .7 FTE Public Health Nurse
- G. INFORMATION TECHNOLOGY
 - 1. Refer to the 3-23-16 Technology Committee:
 - A. Boardroom Audio/Video
 - B. Wireless Project Update and Future Discussion
 - C. Server room updating
- H. SHERIFF'S OFFICE
 - 1. Position Replacement:
 - A. Two Deputies.

TIMED AGENDA ITEMS

BOB HIIVALA, AUDITOR/TREASURER

Adopt Resolution Establishing an Absentee Ballot Board for the Current Election Cycle, ending 12-31-17.

This will be for the two-year cycle. Daleiden moved to adopt Resolution 16-16, seconded by Potter, carried 5-0 on a roll call vote.

Approve 1 Day to 4 Day Temporary On Sale Liquor License for the Church of St. Mary of Czestochowa.

Borrell moved to approve the License, seconded by Husom, and carried 5-0.

January Revenue/Expenditure Guidelines

Daleiden moved to approve the Guidelines, seconded by Potter, and carried 5-0.

Ditch Committee Of The Whole Meeting

Daleiden moved to schedule a Ditch Committee Of The Whole Meeting for 3-28-16 at 3:00 P.M. The motion was seconded by Borrell and carried 5-0. Agenda items include:

- 1) Discuss Five County Ditch Repairs That Have Recommendations To Proceed Based Upon The System Failing
- 2) Discuss Delay Tactics From Different Agencies
- 3) Discuss Information Received From WACA Representative
- 4) Information From Legal Counsel
- 5) Determine Who Does Have The Jurisdiction To Complete Repairs Needed To The County Drainage Infrastructure

STEVE JOBE, COUNTY SURVEYOR

Announce the Winners of the drawing:

A. Wright County Premium Wall Map - Ken & Corrine Brevik

B. SmartMap - Edna Knoblauch

Jobe announced the winners (above) of the drawing held 3-11-16 and updated the Board on the progress of the plat book sales.

VIRGIL HAWKINS, HIGHWAY ENGINEER

Bids were opened on 3-04-16 at the Public Works Building for various Seasonal Requirement Bids (outlined below). Bids came in lower resulting in substantial savings. The largest savings was realized in the Reclaim and Overlay area of about 20%. Daleiden moved to approve Items 1-5 of the Seasonal Bids as recommended. The motion was seconded by Potter and carried 5-0. The bids follow:

Item 1 (includes both Plant-Mixed Bituminous Mixture and Equipment Rental):

Category: Plant-Mixed Bituminous Mixture (\$/ton). Budgeted Amount: \$454,000.

Recommendation: Accept all bids.

<u>Name of Bidder</u>	<u>Bid Security</u>	<u>Item 1</u>	<u>Item 2</u>	<u>Item 3</u>
	Yes	SP 12.5	SP 9.5	Fine Mix
	<u>100</u>	<u>100</u>	<u>5,000</u>	<u>100</u>
Mid-Minnesota Hot Mix	X	<u>\$50.40</u>	<u>\$51.40</u>	<u>\$67.00</u>
	\$250	100+ ton/day	100+ton/day	100+ ton/day
	Cashiers	<u>\$49.40</u>	<u>\$50.40</u>	<u>\$58.00</u>
	Check			
Hardrives, Inc.	Bid Bond	<u>\$35.55</u>	<u>\$40.55</u>	
		100+ ton/day	100+ton/day	100+ ton/day

Category: Equipment Rental

Recommendation: Accept all bids.

	<u>Cokato, MN</u>	<u>Buffalo, MN</u>	<u>Buffalo, MN</u>
18 CY Scraper/hr.			\$175.00 19 & 21 Yd Scrapers 9520 JD Tractors
Dozer/hr.		\$125.00	\$150.00 Cat D6K 6 Way Dozer D6R
Rubber Tired Tractor Mounted Backhoe/hr			
Hydraulic Excavator or Large Backhoe/hr		\$135.00	\$135.00 CAT 315B Excavator
Self-Propelled Pneu Tired Roller/hr			
4CY Front End Loader (4WD pneu. tired)-/hr			
Motor Grader/hr			
Crawler Type Loader (3 CY)/hr			
2 CY Skid Loader (#1650 life capacity)		\$115.00	
½ CY Skid Loader (#1650 life capacity)			
10 CY Truck/hr.		\$85.00	
10 CY Truck w/ snowplow & wing			
Self-Propelled Pickup Sweeper/hr.	\$76.00/hour		2004 Elgin Pelican Sweeper
Trax-Cavator/hr			
247B Rubber Track Loader 1950# Lift Capacity 9' Dump			
247B CAT All-Terrain Loader			
257 CAT All-Terrain Loader (End of Plant Mixed Materials and Equipment Rental Bids)			

