

*Town of Bridgewater, County of Rice, State of Minnesota*

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**MINUTES**

**SPECIAL MEETING OF THE BRIDGEWATER TOWNSHIP BOARD**

June 17, 2004 – 7:00 PM  
 Bridgewater Town Hall  
 500 Railway Street South, Dundas, MN 55019

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Purpose of Meeting: Consider draft XV of a proposed Joint Resolution/Annexation Agreement between Bridgewater Township and the City of Dundas and to discuss proposed Bridgewater candidates for the Dundas Planning Commission.

**A Call to Order, Roll-call of Town Officers, and Flag Pledge** Chair

The meeting was called to order by Town Board Chair Gary Ebling at 7:00 PM.

The following Town Officers were in attendance: Supervisor and Town Board Chair Gary Ebling, Supervisor Leif Knecht, Supervisor Paul Liebenstein, and Town Clerk Mike Piper.

All in attendance were invited to stand and pledge allegiance to the flag of the United States of America.

**B Attendees** Chair

In addition to the Town Officers listed above, David Salene, Consultant, several residents of Bridgewater Township, Kent Jones and Clarence Salaba from Wheatland Township, and Chris Graff of the Northfield News attended the meeting.

**C Meeting Discussion** Supervisors

Draft XV of the Joint Resolution/Annexation Agreement between Bridgewater Township and the City of Dundas was distributed and discussed.

The period covered by this Agreement is from 2004 through 2033, broken into two 15-year stages (2004-2018, and 2019-2033).

The need for updated growth stages and transportation maps was cited. The procurement of these maps is an action item for Chair Ebling. It was suggested that the colors would be taken off the map (areas A and B showing the two 15-year annexation phases) thus not designating a particular segment for potential annexation during the two phases. This change would be done for the convenience of utility extension planning and implementation. The 600 acre limitation for each 15-year phase, however, would remain the same. This proposed change was accepted unanimously by the Town Board.

A resident observed that such a change in the map could cause confusion among property owners and potential property owners. In answer to this

concern, Salene said that the contiguous requirement still is in effect and that the timing of development is controlled by the development market, namely a willing seller and buyer. In addition, Salene noted that all proposed development must address the Dundas Comprehensive Plan, including the transportation requirements, the Dundas City Ordinances, and the proposed Annexation Agreement. Also required will be verification of the financial capability of the developer to complete the development and its obligations regarding transportation systems. Also required will be verification of the financial capability of Dundas to extend the utilities and to secure sufficient security to assure that the developer completes its obligations regarding the transportation systems as set forth in the master development plan.

Several aspects of the proposed Agreement were discussed including:

1. The legal description of the potential Annexation Areas will be included in the final draft. This description will be Exhibit A. The provision of this Exhibit is an action item.
2. Development Agreements will substantially take the form of a model development Agreement that will be attached to the Annexation Agreement as Exhibit B. The provision of this Exhibit is an action item.
3. The Dundas Planning Commission will be expanded to 7 members, 3 of which will be residents of Bridgewater Township.
4. At the discretion of the Town Board, Bridgewater Township would participate pro-rata in assisting commercial and/or industrial development through public participation; i.e. tax increment and/or tax abatement.
5. Bridgewater Township will provide an annual accounting of tax payments received from the City of Dundas as a result of this agreement and placed in Bridgewater's Road and Bridge Fund.
6. A draft of this proposed Annexation Agreement has been sent to the State of Minnesota.
7. Tom Neuville and Tom McMahon, representing Dundas have agreed with the contents of draft XV.

Several concerns were stated by residents, namely,

- Tax projections, environmental impact statements, and projected residential development densities and types have not been seen by the residents of Bridgewater Township.
- The Bridgewater constituent of the Dundas Planning Commission should be no less than 40%, rather than an absolute number.
- The terms of the Agreement should be limited to 15 years, rather than 30 years.

Notwithstanding these concerns, the majority of residents expressed support for the substance of the proposed Agreement.

Universal appreciation for the work of Salene and the Supervisors in the development of this agreement through patient negotiation was expressed.

The following summation was expressed by the Town Board:

1. Ebling: The length of the annexation term is good, the amount of acres involved has been limited, the tax repayment will positively

- effect the Township's road burden, beneficial growth is encouraged, and the Township's farmers have been protected.
2. Liebenstein: This Agreement is better than no Agreement where the Township could lose the acreage and receive no money for it.
  3. Knecht: This Agreement preserves the rural nature of the township.

The supervisors unanimously approved Draft XV and the changes anticipated in that Draft and discussed at this meeting. Moved by Liebenstein, seconded by Knecht.

The Supervisors prepared the following list of candidates for the Bridgewater constituent of the Dundas Planning Commission:

1. For seat 1: Leif Knecht and Paul Liebenstein.
2. For seat 2: Jim Olds and Eric Bjornard.
3. For seat 3: Le Ann Strencha and Bruce Morlan.

Biographies for these candidates will be prepared by Ebling and sent to the Mayor of Dundas. Action item for Ebling.

The list of names was approved unanimously. Motion by Liebenstein, second by Knecht.

The Dundas City Council will select one candidate for each seat and define the 2, 3, and 4-year cycle for each of the original Bridgewater members of the Planning Commission.

**D Next Meeting**

Clerk

Salene will clean up draft XV of the proposed Annexation Agreement and send it to the Supervisors and the Clerk. It is the intention of the Town Board that that draft, once approved at an open meeting, will be presented to the City of Dundas for acceptance. No dates for these actions were set.

By unanimous vote, the Board decided to move the July meeting of the Town Board to Friday July 2, 2004 and the August meeting to Thursday August 12, 2004. Both meetings will be held at the Town Hall at 7:00 PM.

**E Adjourn**

Supervisors

The meeting was adjourned at 9:05 PM. Motion by Liebenstein, second by Knecht, motion passed unanimously.

Respectively submitted:

Approved:

Mike Piper  
Town Clerk

Gary Ebling  
Chair, Town Board of Supervisors