

BOARD OF COMMISSIONERS' PROCEEDINGS, GOODHUE COUNTY, MN
JULY 15, 2025

The Goodhue County Board of Commissioners met on Tuesday, July 15, 2025, at 9:00 a.m. in the county board room, at the Government Center, Red Wing, MN, with Commissioners Anderson, Flanders, Betcher, Majerus, and Greseth all present.

C/Anderson asked for any disclosure of interest. There were none.

- ¹ Moved by C/Betcher, seconded by C/Flanders, and carried to approve the July 3, 2025, County Board meeting minutes.
- ² Moved by C/Flanders, seconded by C/Greseth, and carried to approve the July 15, 2025, County Board Agenda.
- ³ Moved by C/Greseth, seconded by C/Flanders, and carried to approve the following items on the consent agenda:

- 1. Approve the sale of a vehicle on Public Surplus for the Sheriff's Office.
 - 2. Approve the City of Bellechester GIS Users Group Agreement.
 - 3. Approve the donation of a school bus for training purposes.
 - 4. Approve Final Contract Payment for CR 45 Bridge Project C.P. 025-045-004
 - 5. Approve Force Account Agreement No. 1059923 for Lighting at CSAH 13/TH56 Intersection
 - 6. Approve Force Account Agreement No. 1059924 for Lighting and LED Signs at CSAH 1/TH 60 Intersection
 - 7. Approve Award for CSAH 7 Bridge 25530 Replacement Contract S.A.P. 025-607-024

COUNTY ADMINISTRATOR’S REPORT

MCIT Update. Jim Karels, MCIT risk Management Consultant, reviewed the 2025 Risk Assessment for Goodhue County with the board. No action was taken. This item was for information only.

Sentence To Service (STS) Implementation. Staff updated the board on the proposed interim plan to establish a Sentence To Service program in Goodhue County. It was determined that the coordinator position was essential to getting this program running. The approximate cost for 2025 would be \$86,876 if the plan began on November 1, 2025. Total cost to the county moving forward would be approximately \$137,000 annually.

- ⁴ Moved by C/Betcher, seconded by C/Flanders and carried to approve to implement a County Operated Sentence to Service program and hire two full-time crew leaders and one full-time STS Coordinator/Case Aid as soon as possible.

FINANCE & TAXPAYER SERVICES

Tax Forfeited Land- City of Cannon Falls Request. Staff recommended the board approved the proposed resolution approving Goodhue County to sell parcel 52.140.0140 to the city of Cannon Falls.

- ⁵ Moved by C/Greseth, seconded by C/Majerus, and carried to approve the following resolution approving the sale of parcel 52.140.0140 to the city of Cannon Falls:

WHEREAS, the County Board of Commissioners of Goodhue County, State of Minnesota, have received a request from the City of Cannon Falls to acquire parcel 52.140.0140 for public purpose.

WHEREAS, the County Board has determined that a sale at market value is in the public’s interest because the City is currently using a large portion of the parcel for a public purpose and the remaining portion is going to be split and returned to the tax rolls.

NOW, THEREFORE BE IT RESOLVED that the Goodhue County Board of Commissioners herby grant their approval for the City of Cannon Falls in acquiring parcel 52.140.0140 for public purpose and future split and sale to adjoining land owner.

BE IT FURTHER RESOLVED that the Goodhue County Board of Commissioners grants the sale at a price of \$1,200.00 plus recording and deed fees.

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BE IT FURTHER RESOLVED that the Goodhue County Board of Commissioners hereby requests staff to complete the necessary application and submit it to the State of Minnesota.

LAND USE MANAGEMENT DIRECTOR'S REPORT

Conditional Use Permit Application for Kenyon Solar LLC. This issue was tabled from the July 3, 2025, County Board Meeting. The request was to consider a conditional use permit for a 4 megawatt commercial solar farm, located at 4578 County 12 Blvd, Kenyon MN, comprising 35 acres of the 120 acre parcel. The Planning Commission recommended approval with conditions.

6 Moved by C/Flanders, seconded by C/Betcher, and carried to approve to adopt the staff report into the record; accept the application, testimony, exhibits, and other evidence presented into the record; and APPROVE the request for a conditional use permit with the following conditions:

Findings of Fact:

1. That the solar energy system will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
2. That the establishment of the solar energy system will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
3. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
4. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
5. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Conditions:

1. The owner or applicant will notify the County after the 25-year lease period to verify if the project will be decommissioned or if the lease will be renewed for a 5-year term.
2. The project is subject to the Minnesota Solar Energy Production Tax, and the owner/applicant is responsible for remitting all reports and payments in accordance with state law.
3. A copy of the MPCA NPDES Permit must be filed with the building permit.
4. The County will require a financial bond security from the land owner in an amount equal to 125% of the cost of decommissioning the site and restoring it to agricultural land. The cost of decommissioning is listed at \$414,807 and 125% of that amount is \$518,508 which is the amount that the County will require to be secured.

