

Bridgewater Township Board of Supervisors
County of Rice, State of Minnesota
December 11th, 2024, 4:00pm
Official Minutes

Call to order

Pledge of Allegiance

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

Introduction of Guests: Jessica Green

Approval of Agenda

- It was requested to add “Letter to Mr. Strong” and “Core X Taxes Review” to Old Business, “Intergovernmental Meeting” to New Business, and move “Bonding for Industrial Park Infrastructure” after the Treasurer’s Report.
- Larry Alderks made a motion to approve the agenda as amended, Kathleen Kopseng seconded, all approved.

Public Comment on Non-Agenda Items: N/A

Approval of Minutes & Claims

- November 13th Meeting Minutes
 - Larry Alderks made a motion to approve the November 13th Meeting Minutes, Glen Castore seconded, all approved.
- December Claims
 - Larry Alderks made a motion to approve the December Claims, Glen Castore seconded, all approved.

Treasurer's Report

- Treasurer’s Report
 - Debbie Salaba reviewed the Treasurer’s Report with the Board. It was noted that the November deposit, which included the 2024 Dundas Annexation payment was not made until the beginning of December so it is not accounted for in the report provided. It was stated that the second half of the property taxes was deposited on 12/2. Interest has accrued on certain accounts and the Frandsen Loan Payment was made.
 - Larry Alderks questioned if the Host Fee account is restricted. It was discussed that when the Host Fee money comes in 75% can be placed in the operating account and 25% is restricted.
 - It was noted that the Township can begin to invoice CORE X for reimbursement of fees up to \$47K at this time since the CUP and Variance has now been approved.
- IRS Reporting
 - The Treasurer stated the reporting has been completed and provided to the Chair.

Roads

- Decker Ave Corridor Study
 - Andrew Ebling explained to the Board that he was a part of a conference call regarding a study connecting Decker Ave to County Road 1 and then paving the road from County Road 1 to Hwy 19.

- It was stated that the next steps would be for Bridgewater Township and the City of Dundas work on having the County take over Decker Ave in the potential future.
- Rice County 10-yr Construction Study
 - Larry Alderks expressed his concern that the Rice County 10-yr Construction Study was missing Decker Ave or 115th St. It was noted that both these roads are not County maintained roads and presumably why they are not in the study.

Planning & Zoning

- Amendments to Ordinance Related to Cannabis
 - The Board reviewed the Memorandum and Ordinance Draft provided to them by the Zoning Administrator regarding amendments the Ordinance related to Cannabis after the Planning Commission recommended its approval.
 - After review, Larry Alderks made a motion to approve Ordinance 2024-20, An Ordinance Amending the Bridgewater Township Zoning Ordinance Related to Cannabis, Thomas Hart seconded. All approved.
- Resolution Delegating Cannabis Registrations
 - The Board reviewed the draft of Resolution 2024-21, Resolution to Delegate Authority to Rice County for Cannabis and Hemp Business Retail Registration.
 - After review, Larry Alderks made a motion to approve Resolution 2024-21, Resolution to Delegate Authority to Rice County for Cannabis and Hemp Business Retail Registration, Thomas Hart seconded. All approved.

Old Business

- Bonding for Industrial Park Infrastructure
 - Jessica Green reviewed the documents provided to the Board for consideration to Bond for Industrial Park Infrastructure.
 - It was noted that the interest rate ended up being even better than previous discussions.
 - It was noted that the closing is scheduled for January 8th, 2025. At that time the proceeds will be deposited into the Township's account.
 - After review of the documents, Larry Alderks made a motion to approve Resolution 2024-18 Awarding the Sale of General Obligation Certificates of Indebtedness in the amount of \$1,180,000.00. Glen Castore seconded, all approved.
 - The Board reviewed a draft of Resolution 2024-19, a Resolution Approving Post-Issuance Compliance Procedure and Policy for Tax-Exempt Governmental Bonds. After review, Kathleen Kopseng made a motion to approve Resolution 2024-19, Larry Alderks seconded. All approved.
 - Glen Castore asked if the Board has any further questions regarding Bonding and Compliance would Jessica Green be available to take said inquiries. Jessica Green stated that she would.
- CORE X Partners Update
 - Glen Castore provided an update to the Board. Key notes were that a Development Agreement drafted by Attorney Peter Tiede and modified by Andrew Ebling and Glen Castore has been sent to Drew Greenberg for review.

- It was noted that another investment group is now part of the CORE X Partners team.
- The responses to the previous questions from the November meeting were delivered to the Board.
- There is continuous work being done in order to obtain the \$1.6M Grant for 140th St.
- CORE X Partners has not yet completed the land purchase, but appears to be moving forward.
- Affordable Housing Update
 - It was noted that the potential for affordable housing in the Township is still being reviewed.
 - The area would be a stand-alone community with solar, water, stormwater and sewer managed on-site.
 - It was noted that the infrastructure would cost approximately \$8M.
 - Grants can be applied for to help in funding the project.
- Landfill Update
 - Glen Castore stated that the Township has received a \$50K grant from the University of MN Extension Service for developing a process to remove PFAS from leachate and the Township is applying for an additional \$50K MPCA grant to design a prototype system that could be installed at the landfill.
 - It was noted that the Township would contribute \$10K from its host fee fund.
 - It was noted that the target date to complete the study is March of 2025.
- CORE X Taxes Review
 - Larry Alderks provided information regarding meetings he had with Rice County on how the CORE X facility will impact tax revenue for the Township for the Board to review.
 - It was noted that Larry Alderks will work on a more detailed report in time for the Annual Budget meeting to be held in January.
 - It was stated that the information provided was helpful and will continue to be so in upcoming budgeting meetings.
- Letter to Mr. Strong
 - Larry Alderks questioned if a letter was sent on behalf of Mr. Strong based on the comments and requests he had at the November meeting.
 - It was noted that the Board gave Mr. Strong direction to reach out to Rice County regarding his concerns as the road he is concerned about is maintained by the County.
 - Debbie Salaba noted that she spoke with Mr. Strong and he in fact did reach out to Rice County expressing his concerns for the road.

New Business

- Northfield OAA Resolution review
 - The Board reviewed Resolution 2024-16, A Resolution to Extend the Joint Resolution for Orderly Annexation by and between Bridgewater Township and the City of Northfield.
 - Glen Castore made a motion to approve Resolution 2024-16, Thomas Hart seconded, all approved.
 - The Clerk will send a signed copy to the City of Northfield.
- Resolution regarding the Dissolution of the Joint Powers Agreement
 - The Board reviewed a draft of Resolution 2024-17. A Resolution of Joint Powers Dissolving the Joint Powers Agreement.

- It was noted the reasoning of the dissolution is that there are no projects currently that the Townships are working on together and none slated for the future at this time.
- Larry Alderks made a motion to approve Resolution 2024-17, Glen Castore seconded, all approved.
- Intergovernmental Meeting
 - Larry Alderks questions whom would be attending the Intergovernmental Meeting held December 11th at 7pm in Greenvale Township. It was stated that Glen Castore and Thomas Hart had intentions of attending the meeting.

Issues for future meetings

Adjourn

Chair
Clerk