BOARD OF COMMISSIONERS' PROCEEDINGS, GOODHUE COUNTY, MN
OCTOBER 6, 2026

The Goodhue County Board of Commissioners met on Tuesday, October 6, 2026, at 9:00 a.m. in the County Board Room, Red Wing, MN, with C/Flanders, C/Betcher, C/Greseth, C/Majerus and C/Anderson all present.

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

1 Moved by C/Majerus, seconded by C/Anderson, and carried to approve the September 15, 2026, County Board meeting minutes.

2 Moved by C/Majerus, seconded by C/Anderson, and carried to approve the September 28, 2026, County Board meeting minutes.

3 Moved by C/Anderson, seconded by C/Flanders, and carried to approve the October 6, 2026, County Board Agenda.

4 Moved by C/Greseth, seconded by C/Anderson, and carried to approve the following items on the consent agenda:

1. Approve the Gambling Permit for Hiawatha Valley Family Beyond the Yellow Ribbon on October 24, 2026, at Frontenac Farms Off-Road Park, Red Wing.
2. Approve an agreement to provide technology service and support to GSWCD
3. Approve Hauler Agreement with Harters Disposal of MN
4. Approve to Award Leon Township Culvert Replacement Contract- S.A.P. 025-599-141
5. Approve Rural Health Transformation Program-Children's Mental Health Initiative Contract for HHS

UNIVERSITY OF MN EXTENSION

Proclamation of 4-H Week in Goodhue County. Staff recommended the board approve the proposed resolution proclaiming October 4-10, 2026, as National 4-H Week in Goodhue County.

5 Moved by C/Anderson, seconded by C/Flanders, and carried to approve the following proclamation in recognition of National 4-H Week in Goodhue County:

WHEREAS, 4-H is America's largest youth development organization, supporting nearly six million youth across the country; and
WHEREAS, 4-H has helped 1034 youth in Goodhue County in the 2025-2026 program year to become confident, independent, resilient and compassionate leaders; and
WHEREAS, 4-H is delivered by Cooperative Extension – a community of more than 100 public universities across the nation that provides experiences where young people learn-by-doing through hands-on projects in the important areas of health, science, agriculture and civic engagement; and
WHEREAS 4-H is the largest youth organization in Minnesota, and Goodhue County has one of the largest 4-H programs in the state, with methods backed by university research, 4-H offers the opportunity for youth to learn how to solve problems, make decisions and communicate ideas; and
WHEREAS, National 4-H Week showcases the incredible ways that 4-H inspires kids to do and highlights the remarkable 4-H youth in Goodhue County who work each day to make a positive impact on those around them, provide opportunities and experiences, connections and discovery, shaping youth into their true and authentic selves; and
WHEREAS, 4-H's network of nearly 500,000 volunteers and 3,500 professionals provides caring and supportive mentoring to all 4-H'ers, helping them to grow into true leaders, entrepreneurs and visionaries;
NOW, THEREFORE, Goodhue County Board of Commissioners, do hereby proclaim October 4-10, 2026 as NATIONAL 4-H WEEK throughout Goodhue County and encourage all of our citizens to recognize 4-H for the significant impact they have made and continue to make by empowering youth with the skills they need to lead for a lifetime.

LAND USE MANAGEMENT DIRECTOR'S REPORTS

Pelican Point Environmental Assessment Worksheet Determination. Land Use Management Director, Megan Smith reviewed the Pelican Point Environmental Assessment Worksheet (EAW) Determination. Staff recommendation was to accept the EAW which would allow them to move forward to the permitting process.

6 Moved by C/Majerus, seconded by C/Flanders, and carried to approve to accept the Pelican Point Environmental Assessment Worksheet as presented and not require an Environmental Impact Statement (EIS).

Consider Conditional Use Permit Requests for the Pelican Point Resort in Florence Township. The request is for land located at 35699 Highway 61 Blvd Lake City, MN 55041 to receive four conditional use permit for existing uses as well as new, as follows: 1) officially permitting the existing, fully operational marina which includes docking, launching, fueling, repairs, and storage, and a limited amount of accessory retail 2) a resort/campground with an office and recreational areas 3) a bar with a restaurant and outdoor tiki bar, and 4) fill in a floodplain area. The property is zoned Commercial Recreation, and all the proposed uses are allowed, conditionally, in that zoning district.

