

Waterford Township

Newsletter - Dec 2015

What a Guy

By Michael Dudley



"where the path from the past & the future meet"



Supervisor John Dudley has announced his retirement from the Waterford Township Board effective March 8, 2016. The monster number of volunteer hours John silently contributed throughout the years (1970 – 2016) can't be imagined nor is there a thank you big enough to express the Township's appreciation.

On **Monday, February 8, 2016** the Township plans to **HONOR** John for his forty five (45) plus years on the Waterford Township Board at a **reception from 4:30 p.m. to 6:30 p.m.** at the Waterford Township Hall, 3841 321st. Street W, Northfield, MN.

John Dudley's reception is a **SURPRISE!! PLEASE DON'T TELL JOHN** but **spread the word**; invite everyone that John has worked with, befriended, served, helped, collaborated with, etc. including residents, government officials, friends, family in the last 45 years.

Can't make the reception? Send a card to the Township P.O. Box 531, Northfield, Mn 55057. The Township Clerk will give all cards to John to read during the reception.

John will be formally recognized for his service during his last official Board Meeting – **February 8, 2016, at 7:15 p.m.**

Township funds cannot be used to "celebrate" a retiring supervisor's many years of volunteer service. Thus donations to be used toward the celebration on 2-8-16 and "tree" planting at the Township Hall in the spring of 2016 honoring John would be appreciated.

Mail donations to Waterford Township, P.O. Box 531, Northfield, Mn 55057. Donors will be asked to sign a "thank you" card and will be acknowledged at the tree planting ceremony. (Unless donor wants to be anonymous)

John Dudley's roots run deep in Waterford Township. In the late 1800s his great aunt and uncle, Chris and Nina Boulger began farming on the present day Dudley Farmstead. Interestingly enough you'll notice Chris Boulger's name on the dedication plate of the old Waterford Bridge, as he was on the town board when it was built. In 1914 John's parents, Ed and Margaret Dudley purchased the farm from Ed's aunt and uncle. Ed and Margaret raised 10 children on the farm. John was the ninth and the first one not born on the farm. John's siblings included a Bishop, a priest, a Rice County Sheriff, and a prominent St. Paul attorney.

John left home at 18 in 1944 to serve in the U.S. Navy during World War II. John was a gunner's mate serving on a ship in the North Atlantic. John and the rest of his gun crew operated a 5 inch gun. The noise and concussion inside the small enclosed area of the gun turret damaged John's hearing, and he suffers from severe hearing loss today as a result.

John returned to the family farm in Waterford in 1946 and has never left. John and his wife Pat, who he married in 1952, raised five children on the farm, including two teachers, a school principal, an FBI agent, and JB, a physical therapist who owns part of the farm now and resides there.

John's 45 year service on the Waterford Town Board is well known but there are other things that have gone on John's 90 years that are not as well-known.

For instance John was an outstanding athlete. John was an all-state halfback in high school at Faribault Bethlehem Academy. Not only was he a great runner but he also did the kicking and punting. John also enjoyed an outstanding career as a Golden gloves boxer and coach during the 40s and 50s. John won 75 fights and lost only two as a Golden gloves boxer. He won many tournaments and awards as a welterweight and middleweight fighter. John's boxing career ended when he lost the fingers on his right hand in a farm accident in 1952. After he finished boxing, John also enjoyed a successful career coaching Golden gloves boxers from Northfield and Faribault. In recognition of his football and boxing achievements John was named a member of the Faribault Sports Hall of Fame.

John has been involved in coaching the St. Dominic's slow pitch softball team in the Northfield church league since the 1970s and is still coaching today. Despite having no fingers on his right hand John was an excellent hitter and pitcher who played ball himself well into his 60s.

John's 45 years on the town board are equaled by the 45 years he spent carrying mail as an independent contractor for the US Post Office. For 45 years, twice a day, six days a week, John carried the US Mail. John would pick up bags of mail in the morning before dawn from larger post offices like Northfield and Faribault and deliver the bags of mail to smaller post offices in the area. In the evening John would pick up the mail from the smaller post offices and bring mailbags back to Northfield or Faribault. Cities served by John during his 45 years included Farmington, Lakeville, Webster, Lonsdale, Randolph, Nerstrand, Dennison, Dundas, and many others.

Another amazing fact about John is that he has continued his Town Board service and Church League Softball coaching activities despite battling leukemia for the past eight years.

