

**Bridgewater Township**  
**Incorporation Study Work Session**  
**November 1, 2018**  
**6:00 pm at the Bridgewater Town Hall**  
**Official Minutes**

Attendance: John Holden, Glen Castore, Ray Larson, Gary Ebling, Bruce Morlan, Jim Olds, Larry Alderks, John Klockeman, Kathleen Doran Norton,  
 Jim and Carolyn Braun, Jeff Johnson, Leif Knecht, Frances Boehning

**Incorporation Application Factors (MN Statute 414.02)**

This is a complete list of the factors to be considered by an administrative law judge in determining whether to allow an area to incorporate.

	<b>Description</b>	<b>Comments</b>
1	present population and number of households, past population and projected population growth for the subject area	Northland Financial is working on the demographics
2	quantity of land within the subject area; the natural terrain including recognizable physical features, general topography, major watersheds, soil conditions and such natural features as rivers, lakes and major bluffs	This will be included in the Northland Financial information
3	present pattern of physical development, planning, and intended land uses in the subject area including residential, industrial, commercial, agricultural, and institutional land uses and the impact of the proposed action on those uses	The meeting minutes of August 25, 2018, review the areas identified as being suitable for housing, commercial, and industrial.
4	the present transportation network and potential transportation issues, including proposed highway development	A recent discussion with Rice County was mentioned as a request was made by Bridgewater to turn Decker Ave back over to the county. A request was made to review a past transportation plan and present our current maintenance schedule.
5	land use controls and planning presently being utilized in the subject area, including comprehensive plans, policies of the Metropolitan Council; and whether there are inconsistencies between proposed development and existing land use controls	John Klockeman noted that the township has successfully done their own planning and zoning for the past 12 years. The inconsistencies that exist are due to the incompatibility between Bridgewater Township's vision and constraints placed by Rice County's ordinance. Kathleen Doran-

		Norton requested that any development plans include controls to protect the creeks.
6	existing levels of governmental services being provided to the subject area, including water and sewer service, fire rating and protection, law enforcement, street improvements and maintenance, administrative services, and recreational facilities and the impact of the proposed action on the delivery of the services	<p>Leif Knecht raised the concern regarding residents expecting full sewer and water service. Glen Castore reviewed the package sewer system currently being used by Credit River. The expectation would be that future developments would include a package septic system and community well.</p> <p>Police services will be contracted from the Rice County Sheriff. Current fire services would continue.</p> <p>The Town Board is aware that additional administrative services will be needed.</p> <p>Leif Knecht was concerned regarding getting people from the township to serve on a five member board.</p> <p>Kathleen Doran-Norton asked what additional costs are associated with hiring additional people and how many positions would need to be added. Glen Castore reviewed the difference between Statutory and Charter City.</p> <p>Jim Braun advised the group that he would recommend having a city administrator as they could act as point person for residents and as a buffer for the city council.</p> <p>Leif Knecht asked if a clerk could serve the same purpose. He also mentioned that the Charter could cover how much power an administrator could have to prevent any abuse of position.</p>
7	existing or potential environmental problems and whether the proposed action is likely to improve or resolve these problems	<p>The current existing environmental problem is the Hoover Dump Site. Currently, the Township is not able to obtain funding to mitigate the problem. As a city, funding would be available to assist future developers to mitigate the hazard.</p> <p>Other concerns include:</p> <p>Rice Creek, Rapid recharge area for aquifer, Cannon River, Rice County Landfill, Gravel Mining, Monarch highway (50 miles on either side of I35).</p>
8	fiscal impact on the subject area and adjacent units of local government, including present bonded indebtedness; local tax rates of the county, school district, and other governmental units, including, where applicable, the net tax capacity of platted and unplatted lands and the division of homestead and non-homestead property; and other tax and governmental aid issues	Northland Financial is completed an analysis.

9	relationship and effect of the proposed action on affected and adjacent school districts and communities	<p>While incorporation would land lock the city of Dundas, this does not necessarily present a problem, as then we would then have to meet as equals to move forward with annexation. Leif Knecht did not feel that the Township would be successful in obtaining another annexation agreement from either city.</p> <p>If incorporation were successful, the increased industry and housing in the new city would provide benefits to all surrounding government units. Specific benefits include: new jobs, housing, and students for schools.</p>
10	whether delivery of services to the subject area can be adequately and economically delivered by the existing government	Current services are successfully delivered by the existing government. If changes in land use occur, this will need to be reviewed.
11	analysis of whether necessary governmental services can best be provided through the proposed action or another type of boundary adjustment	Per Carolyn Braun, the law judge could transfer some land to the local cities. Petitions from the developments would be helpful.
12	degree of contiguity of the boundaries of the subject area and adjacent units of local government	There is currently contiguity within the township.
13	analysis of the applicability of the State Building Code	Bridgewater Township currently follows the State Building Codes for all permits and buildings.

General Comments:

- John Klockeman noted that the incorporation study process should be presented to the residents of Bridgewater Township. He noted that during the Planning Commission process in 2007, there were committees that were formed.
  - Glen Castore replied that the Town Board is looking at holding meetings in each of the developments along with meetings for residents outside of developments.
- Larry Alderks asked that the request for meetings be placed on future agendas until meeting dates are set.
- John Klockeman stated that a new balance will be needed between agriculture and the future development. A change will need to be made to the comp plan as it is currently focused on agriculture. The new comp plan will need to incorporate multi use land.
- Bruce Morlan requested that we quantify what percentage of land is dedicated to the different uses.
- A final request was made to hold community forums and meetings.

Adjourn at 7:55 pm