

Bridgewater Township Board of Supervisors
County of Rice, State of Minnesota
November 13th, 2024, 4:00pm
Official Minutes

Call to order

Pledge of Allegiance

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

Introduction of Guests: Jessica Green, Mike Zitelman, Brenden Barth, Ed Koktavy, Tim Strong

Approval of Agenda

- It was requested to add “115th St”, “Ebel Way”, and “Website Update” under New Business.
- Glen Castore made a motion to approve the agenda as amended, Larry Alderks seconded, all approved.

Public Comment on Non-Agenda Items

- Tim Strong brought to the Boards attention that there is a considerable amount of truck traffic on Bachrach and 140th St. He expressed his concern that the roads are deteriorating rapidly due to the considerable amount of increased traffic.
- It was noted that the Township does not have jurisdiction regarding maintaining Bachrach and a suggestion was made to reach out to Rice County directly regarding said concerns.
- Glen Castore noted that he would also bring this to the attention of Dennis Luebbe at Rice County.

Approval of Minutes & Claims

- October 9th and October 21st Meeting Minutes
 - Larry Alderks made a motion to approve the October 9th and October 21st Meeting Minutes, Thomas Hart seconded, all approved.
- November Claims
 - Glen Castore noted that the reason the Claims amount was higher is that the second half payment to NAFRS was made.
 - Larry Alderks questioned the telephone and internet cost being higher than budgeted. It was noted that a payment for the Township’s domain was made in 2024 which was not budgeted for. The payment was high due to paying for 9 years instead of an annual payment.
 - Glen Castore made a motion to approve the November Claims, Larry Alderks seconded, all approved.

Treasurer's Report

- Treasurer’s Report
 - Debbie Salaba provided an update on the Treasurer’s report to the Board with the updated account balances. It was noted that small interest amounts were earned on some accounts. The second half of property taxes is yet to be received. A debt repayment will be made in December.
 - The Clerk noted that renewal notifications of 3 CD’s were received in the mail in which the Maturity date for all is 11/24. Discussion was held and it was determined to renew all three CDs for a 6-month term.

- IRS Reporting
 - The Treasurer stated the reporting has been completed and provided to the Chair.

Clerk's Report

- Resolutions regarding polling place & absentee ballots
 - The Clerk presented the updated resolutions regarding the election polling place and appointing Rice County to oversee absentee ballots.
 - It was determined to approve both resolutions in one motion.
 - Larry Alderks made a motion to approve Resolution 2024-12, designating 500 Railway St as the Bridgewater Township polling place, and Resolution 2024-13 designating Rice County to oversee Bridgewater Township absentee voting, Glen Castore seconded, all approved.
- Newsletter topics
 - It was discussed to have an update on CORE X Partners, Township Election in 2025, Town Hall Office hours change, and mailbox and snow removal in the next newsletter.
 - Glen Castore will put together an update regarding CORE X, the Clerk will work on the rest of the topics and get a fall newsletter out to the residents.

Roads

- Rice County Transportation plan – Dennis Luebbe
 - Dennis Luebbe was unable to attend the meeting to provide an update.
- Faded Road Signs
 - The Clerk provided quotes for new signs to replace faded ones throughout the Township as well as a quote for installation of said signs. The Board reviewed the quotes and directed the Clerk to proceed with ordering the signs and requesting to get on the schedule for installation.

Planning & Zoning

- CORE X Partners
 - Variance
 - Cindy Nash provided a summary to the Board regarding the Height Variance request from CORE X Partners. It was noted that this variance consists of two phases. The first phase would require a variance from the maximum height permitted of 45 feet to 61.5 feet and the second phase would consist of permitting a height of 150 feet.
 - Larry Alderks provided a list of questions regarding the project in which he addressed with Mike Zitelman and Brenden Barth. Many questions need to be researched in order to provide an accurate answer. It was determined that Supervisor Alderks will provide the list to Mr. Zitelman in which he will address and return with answers at a later date.
 - Larry Alderks made the suggestion to table the topic until the answers are received.
 - Glen Castore made the recommendation to amend the variance from 60ft to 62 ft with the reasoning that the proposed racking the

- company will use needs the difference in height to be able to be installed in the proposed building.
 - Glen Castore made a motion to approve the Height Variance Resolution with the amended height of 62ft. Thomas Hart seconded. Andrew Ebling, Glen Castore and Thomas Hart approved the motion, Larry Alderks opposed the motion. Motion passed.
 - Conditional Use Permit
 - Cindy Nash provided a summary to the Board regarding the Condition Use Permit for CORE X Partners cold storage facility in the rural industrial park.
 - It was noted that the architectural plans will need to be submitted and reviewed at a later date along with a landscape plan.
 - It was noted that this CUP only cover Phase 1 of the project.
 - Discussion was held.
 - It was determined that wording in the current draft will need to be updated due to the change of the increase in height.
 - Glen Castore made a motion to approve the Conditional Use Permit as amended, Thomas Hart seconded. Andrew Ebling, Glen Castore and Thomas Hart approved the motion. Larry Alderks opposed the motion. Motion passed.