Item 2:**Category: Pavement Markings.**

2016 Seasonal Bids, Contract #1607, Engineer's Estimate: \$380,450

Recommendation: Award the Seasonal Bids of Pavement Markings to Traffic Marking Services of Maple Lake in the amount of \$354,060.

<u>Name of Bidder</u>	<u>Bid Bond</u>	<u>Yellow (10,000)</u>	<u>White (21,000)</u>
Traffic Marking Service	Yes	\$11.34/gal \$113,400 total	\$11.46/gal \$240,660 total
		TOTAL Yellow & White	\$354,060

(End of Pavement Markings bids)

Item 3:**Category: Micro-Surfacing**

2016 Seasonal Bids, Contract #1606, Engineer's Estimate: \$599,685.78

Recommendation: Award the 2016 Seasonal Bid of Micro-Surfacing to Astech Corp. of St. Cloud, Minnesota, in the amount of \$422,930.16.

<u>Name of Bidder</u>	<u>Bid Bond</u>	<u>Breakdown</u>	<u>Total</u>
Astech Corp.	Yes	Bit Material for MS 59,965 @ 3.05	\$182,893.25
		Surface Course, 1,946 @ 97.00	\$188,762.00
		Fog Seal, 4,469 @ 2.50	\$11,172.00
		Traffic Control	\$27,000.00
		Interim Pvmnt Marking, 77,073 @ 0.17	\$13,102.41
		GRAND TOTAL:	\$422,930.16

(End of Micro-Surfacing bids)

Item 4:**Category: Sealcoating**

2016 Seasonal Bids, Contract #1605, Engineer's Estimate: \$675,146.52

Recommendation: Award the Seasonal Bid for Sealcoating to Astech Corporation of St. Cloud in the amount of \$628,854.54.

<u>Name of Bidder</u>	<u>Bid Amount</u>	<u>Breakdown/Grand Total</u>
Pearson Bros.	RR Protective Liability Ins, 1 LS	5,000 / 5,000
	Bit for Material for Fog Seal, 61,996 GAL	.10 / 6,199.60
	Bit for Material for Sealcoat, 136,994 GAL	2.51 / 343,854.94
	Bit Sealcoat, 489,266 SY	0.51 / 249,525.66
	Traffic Control, 1.00 LS	20,000 / 20,000
	Interim Pavement Marking, 24,756 LF	0.40 / 9,902.40

GRAND TOTAL: \$634,482.60

Astech Corp.	RR Protective Liability Ins, 1 LS	5,000 / 5,000
	Bit for Material for Fog Seal, 61,996 GAL	1.50 / 92,994.00
	Bit for Material for Sealcoat, 136,994 GAL	1.00 / 136,994.00
	Bit Sealcoat, 489,266 SY	0.75 / 366,949.50
	Traffic Control, 1.00 LS	18,500 / 18,500
	Interim Pavement Marking, 24,756 LF	0.34 / 8,417.04

GRAND TOTAL: \$628,854.54

Allied Blacktop	RR Protective Liability Ins, 1 LS	12,500 / 12,500
	Bit for Material for Fog Seal, 61,996 GAL	1.38 / 85,554.48
	Bit for Material for Sealcoat, 136,994 GAL	1.99 / 272,618.06
	Bit Sealcoat, 489,266 SY	0.43 / 210,384.38
	Traffic Control, 1.00 LS	140,000 / 140,000
	Interim Pavement Marking, 24,756 LF	0.36 / 8,912.16

GRAND TOTAL: \$729,969.08

(End of Sealcoat Bids)

ITEM 5:

Award Annual Pavement Preservation Bid, Engineer's Estimate \$5,078,217.65

Recommendation: Award Contract No. 1601 (including Alternate Bids 1, 2, & 3) to Knife River Corporation in the amount of \$4,178,704.07

