

Forest Bridgewater Joint Powers Development District

Rice County, Minnesota
Wednesday, April 19, 2023
6:00 pm
Official Minutes

1. **Call to order:** Glen Castore called the meeting to order at 6:00pm
Members present: Charlie Peters, William Malecha, Glen Castore, Andrew Ebling, Lori Noreen
2. **Approval of Agenda**
All approved the April 19, 2023 agenda
3. **Approval of January 18, 2023, meeting minutes**
Andrew Ebling made a motion to approve the minutes of January 18, 2023, Charlie Peters seconded the motion. All voted in favor and the motion carried.
4. **Update on RLS project in Bridgewater**
 - a. Glen Castore provided an update on the company (RLS) that is interested in building a facility in the Rural Industrial Area in Bridgewater Township.
 - It was discussed that the Environmental Assessment Worksheet that is in progress and moving along slowly. RLS is waiting for this to be completed in order to proceed with breaking ground. The hope is to do so this fall yet.
 - Once the EAW is complete the purchase of the property, and all variance and building permits will be applied for.
 - b. Glen Castore explained that the Bridgewater Township Planning & Zoning Committee reviewed RLS's concept along with Drew Greenberg at the last meeting held on March 30th. It was expressed that the meeting was positive.
 - c. It was discussed that RLS will be attending a work session at Rice County on May 2nd to review possible tax abatement.
 - d. It was mentioned that Bridgewater Township is working with RLS to petition for Steele Waseca to be the utilities provider for the facility
 - e. It was noted that RLS received a \$1.9M grant from MnDot for rail siding which amounts to approximately 2/3 of the cost.
 - i. There are discussions being held as to whom will have ownership of the siding.
 - ii. Union Pacific will have control of the maintenance of the siding
 - f. It was mentioned that MetroNet provided an estimate of \$250K to get fiber optic lines to the location.

- g. Glen Castore explained that the project will be completed in phases. Phase 1 is expected to be complete in 2024 if they are able to start this fall. It will be a 55ft high, 200K sq ft building with the probability of 60 people to be employed. Phase 2 will be 140ft high and is expected to be completed in 2025. This area will be automated like a pick and pull inventory system with an additional 20-30 people employed in that area.
- h. It was mentioned that RLS is planning on a 300K gal water suppression tank for fire suppression
 - i. It was discussed the possibility of Bridgewater Township putting a tank up that could provide water suppression for the entire Rural Industrial Area with the help of RLS. This could provide a reduced cost to RLS and help provide water suppression to additional possible facilities in the area. It was decided between the members that it is worth looking into.

5. Wastewater Treatment Systems

- a. Andrew Ebling discussed that because Bridgewater Township is not a city it cannot have a discharge permit from the MPCA so alternative options to handle wastewater is being explored
- b. It was explained there was a meeting with a company named Fluence who creates modular wastewater treatment systems and they have multiple options which can tailor to fit any need. It was explained that one could start with a smaller system and have the ability to add on as needed.
- c. It was discussed that the company is local so they would be close if the system needed to be serviced.
- d. It was mentioned that there are leasing options for a treatment system which could be beneficial and that the cost standpoint is reasonable.
- e. Andrew Ebling explained that the goal is for more water reuse and the systems produce pretty clean water as reuse.
- f. It was explained that the outtake from the meeting was very positive, with the hope to take advantage of this type of system and would be able to present it as a “green” site. The reuse is 95% - 5% Soil.

6. Adjourn

Andrew Ebling made a motion to adjourn the meeting, Charlie Peters seconded the motion. All in favor and the motion carried.

Respectfully submitted by Lori Noreen, Clerk, Forest Bridgewater Joint Powers Development District.