

Bridgewater Township Work Session
County of Rice, State of Minnesota
June 26, 2019
Official Minutes

Call to order at 1:00 pm

Roll Call: Gary Ebling, Glen Castore, John Holden, Jim Braun, Frances Boehning,

Guests: Dave Medine, Tyler Swanson, Shane Symmank (NSU), Lee Bergum (EPS Buildings), Erik (Bolten & Menk).

Audience: John McCarthy, Ben Martig, Brad Ness, Kathleen Doran-Norton

- Affordable Housing.
 - A review of affordable housing in the area was discussed.
- Septic Systems
 - Mr. Symmank reviewed the costs involved with septic systems for small (40) housing neighborhoods. He reviewed that the LGU can own the whole system or parts can be owned by the homeowner. The modular systems can be added on to over time.
- Alternative funding sources for affordable housing
 - A short discussion was held regarding assistance in funding affordable housing.
 - Two on profits mentioned were: SW MN Housing, and 3 Rivers.
 - Kathleen Doran-Norton noted that a survey to determine current factors may be needed in obtaining future grants. She stated that the City Administrator of St. Peter may be a beneficial contact for information as that city has created some affordable housing.
- Misc.
 - Tyler Swanson suggested that care is taken to ensure that the lots are large enough for families to grow.
 - A short discussion was held regarding slab on grade vs a basement. While a basement added to the initial cost, the overall value of the home increases. A cheaper option is to create a second floor versus a basement.
 - Kathleen Doran-Norton noted that the county in creasing jobs but housing is not available for general workers.
 - Shane Symmank expressed a concern regarding having enough setback space for infrastructure. For septic, there is a setback of 300' from all wells. He suggested one community well versus individual wells. The green space for septic would need to be fenced off (can be split rail fence).
 - Kathleen Doran-Norton asked if older housing developments could be retrofitted with the modular septic? Per NSU, if there is enough green space, then Yes, the area could be retrofitted.
- Roads
 - Gary Ebling reviewed the overall miles of roads in the township.
- Incorporation
 - Gary Ebling reviewed the largest landowners in the area. Meeting dates will be set up for July and August.
 - Mr. Ebling addressed Mr. Martig and McCarthy regarding the Township meeting with the Cities to discuss future plans.
 - Ben Martig will draft a letter and respond for Northfield.
 - McCarthy stated that the Township would need to send a letter to the Dundas Council detailing what they would like to discuss.

- Brad Ness mentioned that the Northfield committee would like to meet with the Township again.
- Noxious Weeds
 - John Holden noted that the spraying and mapping for noxious weeds was progressing well.

Adjourn

Chair	
Clerk	