Alternate Bid 1: Rhoades Avenue SW (Sate Park Road Account and Township Funds)

Alternate Bid 2: New Highway Department Lot (Bond for New Building)

Alternate Bid 3: Schroeder Park Lot Paving (Park Funds)

<u>Name of Bidder</u>	<u>Bid Amount</u>	<u>Percent Over/Under Estimate</u>
Knife River Corporation-North Central	\$4,178,704.07	17.71% under estimate
Hardrives Inc.	\$4,460,892.64	12.16% under estimate
Duininck Bros. Inc.	\$6,718,457.27	32.20% over estimate

(End of Pavement Preservation Bid)

Approve Speed Zoning Request - new CSAH 38

Hawkins requested a speed zoning study on 70th Street NE, which will soon be the newly designated CSAH 38 (from CSAH 19 east to CSAH 42, approximately 6.13 miles). This process generally takes about one year. Daleiden moved to adopt [Resolution #16-17](#) requesting a speed zoning study, seconded by Potter, carried 5-0 on a roll call vote.

Approve Owners Committee Of The Whole (COTW) Minutes from 03-03-16 and Act on Recommendations

Potter moved to approve the 3-03-16 Owners Committee Of The Whole Minutes. The motion was seconded by Husom and carried 5-0. The Owners Minutes follow:

1. Project Update

Francois distributed what he referred to as a "four-month rolling schedule" and photos of the job site [Attachment 2 – Six Pages], an overview of activities that have been completed, are in process, and are on schedule for the upcoming two months. He said that the roofing is completed with the final membrane is being installed, and the project with the flashing is being finalized. They've been working on the vehicle lift pits and installing in-slab heat in the second half of the fleet maintenance bay; and in a couple of weeks, the rest of the in-floor heat should be in and the slab can be poured. They are working on both the electrical and mechanical rough-ins and have a handful of overhead doors yet to be installed. They are waiting on this until all of the slabs are poured so that access to the building is easier for large equipment hauling concrete without the chance of doing damage to the doors. Crews

are working on the final portion of the interior masonry walls, and framing for drywall and rough-ins are in progress. All the rooftop equipment is now in place and was put there by crane, an operation that went very well.

Completion of the final details should take place over the next two months, such as the finish on the doorframes, work on window frames, and the exterior metal panel on the upper half of the walls. The overhead mechanical and electrical rough-ins will be completed, and work on the interior finishes will begin, such as taping, painting, carpeting, and tiling. Installation of the vehicle lifts, the lube system, and the overhead cranes will begin soon. They are waiting for warmer weather to start the outside landscaping.

Hawkins said that he would like to revisit the proposal to include stained concrete in certain areas of the building and presented a memorandum [Attachment 3] to that effect (previously presented at the February 4, 2016 Owners Committee meeting). The original proposal had included a larger area for stained concrete at a cost of about \$13,000; but this has since been revised, and the new total for the smaller areas is closer to \$3,600. These areas would include the hallways to the meeting room and the break/lunch room. Husom commented that she thought this was a good proposal. The building would still be utilitarian, but she stated that she thought the public areas should have a nice appearance. Borrell said that he had no problem with it, especially when considering the significantly lower cost of the smaller areas, and Daleiden said that he would also go along with it.

RECOMMENDATION: It was the consensus of the OCOTW that the proposal to install stained concrete in the hallways and the break/lunch room be approved and that the work be allowed to proceed.

2. Budget Update

Francois said that the budget is in overall good shape. Much of the aggregate base for the site work is done and bids for the asphalt paving will be opened tomorrow. He is still getting a handful of quotes for items that were not included in the bids, such as sealant, fencing and gates, and an allowance for a monument sign. Hawkins said that a bid had been received for the fluids and lube system and will be presented to the Board this coming week on March 8. Cordell asked about the sign pallets/racking and Francois said that this has been given an allowance and final costs have not been determined yet.

There is still over \$400,000 left in the contingency line item, a fund that was set aside to cover unexpected expenses or overruns. The amount spent on change orders and expected change orders not yet implemented totals about \$166,000. When they see the likelihood of a change order coming, they log it, track it, and determine what price to expect. Hawkins commented that he has been overwhelmed by the good service of both HCM Architects and Kraus-Anderson in doing such a nice job for this project.

