

Bridgewater Township Board of Supervisors
County of Rice, State of Minnesota
August 10, 2022
Official Minutes

Call to order

Pledge of Allegiance

Roll Call: Kathleen Kopseng, Thomas Hart, Andy Ebling, Glen Castore, Mike Little, Debbie Salaba, Frances Boehning

Introduction of Guests: Peter Tiede, George Pinc, Catherine Hollinger, Nancy Johnson, Brian Peterson, Matt & Jenny Kelly, Dick Nielson.

Approval of Agenda: Glen Castore made a motion to approve the agenda, Andy Ebling seconded, all approved.

Public Comment on Non-Agenda Items: Nancy Johnson expressed concern that a garage being built in the Upper Oak Hills neighborhood is not being built per ordinance and she is concerned about the length of time it took for a response from the Zoning Administrator.

Approval of Minutes & Claims

- August Claims
 - Mike Little made a motion to approve the August claims, Andy Ebling seconded, all approved.
- July 13th, 2022, Meeting Minutes
 - Andy Ebling made a motion to approve the July 13, 2022, minutes, Glen Castore seconded, all approved.

New Business

- Public hearing concerning Hollinger property
 - The Public Hearing was opened at 7:06 pm.
 - Peter Tiede reviewed the state statute regarding the order to abate and remove hazardous debris from a property.
 - George Pinc (friend of the family and nearby property owner) noted that vermin are emanating from the property. It is a mess. Trailer loads are being added to the site. A snow fence was added around the yard and traps were placed over the junk sitting outside. He considered the property unsanitary. He has seen rats, woodchucks, and possums coming from the property. He is concerned that it is a fire hazard due to the excess scrap wood and mattresses.
 - Matthew and Jenny Kelly are neighbors to Ms. Hollinger. They stated that Catherine is a nice person and they have talked. Mr. Kelly is concerned about the pickup trucks lined up on the property and the fenced and tarped junk. He noted that Ms. Hollinger has done some tree and yard work, but the trash is left laying around. There are at least 10 mattresses on the property. He has seen rats and mice coming from the property. Mr. Kelly stated that if something were to start on fire, there would be a problem due to the amount of flammable trash about.

- Dick Neilson (developer of Stoneridge Hills) expressed concern regarding the mess on the property and the rodents; raccoons and possums.
 - Catherine Hollinger stated that she is experiencing financial difficulties. She has just retired in May and is hoping to be able to fix her car. She noted that some of the truckloads are from deceased relative's estates. Catherine will have help arriving next week to assist in cleaning up the property. A dumpster will be delivered and utilized also. She is working to take parts from one truck to fix another one as the trucks are not currently operational. Ms. Hollinger stated that the front of the house would be cleaned up next week.
 - The public hearing was closed at 7:29.
 - Peter Tiede reviewed the process of abatement. He noted that the Board can agree to the order and give 30 days to clean up before submitting to the courts.
 - Glen Castore asked if the Board were to pass the order, could a consent agreement be discussed with Catherine Hollinger?
 - Peter Tiede replied that a consent agreement can be worked out with Ms. Hollinger.
 - Peter Tiede will send the order to be reviewed at the next Board meeting.
 - Glen Castore noted that if the Township cleans the property, the assessment can be spread over multiple years.
- Cartway – status, discussion, and next steps
 - Glen Castore reviewed the current easement and the delineation report from Bolten & Menk. Bolten & Menk noted that the current easement includes a wetland. In order to build a roadway, permits would be needed from the Army Corp of Engineers, soil & water conservation district, and the Dept of Natural Resources. An approved permit is not a guarantee. The permit process would include a meeting between all interested parties and jurisdictions and there is no timeline for the permit process.
 - It was noted that the Township can not make the current easement a cartway without knowing if it will be permitted.
 - Peter Tiede noted that a number of the issues brought up during the last meeting have been answered.
 - Glen Castore requested that Peter Tiede draft a clear written findings of fact for the September Board of Supervisors meeting.
 - The question was asked if a 33' cartway is created, does it need to be built to the full 33'? The response was no, the Township does not have to widen a cartway to the full 33'.
 - The next steps include documenting the findings, chose a route, and hire a surveyor and appraiser.
 - This issue will be discussed in September.
- Discussion regarding OAA
 - Glen Castore and Andy Ebling reviewed recent meetings with the City of Northfield. The original OAA expired in December 2019 and an extension was signed to extend the agreement to December 2022.

- A draft agreement was sent to the City of Northfield, they responded with a redline extended draft. The contents of the extended draft were briefly discussed.
- Peter Tiede reviewed the process of annexation if an ordinance for orderly annexation is not in place. He also reviewed the statute regarding tax reimbursement.
- Andy Ebling noted that the City of Northfield would like to have a clear path to annexation.
- Options and next steps were discussed. Andy Ebling and Glen Castore will continue to work with the City of Northfield.
- Glen Castore noted that the agreement extension can be extended annually.

Treasurer's Report

- Treasurer's Report
 - Debbie Salaba reviewed the current Treasurer's report.
 - Glen Castore requested that money be moved from the Dundas Annexation Account to the General Fund. He reviewed recent payments and expenses related to this account.
 - Glen Castore made a motion to transfer \$36,000 from the Dundas Annexation Account to the General Fund, Andy Ebling seconded, all approved.
 - It was noted that the ARPA funds should cover the expenses related to the Hall expansion project.
- IRS Reporting
 - The report was provided to the Chair.

Clerk's Report-

- No report.

Planning & Zoning-

- Meeting update
 - Mike Little reviewed the recent Planning Commission meeting. He noted that Henry Bull attending the meeting and requested dust control on Dahl & 135th.
- Rural Industrial Ordinance
 - Glen Castore made a motion to approve Ordinance 2022-04 Rural Industrial Zone, Mike Little seconded, all approved.
- Rural Industrial Parcel Rezoning
 - Glen Castore made a motion to approve Ordinance 2022-05 Rezoning certain property to rural industrial, Andy Ebling seconded, all approved.

Old Business

- Dust Control
 - Glen Castore noted that he has received comments from residents that they want the Township to provide dust control on all roads.
 - A discussion was held regarding placing dust control near current businesses in the Township.

- It was stated that raising the levy to cover the cost of placing dust control on all Township roads was not realistic.
- A letter will be sent out to residents next spring regarding dust control and how to purchase it.
- Mike Groth is trying to get dust control on Dahle and 135th, but the weather is not cooperating.
- Mailbox policy
 - A mailbox was broken in Upper Oak Hills by a temporary employee of the Township during plowing. As the employee had told the homeowner the mailbox would be repaired, the Board has directed that a replacement mailbox be installed.
- Facility Improvements
 - The bid package is ready to go out for the next phase of building a second shed for equipment.
 - Glen Castore reviewed that the hall addition will need a variance due to changes in setbacks.
- Roads
 - Conrad Ertz will train with Mike Groth on the road grader.
 - Parker Trees
 - During a recent meeting, the Board had approved \$3,000 for replacement of trees that the owner felt were impacted by the berm.
 - Mr. Parker has requested an increase to \$4,000 as he would like larger trees.
 - Glen Castore made a motion to approve the increase to \$4,000, no second was given. Motion is declined.

Adjourn

Chair	
Clerk	