

Bridgewater Township Board of Supervisors
County of Rice, State of Minnesota
August 14th, 2024 4:00pm
Official Minutes

Call to order

Pledge of Allegiance

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

Introduction of Guests: Jenelle Teppen, Marie Johnson, Greg Johnson, Darren Winfield

Approval of Agenda

- It was requested to add “Intergovernmental Meeting”, and “Timberlane Path” to New Business.
- Glen Castore made a motion to approve the agenda as amended, Larry Alderks seconded, all approved.

Public Comment on Non-Agenda Items – N/A

Approval of Minutes & Claims

- July 10th Meeting Minutes
 - Larry Alderks made a motion to approve the July 10th Meeting Minutes, Thomas Hart seconded, all approved.
- August Claims
 - Glen Castore requested to add one claim to the August Claims. A bill from Leif Knecht for Noxious Weed Chemical and Spraying.
 - Glen Castore made a motion to approve the August Claims as amended, Thomas Hart seconded, all approved.

Treasurer's Report

- Treasurer’s Report
 - Debbie Salaba stated that there was a deposit of \$1,069.50 made into the Merchants Checking account. After review of the deposit, Debbie will transfer the total amount in the account to the Frandsen Operating Account and close the Merchants Account.
 - Debbie Salaba requested direction from the Board on how to handle the renewal of a CD that is coming due. After discussion it was determined to add \$50K to the total amount of the CD and renew it for a one-year term at 4% interest as well as take the interest that was earned at Maturity and transfer that to the Operating Account.
 - It was noted that Check #10545 was voided.
- IRS Reporting
 - The Treasurer provided the report to the Chair.

Roads

- Request to apply for FEMA funds
 - Marie Johnson submitted 2 requests to the Board for assistance in repairing the Williams Cartway. She stated that there are issues with runoff from the established Cartway. She obtained estimates to repair the damage which came to approximately \$5100 in repair work.
 - Glen Castore stated that it is in the public’s interest to repair the cartway back to good condition and The Board can authorize the Township to apply for FEMA Funds to aid in the cost to do the repairs.

- After discussion, Glen Castore made a motion that the Board apply for FEMA funds to aid in the repairs needed on the Williams Cartway, Larry Alderks seconded, all approved.
- Request for Township funds for Cartway Maintenance
 - The request is for a one-time funding in the amount of \$2,700 from the Township to aid in other repairs needed on the Cartway. Marie Johnson stated that the residents living along the cartway have put together an agreement to maintain the Cartway moving forward.
 - Andrew Ebling noted that the Board would like to see the agreement before releasing any Township funds for the repairs.
 - Larry Alderks noted his concern that if this one-time request were granted, other requests would follow.
 - After discussion, Glen Castore suggested to the Board that the Township should approve the request for a one-time funding to repair the Cartway once the maintenance agreement is reviewed.
 - Glen Castore made a motion to approve a one-time payment of \$2700 to repair the Cartway once the signed maintenance agreement is provided to the Township Attorney and approved. Kathleen Kopseng seconded. Andrew Ebling, Glen Castore, Kathleen Kopseng and Thomas Hart approved the motion, Larry Alderks opposed the motion. Motion passed.
- Dust Control
 - Larry Alderks noted that he and Glen Castore have been working on drafting new wording in the current Road Policy to reflect on how the Township handles Dust Control. He asked the Board to review the draft submitted and provide feedback.
 - It was asked if the Road Policy should have a mailbox policy included as a section. It was decided that this could be another item added to the current policy.
 - Larry Alderk reviewed the Surface Comparable worksheet and Gravel Road spreadsheet provided in the packet for the Board. It was decided that the worksheet should be reviewed and the Board will have further discussion on it in the September meeting.
 - Discussion was held regarding alternative options for gravel roads other than re-graveling on a rotation. It was noted that a representative for the alternative “chip seal” would be invited to the September meeting to further discuss the option and cost.
- Bonding
 - Glen Castore stated that bonding for paved roads is still being worked on and now there is a possibility to bond additionally for the potential “chip seal” option to the gravel roads. It was noted that Jessica Green could be invited to attend the October meeting, after Tom Wood attends the September meeting to lay out a financial plan for the possible new option for gravel roads. It was noted that there is a possibility that the Township could bond for all the roads involved (paved and gravel) at once.
- Weed Control – Kelly Property
 - Andrew Ebling noted that the Township sent a letter to Jim Kelly regarding the wild parsnip on his property after the July meeting.
 - Glen Castore stated that Mr. Kelly received the letter and then addressed the noxious weeds by mowing and spraying some of his property.

- Glen Castore noted that he spoke with Mr. Kelly regarding the letter and Mr. Kelly expressed that he is willing to work with the Township to keep the noxious weeds under control.
- It was noted that all Supervisors are Weed Inspectors for the Township, but it would also be in the Township's best interest to appoint those who spray. Glen Castore made a motion to approve Leif Knecht and Steve Albers as Bridgewater Township Weed Inspectors. Kathleen Kopseng seconded, all approved.
- It was noted that Leif and Steve's contact will be added to the Townships website as weed inspectors.

