

**Bridgewater Township Board of Supervisors**  
**County of Rice, State of Minnesota**  
**May 10, 2023**  
**6:00p.m.**  
**Official Minutes**

Call to order

Pledge of Allegiance

Roll Call: Glen Castore, Andrew Ebling, Thomas Hart, Mike Little, Kathleen Kopseng, Lori Noreen

Approval of Agenda: Thomas Hart made a motion to approve the Agenda, Andrew Ebling seconded, all approved.

1. RLS project update:

- Glen Castore provided a document with updates on the ongoing RLS project.
- There was discussion for the need for Fiberoptic service to the Comus Industrial Park.
  - Metronet provided an estimate of approximately \$260K to get Fiberoptics from The City of Dundas to the Comus Industrial Park by them. Because this cost is over \$175K the Township will need to bid the project out. It was mentioned that this should occur sooner rather than later to get on the company's work schedule for 2024.
  - It was mentioned that Comcast is not a possibility as they provide coax.
  - Andrew Ebling mentioned that John Ebling would be a good resource to find out the capacity of fiberoptics the area will need. It was agreed. Andrew will work with John to obtain a better knowledge of this.
- It was discussed the Township is interested in purchasing 3-5 acres in the Comus Industrial Park to provide an area centralized for utilities.
  - This area would possibly house electricity, water, fiber optics, etc.
  - The Township will work with Ed Koktavy on a purchase price for the land.
- There was discussion regarding the ownership of the rail siding once it is installed.
  - It was mentioned that it is not clear at this time that the Township can own it. Because of this, Rice County may end up owning it even though they would rather not. It was also stated that RLS is not interested in owning the rail siding either.
  - It was discussed that the reason the Township would be interested in owning the siding is to create spurs for other potential companies in the Comus Industrial Park.
  - It was stated that Rice County has the rail authority, the Township does not.
- It was discussed that the Township and RLS need to coordinate with Union Pacific regarding the construction of the rail siding once the project progresses.
  - It was mentioned that Stantec has been working on the design of the rail siding since February. The design has not been received as of this meeting.

- There was discussion regarding the Township needs to begin working on setting sewer and water rates for the Comus Industrial Park.
  - It was stated that the Township would own all the systems to ensure they are well maintained.
  - It was recommended by Stantec to provide services to not only RLS, but all companies anticipated within the Comus Industrial Park.
  - It was mentioned that if Steele Waseca provides the electric service to the area there is potential for a grant to build a central well for all potential business.
- It was discussed if the Township could possibly have a central fire suppression system for the entire Comus Industrial Park.
  - If this is something that can be done, it was discussed what size of a holding tank would be needed. Possibly 300-500K gallons.
  - If the Township provides this to the entire Rural Industrial Area, there could be a possibility to share the cost with RLS which could provide cost savings to each involved.
  - It was brought to Glen Castore's attention that there could be a possibility of reusing slurry silos for a water suppression tank.
    - It was stated that this is something work looking into.
    - Andrew Ebling mentioned that he would speak with Nate Sparrow, Sewer/Water Operator of the City of Dennison, regarding their operation of water suppression in their city.
    - It was mentioned that if slurry tanks were used, there could potentially be a need for an employee of the Township to provide maintenance and upkeep of the system.
    - It was mentioned if the Township proceeded with a Fluence system there is potential for it to be less hands on.
- Glen Castore discussed that there will be a teams meeting next week regarding the petition to the Public Utilities Commission for Steele Waseca to provide electrical service to the Comus Industrial Park.
  - It was stated that those involved are still gathering information at this time and a decision on whether to file the petition or not will be made in May.
  - It was noted that RLS is supportive of why the Township would prefer Steele Waseca to provide the electrical service, but if Steele Waseca is higher in their rates than Xcel they will choose to go with Xcel.
- It was mentioned that at this time there has not been progress on potential funding to pave 140<sup>th</sup> St.
- It was discussed that the Township is looking into septic system options where a high volume of reuse is possible.
  - It was decided that the Township would contract Eric Meester of Nero Engineering to look into this.
- Glen Castore discussed that there is a local company that has made inquiries about locating in the Comus Industrial Park.
- It was stated that the EAW draft is moving along with the hope of obtaining it within the week. Once the draft is received there will be a special meeting of the Supervisors to review.

- It was discussed that the Escrow and Entitlements Agreement draft is still being worked on.
  - It was mentioned it would be worth having a meeting with Drew Greenberg to discuss the reasoning why RLS is stalling on completing an Escrow Agreement with the Township.
- There was discussion that Cindy Nash suggested the Township draft a Development Agreement to provide guidance and set benchmarks for both parties involved.
  - It was decided to have Cindy proceed with drafting a Development Agreement
- It was stated that Rice County is interested in publicizing the Comus Industrial Park as a “Green Industrial Park”.
  - It was mentioned that if the CIP is marked as a Green Industrial Park there could be potential for government monies.
- Glen Castore stated that Jerry Anderson reached out to Menards to inform them of Comus Industrial Park as they are looking to build an Automated Distribution Center. This could be a potential opportunity for the Township’s Comus Industrial Park with the rail ability in the location.
- A spreadsheet was provided to the Supervisors to show the costs that have been incurred to date for the RLS project. It provided a breakdown of what the Township has paid and what is expected to be reimbursed by RLS.

Adjourn

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| Chair |  |
| Clerk |  |