

Bridgewater Township Board of Supervisors
County of Rice, State of Minnesota
May 8th, 2024 4:00pm
Official Minutes

Call to order

Pledge of Allegiance

Roll Call: Andrew Ebling, Glen Castore, Kathleen Kopseng, Thomas Hart, Larry Alderks, Debbie Salaba, Lori Noreen, Cindy Nash

Introduction of Guests: Mark Thompson

Approval of Agenda

- It was requested to remove Dave Sienko – Steele Waseca/Xcel Mediation from the Agenda as he would not be attending the meeting.
- It was requested to move Planning & Zoning below Public Comment on Non-Agenda Items. Move Roads below New Business and add Jesse Jacobson property to Planning & Zoning.
- Glen Castore made a motion to approve the agenda as amended, Larry Alderks seconded, all approved.

Public Comment on Non-Agenda Items N/A

Planning & Zoning-

- Mark Thompson property
 - Cindy Nash provided an update to the Board regarding the situation with Mr. Thompson's properties. It was noted that at this time certain conditions were or have not been met in accordance to the Rice County issued Conditional Use Permit recorded in 2005. Due to this building permits cannot be issued on the property.
 - Kathleen Kopseng questioned why the Township does not allow TDR's. It was stated that the topic has been discussed at length and the Township determined it would be in the best interest of the Township to not allow TDR's.
 - Cindy Nash stated that she has worked with Peter Tiede to come up with options for consideration to remedy the situation at hand in her Memorandum which the Board reviewed with Cindy.
 - Cindy Nash suggested to the Board that Option A in the Memorandum would make the most sense to proceed with. She stated that she will speak with Rice County to ensure that the Township would be able to rezone the area to Rural Residential.
 - It was noted that regardless of which option the Board would like to proceed with, a decision on the road/driveway will need to be made.
 - Glen Castore suggested to the Board that they follow Cindy Nash's advice and proceed with Option A and work on how to make it work. Larry Alderks was in agreeance but noted that the cost of said process should be at the Owner's expense.
 - Discussion was held between the Supervisors with the decision being to begin pursuing Option A.

- Cindy Nash asked if the Board would prefer to have the road be a private driveway or Town Road with the determination that it should be a private driveway.
- Mark Thompson expressed that his main goal is to keep the two lots in this discussion to be buildable and the remaining lots could be returned to Mr. Thompson's property that he currently resides.
- After discussion the Board gave Cindy Nash direction to pursue obtaining an answer regarding the ability to rezone the property to Rural Residential. It was noted that if this is acceptable then Cindy will put together a list of next steps in order to proceed.
- It was noted that Cindy Nash will provide an update on the topic on or before the next Board of Supervisors meeting.
- 5120 Ebert Ct property
 - It was noted that there has not been a report provided regarding any building violations as of yet.
 - It was decided that the Clerk will reach out to Inspectron regarding the property to obtain in code violations they may have found.
- Permitting Fees / Inspectron
 - Glen Castore stated that he received an inquiry as to why the Township's permitting fees are higher than others in the nearby areas.
 - Cindy Nash suggested that the Township perform a pricing study to compare where the Township is at compared to the nearby Cities, County, & Townships.
 - Discussion was held noting in the previous years the Clerk did an extensive study with the outcome being the Township chose Inspectron for permitting and inspections.
 - A suggestion was do a limited study now to compare current fees with local areas. It was noted that the Clerk will do a small research project to review at a later date.
- Ag Permits
 - Glen Castore stated it has come to the attention of the Township that there may be a conflict of interest regarding the "type" of shed residents are applying for to build. The difference between a pole shed and a true ag building. The feeling is that Inspectron has a greater interest all sheds being non-ag as it would be an opportunity to make more money off the permitting process. It turn, it is to a resident's benefit to build an "ag" shed as the cost of the permitting is considerably less.
 - Cindy Nash noted that she created a form for permitting that is specifically for an ag building that the Township may want to implement. It was noted that the Clerk will obtain the form for the Board to review at the next meeting.
- Jesse Jacobson property
 - Larry Alderks questioned if any update was available regarding the property as it is believed to be out of compliance.
 - Larry Alderks requested to keep this topic on the agendas going forward until there is a remedy.
 - It was noted that the property may be for sale at this time.
 - Cindy Nash stated that she did not have an update at this time but would drive out to the property, make notes and send a letter to document her findings.

- It was noted that the Clerk will resurrect the Compliance List for the Board to review at the next meeting.

Approval of Minutes & Claims

- April 5th & April 10th Meeting Minutes
 - Larry Alderks made a motion to approve the April 5th & April 10th meeting minutes, Glen Castore seconded, all approved.
- May Claims
 - Larry Alderks made a motion to approve the May Claims, Thomas Hart seconded, all approved.

Treasurer's Report

- Treasurer's Report
 - Debbie Salaba noted that there was no change in the Merchants Bank Account. She is still working on moving the automatic deposit from the State of Minnesota to the Frandsen account so that the Merchants account can be closed.
 - Debbie Salaba stated that she transferred \$5K from the Landfill Operating account to the Frandsen Operating account to make it solvent in late April as the account had gone into the negative. She requested from the Board to transfer \$5K from the Merchants Checking and \$30K from the Landfill Operating to the Frandsen Operating to cover the May Claims which the Board agreed to.
 - It was noted that Check #10488 was voided.
- IRS Reporting
 - The Treasurer provided the report to the Chair.