Request from Jerney Robertson to purchase Outlot A of Lake Byllesby West Plat. Staff recommended the board authorize the sale of Outlot A of Lake Byllesby West Plat, and enter into a purchase agreement with Mr. and Mrs. Robertson, following the same previously approved process and procedures from 2021 and 2022. Tax parcel 41.182.0150.

7 Moved by C/Majerus, seconded by C/Greseth, and carried (4-1-0) with C/Betcher dissenting to approve to proceed with the sale of Outlot A of Lake Byllesby West Plat, and enter into a purchase agreement with Mr. and Mrs. Robertson, following the same previously approved process and procedures from 2021 and 2022. Tax Parcel 41.182.0150.

Conditional Use Permit for Bucks Unlimited at 37298 180th Ave, Goodhue, MN. The request was to consider a conditional use permit to allow a feedlot expansion for over 500 animal units in an A1 zoning district, at 37298 180th Ave, Goodhue, Minnesota. The Planning Commission held a public hearing and recommended approval with conditions.

8 Moved by C/Majerus, seconded by C/Betcher, and carried to approve to adopt the staff report into the record; accept the application, testimony, exhibits, and other evidence presented into the record; and APPROVE the request for a conditional use permit, to allow an expansion of animal feedlot over 500 animal units, not to exceed 2,596 animal units, with the following findings and conditions:

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Findings of Fact:

- 1. The proposed feedlot expansion will not be injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor will it substantially diminish and impair property values in the immediate vicinity. This is due to the Feedlot being located in an A1 (Agriculture Protection) zone which was intended to allow for large-scale farming operations.
- 2. The proposed feedlot expansion will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
- 3. dequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
- 4. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
- 5. Notification to surrounding property owners was done in compliance with Article 4 of the Goodhue Co Zoning Ordinance.
- 6. The proposed feedlot is not in conflict with the County’s Comprehensive plan.
- 7. The proposed improvements received an odor offset score of 96% for the nearest dwelling not owned by the Farm and an odor offset score of greater than 99% for the Town of Goodhue.
- 8. The proposed barn extension is proposed to be 50’ from the property line to the south, which is a reduction of the 100’ setback to property lines, after the Goodhue County Board of Adjustment approved the variance on April 28, 2025.
- 9. The request will amend the existing CUP, which was last amended in 2019.

Conditions:

- 1. A building permit must be approved for all building additions and new construction.
- 2. The feedlot must comply with all necessary state and federal permits and licensing, including Compliance with Goodhue County Zoning Ordinance: Article 13 Confined Feedlot Regulations, and Article 21, Agricultural Protection District.
- 3. A MPCA NPDES Permit application must be submitted to the State of MN and a copy of the permit approval shall be submitted to Goodhue Co.
- 4. The owners will cooperate with inspections of the facility in coordination with Land Use staff.
- 5. The property shall maintain compliance with Goodhue County Zoning Ordinance, Article 13, Section 4, related to animal manure storage, transfer, and application.

PUBLIC WORKS DIRECTOR’S REPORT

2025 Road Tour. Staff recommended the county board take a road tour this summer/fall to see recent improvements, ongoing projects, and to visit issues that the Commissioners should see. A survey of potential dates will be sent out.

Dakota County CSAH 54 Project Update. This was for information only. The County Board may consider providing input through staff, through a formal letter, or other means.

COMMITTEE REPORTS:

C/Betcher	•
C/Greseth	•
C/Anderson	•
C/Majerus	•
C/Flanders	• Female Transitional Living Program.
Administrator Arneson	•

Review and Approve the County Claims

⁷ Moved by C/Greseth, seconded by C/Flanders, and carried to approve to pay the County claims in the amount of 01-General Revenue \$417,552.16, 03-Public Works \$780,966.64, 11- Human Service Fund \$189,685.53, 12- GC Family Services Collaborative \$00, 15- County Ditch 1 \$00, 20-National Opioid Settlement Fund

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\$00, 25- EDA \$357.18, 34-Capital Equipment \$254,474.86, 35-Debt Services \$00, 61-Waste Management \$29,534.70, 72-Other Agency Funds \$113,787.48, 81-Settlement \$26,951,018.41, in the total amount of \$28,737,376.96.

Adjourn

⁸ Moved by C/Flanders, seconded by C/Majerus, and carried to approve to adjourn the July 15, 2025, County Board Meeting.



SCOTT O. ARNESON
COUNTY ADMINISTRATOR

BRAD ANDERSON, CHAIR
BOARD OF COUNTY COMMISSIONERS

MINUTE

- 1. Approved the July 3, 2025, board meeting minutes. (Motion carried 5-0)
- 2. Approved the July 15, 2025, county board agenda. (Motion carried 5-0)
- 3. Approved the consent agenda. (Motion carried 5-0)
- 4. Approved a conditional use permit for Kenyon Solar LLC. (Motion carried 5-0)
- 5. Approved the purchase of Outlot A of Lake Byllesby West Plat.. (Motion carried 4-1-0)
- 6. Approved a conditional use permit for Bucks Unlimited, Goodhue. (Motion carried 5-0)
- 7. Approved the county claims. (Motion carried 5-0)
- 8. Approved to adjourn the July 15, 2025, County Board Meeting. (Motion carried 5-0)