Quotes were received from three different vendors (all deal with Herman Miller brand) for the office furniture, and the lowest quote came from Alternate Business Furniture, Inc., of Eden Prairie, Minnesota. Different items of equipment that are office related are included in the furniture line item.

Francois said that as of today the project is well under budget, and as work progresses it could be even more than the current 10.3% under budget figure.

3. Change Orders

Two change orders were presented to the committee. PCO #97, in the amount of \$1,442, is for a bracing that needs to be in two pieces rather than in one piece. If not revised, the bracing would have been across one of the windows. This cost covers eight hours of labor plus materials. PCO #117, in the amount of \$248, is to modify the existing roof girders by removing some of the webbing in order to fit the duct work through an opening. The engineers of the manufacturer approved the change, in writing, and the warranty will not be affected.

RECOMMENDATION: It was the consensus of the OCOTW that Change Orders #97 and #117 be approved as presented.

The next meeting of the Owners Committee will meet on Thursday, April 7, 2016 at 10:30 a.m. in the Public Works Building.

(End of 3-03-16 Owners Committee Of The Whole Minutes)

Request permission to add three projects to 2016 Pavement Preservation Program

Based on favorable bids, there is \$1.3 million of the budget remaining. The request is to accomplish three additional pavement preservation projects that are in the current 5-Year Plan.

<u>Highway</u>	<u>Length</u>	<u>Estimated Cost/Funding</u>
CSAH 42 Otsego	1.5 miles	\$260,000 / State Aid Regular
CR 116	2.0 miles	\$320,000 / Local Levy
CR 147	0.9 miles	\$150,000 / Local Levy

Potter moved to add the three projects to the 2016 Pavement Preservation Program and authorize a bid opening on 4-29-16 at 11:00 A.M. The motion was seconded by Husom and carried 5-0.

Approve Agreement No. 16-51 for Pavement Preservation Improvements along CSAH 20 in the City of Rockford.

The City of Rockford is completing a downtown beautification project including street lights and sidewalks. The Agreement incorporates the County's pavement work into their project and vice versa. The Rockford City Council has signed the Agreement. Potter moved to approve the Agreement, seconded by Daleiden. The motion carried 5-0.

9:30 A.M. PUBLIC HEARING RE: PLANNING COMMISSION RECOMMENDATION TO AMEND SECTION 762.2 SOLAR ENERGY FARMS AND 762.3 SOLAR ENERGY SYSTEMS

At 9:30 A.M., the Public Hearing was opened on a Planning Commission recommendation to accept amendments to the Wright County Zoning Ordinance as follows:

Add the following to Section 762.2 Solar Energy Farms Requirements and Standards:

"Solar Energy Farms and Systems will be considered by the Planning Commission on restricted parcels of land zoned General Agricultural (AG)."

Add the following to Section 762.3 Solar Energy Systems Requirements and Standards:

"Solar Energy Systems will be considered by the Planning Commission on restricted parcels of land zoned General Agricultural (AG)."

Sean Riley, Planning & Zoning Administrator, said the Board laid the proposed amendments over from January to allow additional time for township review. Riley outlined a map reflecting proposed solar farms in Wright County and an overview of their status.

Borrell stated that capacity can be increased at substations but is expensive and would involve stacking and a redo of the wiring. Riley said there is a ceiling on what the substations can handle. There is a substation planned on CR 30 in Woodland Township.

Public Comment:

DeWayne Bauman, Franklin Township Supervisor. Feels the solar farm push relates to the MET Council. Franklin Township is not against solar but rather the use of prime agricultural land for solar farms. He suggested use of other locations such as gravel pits. Bauman thinks the land used for solar farms should be zoned commercial. He also referenced impacts on those residing or owning property near a solar farm.

John Czanstkowski, Sr., Franklin Township Supervisor. Czanstkowski agreed with comments by Bauman and questioned whether precedence is being set for what can be placed on restricted land. This will have an effect on neighboring properties. At the Township Meeting on 3-21-16, he said there was not one person in favor of the proposed changes to the Ordinance. Carver County has placed this on hold until more information is obtained.