Most current Waterford residents don't realize how different Waterford would look if not for the leadership of John on the town board over the years. John led the fight in the 70s to keep a huge power line from going through Waterford. He also led the successful effort to keep a natural gas storage facility from being created in an aquifer under Waterford in the 70s. Not to mention John's ongoing fight of many years to stop urban sprawl from taking over the pastoral beauty of Waterford

John states that none of his accomplishments would have occurred without the assistance of his loving wife Pat who not only ran the home front, but who also served as a de facto Waterford Town Board secretary for the past 40 years answering John's phone calls.

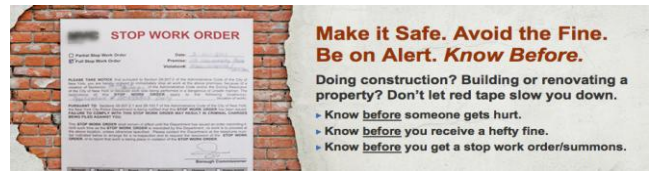
New Chairperson

On September 14, 2015 the Township Supervisors voted to appoint Supervisor Liz Messner as the new Chairperson.

Ms. Messner is not new to Township government as she served on the Waterford Planning Commission starting in 1997. She was elected as a Township Supervisor in 1999.

Messner grew up in Eureka Township, moved to Sciota Township (right next door to Waterford) when she got married in 1979. Messner and her husband (Steve) became Waterford Township farm land property owners in 1984 and homeowners in 1996.

Messner stated "retirement will enable me to have more time to devote to the responsibilities of Township Chairperson. I am looking forward to the additional responsibilities." Messner can be reached via phone at 507-581-9067 or via e-mail: lmessner@northfieldwifi.com



BEFORE a Waterford resident can start building a house or pole barn or storage shed or AG building or gazebo or deck or solar energy system or any alteration to the footprint of an existing structure, the resident **MUST** schedule a review of the plans with the Planning Commission. A plan review is essential to ensure all Township zoning ordinances including buildable lots, lot accessibility, property line distances, setbacks, septic sites, etc. are addressed and compliant.

While the job of the Planning Commission is to ensure the building plans meet all zoning ordinance requirements, the Planning Commission **does not have the authority to approve the zoning permit.** The authority to approve a zoning permit is the sole responsibility of the Waterford Township Board as stated in the Township Zoning Ordinances.

Starting a building project without Commission review and Board approval can be costly! Sadly, five residents in the last five months experienced some or all of the following: frustration, time delays, stop order, etc. One homeowner spent thousands of dollars before seeking zoning approval and ended up not able to complete the project without costly alterations. Avoid zoning issues – call first!

Waterford is not unique! Most Minnesota cities & townships have Zoning Ordinances and all building projects are subject to the Minnesota State Building Code MN Statute 326B - <http://www.dli.mn.gov/CCLD/Codes.asp>

Contact Information

PLANNING COMMISSION:

Meets 1st Monday of month - 7:30 p.m. (Not Nov – Mar)

Chairperson Bryan Nelson	507-663-9057 bryannelson945@gmail.com
Charlene Kleumenhagen	952-356-5164 No e-mail
Doug Bakken	507-645-7973 djbakken@northfieldwifi.com
Tom Davis	507-645-7644 lmcrash224@gmail.com
Kris Mortensen	507-645-7921 No e-mail

TOWNSHIP OFFICERS

Meets 2nd Monday of month-7:00 p.m.

Chairperson Liz Messner	507-581-9067 lmessner@northfieldwifi.com
Supervisor Frank Wergin	612-308-1401 ftwergin@gmail.com
Supervisor John Dudley	507-645-7903 No e-mail
Treasurer Larry Odegard	507-645-4576 larryodegard@yahoo.com
Clerk Elizabeth Wheeler	651-346-8467 waterfordtownship@gmail.com

2015 at a Glance



As part of the seven-county metropolitan area, Waterford Township is mandated by the state of Minnesota to adopt & enforce the Minnesota State Building code:
<http://www.dli.mn.gov/CCLD/Codes.asp>

In response to the state mandate, the Township in 2014 contracted with MNSPECT for building plan review, code inspections & code enforcement. Also in 2014, Scott Qualle from MNSPECT was designated as the Township's Building Official. **MNSPECT encourages & welcomes calls** to help determine if a permit is required, or answer code-related questions. Call MNSPECT office: 888-446-1801 or 952-442-7520.