Old Business

- Bonding for Industrial Park Infrastructure
 - Jessica Green provided a draft of the Finance Plan Summary for the Township to bond for the infrastructure development in the rural industrial area.
 - It was noted that a change to the date for pricing is needed as the next Board of Supervisors meeting will be held December 11th.
 - Discussion was held between the Supervisors and Jessica Green as to how repayment will occur, potential penalties, market rate changes, etc.
 - After discussion it was determined to proceed working with Frandsen Bank & Trust to move forward with bonding.
 - Bonding will be brought to the Board for consideration and approval at the next meeting to be held December 11th, 2024.
- Compliance List
 - The Board reviewed the current compliance list
 - It was noted that the Ackerman property will be assessed. If it is determined that the property has not been cleaned up the next step would be to have a letter drafted by the attorney and sent to the property owner.
- Removing Holding Pond Dam
 - The topic of removing the current holding pond dam was discussed earlier in the year. At that time, it was determined to have the project performed, though it has yet to be completed.
 - Glen Castore noted that he will speak with Mike Groth regarding the project, and if he is not able to complete it, the Township will work on hiring someone to have the dam removed.
- Fireside Orchard Liquor License Request
 - Andrew Ebling stated that he gave Cindy Nash the go ahead to start working with Rice County on the list of items to complete in order to approve a liquor license for Fireside Orchard in 2025.

- CORE X Partners Update
 - Glen Castore stated that a design for a well and septic system is being worked on at this time. CORE X Partners discussed with Glen Castore if the Township was willing to look into a larger well size, the company would be interested in paying for the difference to enable the well to handle its fire suppression system at a better rate. It was discussed to work this into the Development Agreement.
 - It was noted that Stantec is working on looking into a centralized well for the Township.
 - It was discussed that the residents along 140th St will need to sign off on the easement of 33ft or the Township will have to have a survey completed. It was decided to move ahead with sending a letter in hope that residents will sign off on the easement.

New Business

- Township Transportation Winter Meeting – Benjamin Bus
 - Larry Alderks noted that he attended the annual meeting.
- MAT Annual Meeting
 - Larry Alderks questioned the value of attending the MAT Annual Meeting. It was noted that it is an opportunity to influence the needs of the Townships to legislatures.
- 115th St
 - Larry Alderks provided a copy of an Engineer update from the City of Dundas. It regards the Comprehensive Transpiration Planning and improvements to 115th St.
 - It was noted that the Township does not have a maintenance agreement in place with the City of Dundas as of yet.
 - The Board stated that they look forward to seeing potential place for the improvements when they are available.
- Ebel Way
 - It was noted that the first coat of asphalt has been put down on Ebel Way. The second coat will be completed in the spring of 2025 as the intention is for the first coat to cure over winter.
 - Larry Alderks commented that the first coat looks good.
- Website Update
 - The Clerk provided an update to the Board which included that a contract has been sent and will be signed. Once the contract is signed and a check for the first half of services is delivered work will begin on updated/improving to a better website for the Township.

Issues for future meetings

- Larry Alderks suggested a special meeting to address the potential of a large tax increase in the future. Glen Castore suggested that the Board can review this at the Annual Budget meeting to be held in January.
- Glen Castore noted that he will look into the potential of the Township to bond for gravel road improvements.
- It was noted that the Treasurer is in need of a new laptop. The Clerk and Treasurer will complete purchasing one in the near future. ARPA Grant money can be used to pay for this.

- The Clerk asked approval of purchasing a new cell phone. The current phone is a flip phone and it would be an improvement to have one that is able to receive/make calls, receive/answer emails as well as texting. The Board agreed to proceed with a new phone. ARPA Grant money can be used to pay for the new phone.
- Larry Alderks mentioned that he will be meeting with the County Assessor. It was asked that he request updated information on potential tax for CORE X Partners.

Adjourn

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| Chair |
| Clerk |