Don Schmidt, Buffalo Township. Schmidt said the Planning Commission approved another project in Buffalo Township at the 3-17-16 Meeting. This equates to 160 acres lost in Buffalo Township in the past year. Both parcels are owned by the solar industry. One sold for \$13,000/acres. He supported comments made by Franklin Township. He asked the Board to envision the future based on what has happened in the last year or two. Will Wright County be a farming community with a rural residential atmosphere or a community with chain link fences

enclosing solar panels? Schmidt feels the solar farm issue has moved way too fast. Prime farm land could be lost, and he supports looking at other potential land types (gravel pits, etc.) for solar farms locations.

Laura Caspari, Senior Product Developer with SoCore Energy, Chicago Illinois. SoCore Energy is developing two solar facilities with Wright Hennepin Cooperative. One is located in Middleville Township, the other in Maple Lake Township. Both projects are 2 megawatts (less than 10 acres in size) and are on leased land. Their location is next to electrical substations which have been sized for the existing load in the area. It would not involve new transmission lines. Both projects will require a lift of the entitlement restriction. Native plants will be around the arrays. Caspari said solar project locations require connection to an electrical grid and the land needs to be flat. She asked that the Board consider the entitlement lifting. Without that, they will not be able to develop the projects.

Evan Carlson, Developer, Innovative Power Systems. Carlson stated sites are not permanent after their useful life and can be decommissioned. Innovative Power Systems is targeting Xcel areas in Wright County. Sites are extremely restricted by utilities infrastructure. Within that area, Xcel's infrastructure must be adhered to (being in proximity to substations and utility lines). This results in only a handful of potential sites. The site must then be leased from a willing landowner. In response to Daleiden, Carlson explained the useful life of a solar panel is dependent on the equipment. Panels can be replaced but the useful life varies between 15-25 years. Panels can be left for up to 35 years but production declines. Leases are generally for 25-35 years. At times, a CUP (Conditional Use Permit) may expire at that time and would require re-application. He suggested that individual townships could implement moratoriums if desired, leaving the land available for use in other townships.

DeWayne Bauman, Franklin Township Supervisor. Bauman asked why decommissioning is being discussed if solar is the way of the future. The U.S. has many solar panels made in China and shipped by 2010, so they may be starting with 7-year old technology. Fixed solar panels typically generate only 4 hours/day; 5-6 hours/day if they are moveable. Bauman thought it would be advantageous to use the moveable panels so as to get more out of the panels in a small area. He asked that prime agricultural land not be used. Power companies are purchasing the land at a lower cost because of the agricultural zoning.

John Czanstkowski, Sr., Franklin Township Supervisor. In 2015, there were 500 farms lost in Minnesota. When the economy was going well, 1 million acres of productive farmland were lost nationwide to development. At the last Planning Commission Meeting, photos were provided showing panels on posts at the edge of building sites in southern Minnesota. In that way, land can be tilled. Landowners may not understand they are tying up land for 25 years and could get more money for land from cities developing.

Gordy Simonson, Solar Stone. Simonson referenced upgrades at substations and said that causes a limitation (whether engineering or financially possible). Various developers are in cues in substations. Once capacity is used, any developer behind that cue must pay for upgrades. Two Solar Stone solar garden projects in Winona County were retired due to cost. Applications for projects 5 megawatts or less had to be submitted to Xcel by 9-25-15. After that date, Xcel did not accept applications for more than 1 megawatt. He referenced Solar Stone projects in various areas in the State that are being placed in decommissioned wastewater treatment plants and a retired gravel pit.

Simonson stated panels are about 20% efficient in terms of gathering the sun's energy and converting from DC to AC energy. Technology is being developed to increase efficiencies in panels. He envisioned that sites will be upgraded in the future with these upgraded panels and estimated that 1 acre sites may be able to generate 25 megawatts versus 5 megawatts. Sawatzke said it may make sense for developers to wait for the new technologies, resulting in less acreage required and less impact on substations. Husom added that if Xcel Energy restricts arrays to 1 megawatt going forward, fewer acres will be needed. Husom is supportive of all business, and that includes both agriculture and solar. Things have moved quickly with solar farms, and that is why she is reviewing it.

Simonson was present at the January County Board Meeting on this topic. At that time, the action was to lay this topic over to allow further review by townships. He inquired whether any townships decided to move forward with a moratorium. Sawatzke responded that the County received a letter from Buffalo Township reflecting they decided not to place a moratorium on solar farms for various reasons.