Planning & Zoning-

- Mark Thompson property
 - Glen Castore stated that Mr. Thompson has applied to have the property rezoned as well as had a survey performed for the road.
- Planning Commission – Bridgewater/Dundas
 - Larry Alderks questioned if he was replaced on the Planning Commission with a response of yes. He also asked if he was to stay on the Dundas Board with a response of yes, at least until his term is up.

Old Business

- CORE X Partners Update – Escrow Agreement
 - Glen Castore stated that the Escrow Agreement with CORE X Partners had been signed by CORE X and it is now in the Townships interest to sign as well.
 - Andrew Ebling discussed that the Board had a special meeting in December to review the proposed escrow agreement as well as the direction in which the Townships Attorney and Zoning Administrator suggested.
 - Discussion was held with concerns of the current agreement not having additional expenditures the Township has paid for since the previous meeting.
 - The Township Treasurer noted that due to an escrow agreement not being signed in the beginning of the project the Townships funds have been drained significantly.
 - Glen Castore noted that by signing the current escrow agreement, CORE X Partners is indicating the project is moving forward with the permitting process, plans and drawings.
 - It was noted that once the permitting process begins a development agreement will need to be drafted which would recover some previous expended costs.
 - Andrew Ebling made a suggestion to hold a special meeting with Drew Greenberg of CORE X Partners so that the Board can have their questions and concerns addressed directly.
 - Glen Castore explained to the Board that in order to approve the Escrow Agreement two Resolutions Amending a current Ordinance must be approved and passed.
 - Discussion was held regarding the two Resolutions at hand.
 - It was decided to hold a special meeting in September with CORE X Partners Drew Greenberg.
 - Thomas Hart made a motion to approve Resolution 2024-04 Amending Ordinance 2023-03. Larry Alderks seconded, all approved.

- Larry Alderks made a motion to approve Resolution 2024-05 Establishing Findings to Waive Certain Provisions of Ordinance 2023-03. Glen Castore seconded the motion. Andrew Ebling, Thomas Hart, Larry Alderks, Glen Castore approved, Kathleen Kopseng abstained. Motion passed.
- Glen Castore made a motion to approve the Escrow Agreement with CORE X Partners, Thomas Hart seconded, all approved.
- Industrial Park Update – response to questions from Public
 - Larry Alderks noted that he responded to previous inquiries from the Public regarding the Industrial Park.
- Clean up Days
 - Larry Alderks discussed the possibility of taking a Resolution requesting funds for a Clean Up Day to the District MAT Meeting.
 - Discussion was held and a decision was made to have Larry Alderks reach out to Rice County directly and see how to proceed.

New Business

- Fireside Orchard Request for Liquor License
 - It was asked by the Zoning Administrator to provide the correspondence and current CUPs for Fireside Orchard so that they could provide direction to the Zoning Administrator on whether they would like her to spend time researching what would be necessary for an ordinance amendment so that the Orchard would have an on-sale liquor license.
 - After discussion, Glen Castore made a motion to direct the Zoning Administrator to proceed in researching to see what may be necessary for an ordinance amendment to provide a path for Fireside Orchard to expand into having an on-sale liquor license for their Orchard Site. Larry Alderks seconded the motion, all approved.
- Metronet Fiberoptic Agreement
 - Glen Castore stated that an Agreement for Fiberoptics was drafted earlier in the year which was not approved. He went back to Metro Fibernet with the changes the Township requested. A new draft has been submitted for approval and signatures.
 - After discussion it was decided to have the wording “receipt of a conditional use permit or” struck through, sign and send back to Metro Fibernet.
- Affordable Housing Project
 - Glen Castore noted that there was a meeting held with positive feedback of those involved. He stated that the next steps are to reach out to the landowner to see if they would be willing to sell approximately 40 acres for the project.
- Removing Dam into Holding Pond
 - Glen Castore expressed that there are current issues with the Holding Pond. It was noted that the Road Superintendent has the dam on his schedule of items to address in the upcoming month. The Board gave direction that the Clerk should speak with the Road Superintendent to proceed with removing the dam.
- Web Site Ideas
 - Larry Alderks provided suggestions of items to add to the Township’s website. i.e. “Special Projects – Dump Site, Affordable Housing, Industrial Park, etc.” “Roads – Dust Control, Road Policy, Mailbox suggestions”
 - Glen Castore stated he will look into a potential new website provider.

- Meeting Format
 - Larry Alderks made a suggestion to move the “Open Forum” from the beginning of the meeting to the end.
- Newsletter Format
 - Larry Alderks made a suggestion to have a more formal schedule for the newsletters with certain content in each one. Glen Castore provided a spreadsheet with a tentative schedule to follow.
 - It was suggested to possibly send the Newsletter as a mass email, which will be looked into.

Issues for future meetings

- It was noted that the Intergovernmental Meeting will be held on Wednesday, August 21st at the Northfield City Hall and Glen Castore and Thomas Hart plan to attend.
- It was discussed that a request regarding a certain path located in Timberlane has been brought to the Boards attention noting that the property is private.
- It was discussed that a request for the current Cartway be changed to a private drive has been brought to the Board. The Townships attorney is addressing the request.
- It was noted that the Board will invite Tom Wood and Dennis Luebbe to the September meeting regarding alternative to gravel on certain roads.

Adjourn

- Larry Alderks made a motion to adjourn the meeting at 6:30pm, Glen Castore seconded.

Chair
Clerk