The Planning Advisory Commission held a hearing and considered this request at their meeting on September 28, 2026, and recommend approval with conditions.

7 Moved by C/Anderson, seconded by C/Greseth, and carried to approve to accept the application, testimony, exhibits, and other evidence presented into the record; the County Board of Commissioners APPROVES four conditional use permits Pelican Point, as stated herein, based on findings that the proposed CUP is consistent with the goals and policies of the County's Comprehensive Plan, with the following findings and conditions:

Findings:
1. The site meets the criteria outlined in Article 4 of the Goodhue County Zoning Ordinance for submitting a conditional use permit.
2. Goodhue County has adhered to all the requirements set forth in Article 4 for published and mailed notice requirements.
3. The Planning Advisory Commission held a hearing and considered the request at their September 28, 2026, meeting.
4. The proposed uses 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.
5. That the uses permitted will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
6. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
7. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
8. 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.
9. The addition of a campground to this property is an appropriate use of the land and complements the Marina and recreational nature of the property and scenic value of the area. The area where the campground is proposed was previously used as a manufactured home park.
10. Parking has been calculated using Article 11, section 16, although neither Marinas or campgrounds have dedicated parking requirements. Therefore, the following determinations to are to be followed:

Parking For Campground:
2 parking stalls shall be required within each campsite. The site plan shows 69 campsites, with space for two vehicles on each site, equivalent to two parking pads that are each 9 feet by 18 feet. Guest parking and overflow parking will use the area designated as General Parking.
Marine Repair Parking:
25 stalls shown, including those with added stall depth to accommodate boat and trailer storage

Parking For Marina/General Parking:
The plan calls for 40 stalls along the inner harbor and 30 abutting the frontage road. Plus 10 stalls dedicated for truck with a boat trailer parking. This is 80 stalls.
Parking for the bar/restaurant:
1 parking space for each 100 square feet of space dedicated to the bar/restaurant use, plus 1 parking space for each 2 employees. The office and bar area as shown is proposed to be 2700 square feet with an additional 550 sq ft. when the tiki bar is open. Based on ordinance requirements, a bar/restaurant of this size will require 33 parking stall plus employee parking. The proposed parking lot south of the

bar/restaurant shows 21 parking spaces. However, bar/restaurant overflow parking can use the general parking area along the inner harbor, as long as the parking is accommodated somewhere on site.

11. An EAW has been submitted and accepted by Goodhue County and no EIS is required for the project.
12.DNR permits remain pending for the project.
13. Florence Township approvals remain pending for the project.
14. Goodhue County's zoning ordinance does not define park models, but it does define "campground" and "recreational vehicles". The County finds that a park model is not an RV, but it is a non-permanent structure used only for recreational purposes and can be allowed conditionally as part of a resort facility.

Conditions:
1. Florence Township approvals are required prior to start of work
2. No encroachments are permitted into the ROW unless specifically allowed by MNDOT
3. The entire site will be put on a septic operating permit, which means the owners will need to obtain a septic maintenance contract with a certified septic company to perform regular compliance checks and maintenance on the system. If at any point habitual neglect or repeat issues occur with septic compliance, the county had the authority to revoke the operating permit. Operating permits are also submitted for renewal on an annual basis.
4. The campground and resort is permitted to operate seasonally. Year-round use is prohibited. For the purpose of this permit, no occupant shall live on site from April 1-November 15.
5. The proposed bar and restaurant area that is part of the resort may operate continually throughout the year. Hours of operation, which includes any outdoor music, shall not go later than 12:00 pm midnight.
6. A landscape plan shall be submitted to the County no later than April 15, 2027, and shall include large overstory trees to be planted along the waters edge, and either fencing or landscaping shall be shown and installed along property boundaries within 1 year of opening the campground.

PUBLIC WORKS DIRECTOR'S REPORTS

Award Byllesby Park Host Sites Design- Build Contract. Staff recommended the board award the 2026 Byllesby Park Host Sites Design-Build contract to Riverland Excavating, LLC of Red Wing, MN with the second-lowest responsible bid of $95,050; additionally, staff is requesting change order authority in an amount not to exceed available funding.