Clerk's Report

- Newsletter Topics
 - Topics for the next newsletter were discussed with items being:
 - Dust Control – roads that will be done this year by the Twp and Contact information for residents to contact if they wish to obtain it themselves.
 - Superintendent Hillman presentation at the July meeting.
 - Core X & 140th Street update / timeline.
 - Noxious Weeds
 - Electronic disposal – Larry Alderks will look into the cost and options for this.
 - Shredding – Larry Alderks will look into the cost and options for this.
 - It was noted that the Board will readdress Newsletter topics at the next meeting and get the Newsletter out in mid-June.

Old Business

- Town Hall Rental Agreement
 - A draft of a rental agreement was provided to the Board to review.
 - Discussion was held with notations of some changes to be made.
 - The Clerk will work on a final draft and bring to the Board at the next meeting.

- Industrial Park / CORE X Partners Project Update
 - Glen Castore explained that there still has not been any movement in an escrow agreement being signed or permit applications being submitted.
 - Glen Castore stated that a mediation was held Tue, May 7th with Xcel & Steele Waseca which did not result in an agreement so there will be a hearing held at the end of the month. It was noted that Andrew Ebling, Glen Castore, Drew Greenberg & Attorneys for each, Representatives from Steele Waseca and Xcel will attend the hearing.
 - It was noted that Peter Tiede will be reviewing the wording and revising the Metronet Contract.
 - Glen Castore suggested the Board approve two contracts with Stantec regarding Federal Environmental Review & Utility Crossing Coordination which are needed in order to obtain the federal grant that was awarded to the Township for the 140th St improvements/upgrade.
 - Larry Alderks made a motion to approve entering into both contracts, Glen Castore seconded, all approved.

New Business

- Keepsake Cidery Liquor License Renewal
 - Andrew Ebling discussed that a revised copy of the liquor license renewal was submitted by Keepsake Cidery for review.
 - Glen Castore stated he spoke with the owners of Keepsake Cidery as well as Denise Anderson of Rice County and it turned out that there was some confusion as to what Keepsake Cidery needed to fill out. In essence, they filled out areas that did not pertain to them and was unnecessary.
 - After review by the Board, Kathleen Kopseng made a motion to approve the liquor license renewal for Keepsake Cidery, Glen Castore seconded, all approved.
- Planning & Zoning Committee Appointments
 - Andrew Ebling stated that he and Glen Castore spoke with candidates for appointment to the Planning & Zoning Committee.
 - It was noted that there is a need for 2 replacements at this time.
 - It was discussed and decided that Mike Little and Emily Fulton-Foley would be invited on to the Committee. They would begin their terms in June.
 - Andrew Ebling stated he would reach out to Mike Little offering the position to him. The Clerk will reach out to Emily Fulton-Foley to offer the position to her.
 - Larry Alderks suggested to invite the new members to the May meeting as a guest to see how the meetings go. It was discussed and decided to do so.
- Affordable Housing Project
 - Glen Castore provided an update to the Board regarding a possible Affordable Housing Project in Bridgewater Township. He stated that there is a real interest and cooperation from companies who run these projects to help get something going.
 - Glen Castore stated that the Township has applied for a grant for storm water management.
 - It was noted that 4 plots of land have been looked at as possible spots for the project, there has not been any conversation with landowners of the plots at this time.

- Glen Castore stated that there will be a meeting with the City of Northfield asking for cooperation of the project.
- It was noted that Glen Castore will speak with Xavier Walker regarding the possible project.
- Meeting with Dundas regarding Road Policy
 - Andrew Ebling noted that he and Glen Castore had a meeting with Mayor Switzer, Jenelle Teppen and the City’s attorney along with Peter Tiede with the approach to obtain a completed agreement with The City of Dundas regarding a joint road policy.
 - It was discussed that the current policy draft is close to being complete and it would work as the “top level” policy. Then when specific issues arise a new resolution for each specific situation would/could be drafted.
 - It was discussed that the next step is to complete the main policy and work on a draft for the next specific situation. i.e. 115th Street Agreement.
 - It was discussed that the Township would not agree to the current resolution until the next specific resolution be drafted as well.
 - Thomas Hart noted that the name of the current policy draft should be “Joint Road Policy” and not “Line Road Maintenance and Improvement Policy” which the Board agreed upon. Thomas Hart mentioned that the current policy should be the framework to develop other policies/agreements.
 - It was agreed upon that Andrew Ebling and Glen Castore will work with Peter Tiede to draft an actual line maintenance agreement separate from the current draft.

Roads

- Dust Control
 - Andrew Ebling stated that the Road Superintendent has been out doing a lot of grading in the recent past.
 - Andrew Ebling discussed that Mike Groth brought to his attention an alternative to dust control & gravel which is a type of emulsion on the current gravel on the roads. It is estimated to be approximately \$7.00 per yard which includes prep and packing/watering of the road, (2) 3/8” rock lifts with oil and (1) final coat of oil over the top of it all. The estimate obtained would be approximately \$12K-15K per mile. It was noted that more information is being obtained on this and will bring back to another meeting for further discussion.
 - The topic of the Road Superintendent position was reviewed, noting the position may not be meeting the standard for payment. It was decided this will be reviewed further and discussed at another time.

Issues for future meetings

Adjourn

Chair
Clerk