Borrell stated the County has a solar ordinance. Discussion today is regarding placing a solar panel on restricted land. Buffalo and Franklin Township have spoken against this. He said Woodland Township is supportive of solar. Borrell said discussion today should relate to restricted parcels, not solar in general.

Don Schmidt, Buffalo Township. Borrell asked Schmidt about Buffalo Township's decision on the moratorium. Schmidt responded that the Township consulted with legal staff and the process is quite involved. They would basically have to set up their own Planning & Zoning to handle this and there may be liability issues. The decision was not to proceed based on the advice of the attorney.

John Czanstkowski, Sr., Franklin Township Supervisor. Czanstkowski spoke with Franklin Township's attorney on a moratorium. He was informed that it can be done but a Planning & Zoning ordinance would have to be put into place. He understands they can do a one-issue moratorium for one year on the solar industry plants.

Borrell reiterated that discussion today relates to the amendment for restricted land. Buffalo and Franklin Townships have different issues and to his knowledge, this would not affect any of the proposed sites in those Townships. Riley said he is unable to take applications or map the potential sites because that is not an allowed use on restricted land. There are potential sites pending based on action today.

Husom referenced County gravel pits as a possible location for solar farms, resulting in farm land not being taken out of production. Discussion followed on whether more citizens will be concerned in the future once this moves forward. Borrell suggested that Buffalo and Franklin Townships could move forward with a moratorium and let other townships proceed.

DeWayne Bauman, Franklin Township Supervisor.

Bauman told Borrell that Franklin Township did not say they were against solar. That is why they are not putting a moratorium on. They are opposed to using good agricultural land for this purpose. Discussion followed on gravel pit locations and their proximity to substations.

Sawatzke asked whether there is an option of creating an amendment to the zoning ordinance and map that would create an overlay district for solar panels or fields. This would not include the cities, and would only include the townships if they desired. Townships could indicate specific land areas that they would like included.

Kryzer stated that if the Board were to adopt an overlay district, it would be a valid exercise of the Board's zoning authority. The County could indicate to townships that if they do not respond, the entire agricultural area will be included. Kryzer thought that could be done as long as the Board is reasonable on the application of the overlay district. The County can't be arbitrary and capricious. Kryzer said this could include township input as well as criteria (i.e., distance from substations, prime agricultural land, soil conditions, etc.). Sawatzke asked whether this district would have any standing if someone goes to the PUC. Kryzer answered no. State law trumps the County's Ordinance. Borrell said he would be supportive of an overlay district.

Don Schmidt, Buffalo Township. Schmidt supported looking into the overlay district.

Evan Carlson, Developer, Innovative Power Systems. Carlson said just because a site is preferred, it does not make it a viable site. He did not come across one gravel pit site that looked to be viable.

John Czanstkowski, Sr., Franklin Township Supervisor. Czanstkowski said when Franklin Township received the letter from Planning & Zoning, they didn't totally understand what was being requested. He suggested including a better description of what is happening in order to obtain more input.

It was the consensus that this topic will be brought forward at the Township Quarterly Meeting in April.

Jeff Young, Monticello Township. Young stated solar farms was a topic of discussion at the Monticello Township Meeting last evening. It involves a property on CR 106 and the means to run the power to a substation, as there is not a substation nearby. The question was raised and no one seemed to have an answer. He said it was very confusing. He supported bringing discussion to the Quarterly Meeting of the Townships.

The Public Hearing was closed at 11:03 A.M.

Borrell moved to approve to amend the County Zoning Ordinance as follows:

Add the following to Section 762.2 Solar Energy Farms Requirements and Standards:

“Solar Energy Farms and Systems will be considered by the Planning Commission on restricted parcels of land zoned General Agricultural (AG).”

Add the following to Section 762.3 Solar Energy Systems Requirements and Standards:

“Solar Energy Systems will be considered by the Planning Commission on restricted parcels of land zoned General Agricultural (AG).”

The motion failed for lack of a second.

Daleiden made a motion to table the issue for 30 days to allow for additional conversation at the Township Officers Meeting and to allow the County Attorney’s Office the opportunity to look at this more in depth to determine what can be done legally. The motion was seconded by Borrell. Sawatzke asked whether the motion includes discussion points such as the concept of overlays. Daleiden stated that is correct. Daleiden wants residents to have the opportunity to do what they want with their properties but also does not want to put solar farms next to neighbors who have an issue with that. The motion carried 4-1 with Potter casting the nay vote.

