

*State of Minnesota*

*County of Rice, Town of Bridgewater*

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**MINUTES**

**BRIDGEWATER TOWNSHIP SUPERVISOR WORK SESSION**

Items considered were Future Road Configurations and Orderly Annexation Agreement

**January 20, 2004 – 5:30 PM**

**Dundas City Hall**

**A. LIST OF ATTENDEES**

The following is a partial list of attendees: Sue Kylo, Dundas City Administrator; Myron Malecha, Dundas Mayor; Thomas McMahon, Dundas City Engineer; Gary Ebling, Bridgewater Supervisor; Leif Knecht, Bridgewater Supervisor-Chair; Paul Liebenstein, Bridgewater Supervisor; and Mike Piper, Bridgewater Clerk.

**B. MEETING DISCUSSION**

The following are observations recorded by the Bridgewater Town Clerk:

- Mayor Malecha announced that Rice County endorsed the concept of the “Bridgewater Twp/Dundas Proposed Arterial Road System, January 20, 2004” That document is on file in the Town Hall.
- Mayor Malecha said that he would like to have the Orderly Annexation Agreement finalized by the end of February, 2004.
- Chair Knecht questioned the expansion of Dundas to the east to Question Mark Hill.
- As to concerns for utility service, Mayor Malecha noted that “metering stations can be put anywhere.”
- Administrator Kylo observed that there is an agreement, seemingly, with Northfield (and Dundas and Bridgewater?) that County Road 1 is the natural boundary between Northfield and Dundas. This comment came with general discussion relative to the concept of “urban expansion area.”
- The total amount of anticipated annexation (from Bridgewater to Dundas) was discussed:
  - 700 acres from 2004 to 2015
  - 1000 acres from 2016 to 2030
- It was discussed that there is some commercial interest in the intersection of Highway 3 and County Road 20.
- Tom McMahon addressed the potential paving of 115<sup>th</sup> Street. He also indicated that the road will be flattened some and that Jefferson Parkway in Northfield would not be a model for improvements made to 115<sup>th</sup> Street.

- It was noted that, over time, 115<sup>th</sup> Street will become the new County Road 1 and that Dundas would then take responsibility for the present County Road 1.
- Chair Knecht addressed the potential development of the Paulson property. He suggested a 2-phase approach: phase 1 north of 115<sup>th</sup> Street, and phase 2 south of 115<sup>th</sup> Street.
- Tom McMahon indicated that traffic counts will indicate what roads will need to be improved/built. Mr. McMahon also indicated that developers will build the roads within the developments.
- Chair Knecht indicated initial “favorable reactions” to the proposed longer term annexation period of 25, although he noted that for a town like Dundas 1700 acres is a “large amount.”
  - Knecht noted that acres annexed should be a capped amount and that the annexation would not be “all at once.”
- Land use and road projections were discussed. The attendees were asked whether the projections make sense. It was observed that the market will determine the timing and type of development, if any, that takes place.
- Dundas will superimpose the proposed road system on the “growth stages” map. That drawing should be available before the next meeting.
- Potential short and long term usages of County Road 20 were discussed.
- Tom McMahon indicated that he would be meeting with the Rice County Highway Department on Tuesday January 27, 2004.
- It was indicated that if a traffic light is placed at the Hester Ave/Highway 3 intersection, that light location could be temporary until it would be moved to the County Road 20/Highway 3 intersection.
- Chair Knecht indicated that Bridgewater Township residents are concerned about the pace of the encroachment of urban development into the rural area.
- Jobs are still a major interest.
- Mayor Malecha indicated an eventual population projection for Dundas at 15,000.
- Tom McMahon indicated that “developable land” needs to be defined for potential developers. It is the market, Mr. McMahon said, that will define what gets built.
- Chair Knecht indicated that it is not the intention of Bridgewater Township to “handcuff” the City of Dundas.
  - Knecht indicated that he has questions as to whether the present economic/building bubble and the 4% interest rates will last.
- Mr. Bill Nelson noted that Dundas will grow, or else Northfield will continue until it “gobbles up” Dundas.
- Supervisor Liebenstein indicated that although he likes what has been proposed, he believes that some adjustment of the dates should be made.
- Chair Knecht addressed the possibility that the proposed 1700 acres could be reduced since 300 undeveloped acres now exist within the Dundas city limits.
- Tom McMahon expressed interest in Chair Knecht’s formula that 1 acre of land used for industrial/commercial purposes would count as ½ acre in the total annexation.
- Mr. McMahon also expressed interest in the equal powers concept where development would require agreement of both Bridgewater Township and the City of

Dundas.

**C. NEXT MEETING**

The next meeting is scheduled for February 3, 2004 at 5:30 PM at the Dundas City Hall

**D. MOTION TO ADJOURN**

The meeting was adjourned at 7:30 PM.

Respectively submitted,

*Mike Piper*

Mike Piper, Clerk

Leif Knecht, Supervisor-Chair