8 Moved by C/Anderson, seconded by C/Flanders, motion failed (2-3-0) with C/Betcher, C/Greseth, and C/Majerus dissenting to approve to award the 2026 Byllesby Park Host Sites Design-Build contract to Riverland Excavating, LLC of Red Wing, MN.

Cannon Falls Request for Gravel Road Grading and Maintenance. Staff recommended the County Board review a request for proposal for gravel road grading and maintenance services from the City of Cannon Falls and determine if they would like staff to respond.

There was consensus for staff to determine costs associated with responding to the Request for Proposal.

C/Majerus requested that the costs be presented to the County Board prior to responding to the Request for Proposal.

Zumbrota Shop Agreement Amendment and Memorandum of Understanding. Staff recommended the County Board approve the proposed amendment to the current agreement for the Zumbrota Highway Maintenance Shop as well as a memorandum of understanding.

9 Moved by C/Majerus, seconded by C/Anderson, and carried to approve the following resolution for the Zumbrota Shop Agreement Amendment and Memorandum of Understanding:

IT IS RESOLVED that Goodhue County enter into MnDOT Agreement No. 1052419a01 with the State of Minnesota, Department of Transportation for the following purposes:

To extend the existing partnership contract through June, 30 2033.

IT IS FURTHER RESOLVED that the Board Chair and the County Administrator are authorized to execute the Agreement and any amendments to the Agreement.

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NEW AND OLD BUSINESS.
Kullman Site Issue. C/Betcher requested clarification on the letter the board received regarding the Kullman site. The letter requested a temporary stay on any removal actions on their parcel. Land Use Management Director, Megan Smith addressed the board and noted that staff have not had time to review the request and was not prepared to make any recommendations.

2027 Committee Structure. C/Betcher indicated she would be willing to take on the SEMMCHRA Committee however when it became clear 3 Rivers Committee met at the same time she indicated she could not be on the SEMMCHRA Committee . C/Greseth offered to be the Goodhue County Representative for the South Country Health Alliance Committee and C/Betcher offered to be the alternate.

COMMITTEE REPORTS:

C/Betcher	•
C/Greseth	•
C/Anderson	•
C/Majerus	•
C/Flanders	•
Administrator Arneson	•

Review and Approve the County Claims

10 Moved by C/Greseth, seconded by C/Anderson, and carried to approve to pay the County claims in the amount of 01-General Revenue $665,860.78, 03-Public Works $1,211,005.14, 11- Human Service Fund $202,513.74, 12- GC Family Services Collaborative $383.90, 15- County Ditch 1 $00, 20-National Opioid Settlement Fund $00, 25- EDA $559.78, 34-Capital Equipment $480,311.66, 35-Debt Services $00, 61-Waste Management $34,660.63, 72-Other Agency Funds $153,108.53, 81-Settlement $3,797.36, in the total amount of $2,752,201.52.

Adjourn

11 Moved by C/Flanders, seconded by C/Anderson, and carried to approve to adjourn the October 6, 2026, County Board Meeting.

SCOTT O. ARNESON
COUNTY ADMINISTRATOR

SUSAN BETCHER, CHAIR
BOARD OF COUNTY COMMISSIONERS

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MINUTE

1. Approved the September 15, 2026, board meeting minutes. (Motion carried 5-0)
2. Approved the September 28, 2026, Special Session meeting minutes. (Motion carried 5-0)
3. Approved the October 6, 2026, county board agenda. (Motion carried 5-0)
4. Approved the consent agenda. (Motion carried 5-0)
5. Approved the 4-H Week Proclamation. (Motion carried 5-0)
6. Approved the Pelican Point Environmental Assessment Worksheet. (Motion carried 5-0)
7. Approved a Conditional Use Permit for Pelican Point Resort, Florence Township. (Motion carried 5-0)
8. Motion failed to Award Byllesby Park Host Site Design-Build Contract. (Motion failed 2-3-0)
9. Approved the Zumbrota Shop Agreement and Memorandum of Understanding. (Motion carried 5-0)
10. Approved the county claims. (Motion carried 5-0)
11. Approved to adjourn the October 6, 2026, County Board Meeting. (Motion carried 5-0)