The meeting recessed at 11:09 A.M. and reconvened at 11:21 A.M.

ITEMS FOR CONSIDERATION

3-09-16 BUILDING COMMITTEE MINUTES

At today’s County Board Meeting, the following corrections were made to the Minutes: Page 1, 2nd paragraph, 4th line, change to read, “Borrell asked if it is more cost-effective to leave the restrooms as they are and add the family/unisex accessible restroom” (Borrell); Page 2, 4th paragraph, 1st line should read, “Daleiden said the entrance from the IT area into Conference Room 153 is a priority” (Daleiden). Lee Kelly, County Coordinator, stated the IT Expansion will be a standing Building Committee item. As quotes or updates are available, they will be discussed at the Committee level. Daleiden moved to approve the Building Committee Minutes as corrected. The motion was seconded by Borrell and carried 5-0:

I. Annex Restroom / Custodial Closet – Schematic Design

Hatfield distributed a proposal from Hagen, Christensen & McIlwain Architects (HCM) regarding architectural and engineering design services for the Wright County Government Center Restroom Upgrades – Phase 1 Design project.

Daleiden said to move forward with the restroom schematic design. Borrell asked whether the expansion would create a family/unisex restroom or enlarge both the existing women’s and men’s restrooms. Daleiden said Hatfield recommends a completely barrier-free restroom for both women and men. Borrell asked if it is more cost-effective to leave the restrooms as they are and add the family/unisex accessible restroom. Hatfield said the first floor hall to the Motor Vehicle License Bureau gets lots of traffic. He preferred to start over with a new design.

Daleiden said they need the drawings first to be able to determine the project cost. Brad said both the women’s and men’s restrooms would be ADA compliant.

Kelly said the project would be funded out of Site Improvements.

Recommendation: Approve HCM Proposal for Architectural and Engineering Design Services for the Wright County Government Center Restroom Upgrades – Phase 1 Design Project, not to exceed \$5,600, and \$200 for Team Reimbursables.

3-09-16 Building Committee Minutes (cont.):

II. IT Expansion

Tagarro distributed two office reconfiguration plans by Alternative Business Furniture, Inc. (ABF), Options 3 and 4. He said he prefers Option 4 (see attachments). ABF refurbishes Herman Miller workstation furniture and components. ABF provides a 12-year warranty, similar to Herman Miller.

Tagarro said the plan does not show a few walls that will be removed. He distributed a quote from Ernst Construction, Inc. regarding expanding existing Information Technology (IT) Department into the vacated Law Library and conference room (see attached). Tagarro said Conference Room 153 would be eliminated if this design is implemented. Those present discussed several potential changes to Option 4, including removing a door by the restroom expansion and another by the IT reception area.

Tagarro said his figures include the cost of an anti-static floor by the technician bench. They will re-use as many Herman Miller components in County inventory as possible; however, these are different shades of color from the newer versions at ABF.

Tagarro said he has no cost estimates for Option 4 yet. He will finalize the details and determine the necessary hardware and equipment. He referred to the Ernst quote regarding various aspects of the demolition and expansion. The consensus was to paint walls impacted by construction versus re-wallpaper them.

There was discussion regarding adding a door into the old employee lunchroom that now houses three cubicles for IT staff. Daleiden asked whether a 34 inch door instead of a 36 inch one would comply with code. Hatfield will investigate.

Daleiden said the new IT conference room should be available to other County employees since Conference Room 153 will be absorbed in the expansion. There was discussion about where to relocate the ITV equipment that is currently held in 153. Tagarro said the equipment is stored on a rolling cart, and can be moved wherever needed.

Tagarro said the Ernst Construction costs (including a 10 percent contingency fee) and HCM design costs total \$27,060. There will be additional expenses for furniture and installation, as well as reconfiguring the security system, and running electrical and network connections to all work stations.

Daleiden said the entrance from the IT area into Conference Room 153 is a priority. Tagarro said they also need a remote door access button moved in the reception area. Hatfield said Maintenance staff can take care of that.

There was a lengthy discussion regarding project priorities, replacing some carpet tiles, relocating staff during construction, color schemes, and scheduling electrical and security work.

Kelly said funding for the IT Expansion Project would come from Site Improvements.

There was discussion regarding changing the Conference Room Policy for Room 122 in light of the elimination of Conference Room 153. Currently, 122 is accessible only to County employees. It is slightly larger than 153, with a similar capacity. Nelson requested a cable lock on the floor of 122 to secure the ITV cart. Tagarro will follow up with Deb Schreiner in Administration regarding scheduling options available without 153.

Recommendation: Staff will act on the following:

- 1) Verify demand for Conference Room 153;
- 2) Determine whether to open the wall to the Law Library and create a door to the IT Conference Room;
- 3) Find out what code requires for the IT Conference Room door width;
- 4) Obtain quotes from Excel, Wright Hennepin Security and other vendors for remaining project items.

(End of 3-09-16 Building Committee Minutes)

At today's County Board Meeting, the 3-09-16 Personnel Committee Minutes were corrected as follows: Page 1, Item 2, 1st line should read, "Tagarro confirmed that the current candidate is part of the eighth or ninth recruitment process" (Husom). Husom moved to approve the Minutes as corrected, seconded by Daleiden, and carried 5-0:

I. Request to Appoint Interim Recorder

Gabrelcik distributed a copy of Minnesota Statute 375.08: BOARD TO FILL VACANCIES IN COUNTY OFFICES (see attached). Based on this Statute, Kelly recommended appointing Deputy County Recorder Kelly Day as Interim County Recorder following Gabrelcik's retirement on 3/31/16.

Recommendation: Appoint Deputy County Recorder Kelly Day as Interim County Recorder.

II. Request to Hire Senior Systems Engineer Above 12 Percent of Beginning Hiring Wage

Kelly said there have been challenges finding a qualified candidate for this position. Tagarro confirmed that the current candidate is part of the eighth or ninth recruitment process. This candidate requests compensation at the top of the Senior Systems Engineer pay range, or \$81,640. At that rate, the candidate would incur a decrease in pay from their current position. The candidate has worked for a neighboring county in a similar position since 2011. Tagarro said he was impressed with his skill set.

Recommendation: Approve hiring Senior Systems Engineer Above 12 Percent of Beginning Hiring Wage at \$81,640 Annually.

III. Request to Hire Facilities Services Director Above 12 Percent of Beginning Hiring Wage

Kelly said four candidates interviewed for this position. The most qualified candidate works in the private sector, and currently earns more than 12 percent above the beginning hiring wage for this position, including bonuses and a company vehicle. He has more than ten years of experience in facilities operation and real estate management of major office buildings, medical, retail, and industrial complexes. He oversees nearly one million square feet of facilities. The candidate holds a four-year degree in Business Management, with a minor in Communications. Kelly said his references were all positive. His background and team player attitude set him apart from other candidates.

Kelly said 12 percent above the beginning pay range is \$74,000. The compensation range for this position is \$66,539 to \$93,163. The candidate is asking for \$80,000 per year.

Recommendation: Approve Hiring Facilities Service Director Above 12 Percent of Beginning Hiring Range at \$80,000 Annually.

(End of 3-09-16 Personnel Committee Minutes)

COURTS FEASIBILITY STUDY PROJECT SCHEDULE

Kelly has been in contact with Wold Architects and Court Administration. He requested a kickoff meeting on 3-29-16 at 3:00 P.M. Moving forward, the proposed schedule would be at 3:00 PM every other week. Daleiden and Potter would be the appointees. Potter moved to authorize all Commissioners to attend the Courts Feasibility Project Schedule Meeting on 3-29-16 at 3:00 P.M. The motion was seconded by Husom and carried 5-0.

MN CHAMBER OF COMMERCE TRANSPORTATION BUSINESS DAY AT THE CAPITAL MEETING (POTTER)

Daleiden moved to authorize attendance by Potter, seconded by Husom, and carried 5-0.

ADVISORY COMMITTEE / ADVISORY BOARD UPDATES

1. Love Inc. Transitional Housing Shower. Husom announced the event will be held on 3-22-16 from 6:30-8:30 PM at the Buffalo Community Center.
2. Job Fair, Monticello High School. Husom said the Job Fair will be held at the Monticello High School on 3-24-16 from 2:00 PM to 7:00 PM.
3. Public Works Labor Management Meeting. Husom attended their most recent meeting.

ADVISORY COMMITTEE/ADVISORY BOARD UPDATES (CONT.):