Within the last year Waterford Township issued thirteen zoning & building permits for new structures as follows:

- five (5) new home building permits
- two (2) new pole barn building permits
- one (1) utility storage building permit
- five (5) solar array building permits

All building projects (new, remodeled, additions) are subject to the MN State Building Code thus building & related permits are usually required for the following:

- New buildings
- Additions-bedrooms, bathrooms, family rooms
- Residential work-decks, garages, fences, fireplaces, pools, water heaters, kennels when pouring a slab, sheds over 200 square feet, etc
- Renovations-garage conversions, basement furnishings, kitchen expansions, re-roofing, re-siding, window replacement, etc.
- Electrical systems and/or Plumbing systems
- HVAC-heating, ventilating & air-conditions systems

A building permit application can be obtained by calling the Township Clerk at (651) 346-8467 (leave a message)

Timely Reminder

SNOW PLOWING IS UPON US – It is against the law to put snow or ice in a public right-of-way. Under Minn. Stat. § 160.27, subd. 5, it is a misdemeanor to deposit snow or ice in a road right-of-way. The law also considers it littering to place snow or ice in a right-of-way, which is punishable as a misdemeanor (Minn. Stat. § 169.42, subd. 1 & 5.).

If an owner or occupant continually violates these prohibitions, in addition to the cost recovery procedures the legislature made available in Minn. Stat. § 366.016, the board can also consider contacting the sheriff's department for possible action under the criminal statutes.

Planning Commission Meetings	8
Township Regular Meetings	12
Township Closed Meeting	1
Township Work Sessions	3
Township Special Meetings	8
Township Annual Meeting	1
Public Hearings	8
Zoning/Ordinance Amendments	3
Annual Road Inspection	1
Conditional Use Permits	1
Interim Use Permits	6
Variance	0
Grants Written/Received	1
Motions Passed	75
Resolutions Passed	1
Annual Township Picnic	1
Elections	1
Website	1
Zoning & Building Permits	13
Newsletters	2



In 2015 Waterford Township held thirteen (13) special meetings in addition to the once monthly Board meetings and conducted eight (8) public hearings.

If you wish to know when special meetings or public hearings are scheduled in the future use any or all of the following notifications to stay informed:

- 1) Official Legal Posted Notice - Township Hall Door – three (3) days prior to meeting date.
- 2) Official Legal Published Notice - Northfield News – ten (10) days prior to a public hearing.
- 3) TOWNSHIP WEBSITE: Clerk will **endeavor** to upload notices to the website <https://sites.google.com/site/waterfordtownshipwbsit>
- 4) E-MAIL NOTICE: Township Clerk will **endeavor** to e-mail residents that have requested “e-mail notification” at the same times as the legal notices.

Township Website

Waterford Township finally has a website thanks to the creativity & volunteer efforts of Ms. Shawn Dudley (John Dudley's daughter). Ms. Dudley is one AWESOME volunteer.

The website remains a work in progress as the Township Clerk is able to find time to upload Township records including meeting agendas, meeting minutes, contact information, election information, forms/applications, news & newsletters, zoning ordinances, protocols, Township history/facts.

Two ways to find the website:

- 1) **Google:** *Dakota County Townships then click on Waterford*
- 2) **Add the following link to your browser favorites**

<https://sites.google.com/site/waterfordtownshipwebsite>

PLEASE NOTE: The website is for the convenience of those that like to look up information or stay up on the happenings of the Township. However, the website is **NOT** the official meeting notice site of the Township. The Township Clerk will endeavor to upload meeting notices to the website in a timely manner, but Waterford's official meeting notice site remains the Waterford Township Hall located at 3841 321st Street, Northfield, MN.

For any website related questions, issues, comments, praises, or concerns please contact the Township Clerk via e-mail at waterfordtownship@gmail.com

Historic Town Hall

Waterford Township Hall located at 3847 321st St. was built in 1882 and served as a school house before becoming the Township Hall. In December 1979 the building was added to the National Preservation of Historic Places. The building was built with a bell-tower, clapboard siding, a steep gabled roof and pediments.

All historic sites require constant maintenance to ensure the integrity of the structure. The Township Hall got a new furnace in 2015. Various repairs including foundation work will need to be done in 2016. Details of the repairs and the costs of the repairs will be discussed at the Township Annual meeting.



The Waterford Iron Bridge sadly made the news in July 2015 when a large part of the metal sign (see picture above) that tells the history of the 104 years old bridge was found lodged between two big rocks on the path leading from a parking area to the bridge. Either thieves didn't realize how heavy the sign would be or vandals mindlessly destroyed a piece of history.

The Waterford Iron Bridge was constructed in 1909 and served the community continuously until 2010 when the new cement (Dudley) bridge was built. The Iron Bridge has been given a National Historical Site designation due to its unique design and long use in the Township.

In 2011, the Township was given a grant of \$95,000 by the National Historic Trust allowing the Township to hire a bridge restoration group to remove and replace the cracked southeast wing wall by raising the bridge about an inch off of the south abutment and pouring new concrete to repair the crack. Repairs were completed in the summer of 2014.

The cost of repairs over the grant amount (\$40,000) was levied to property owners in the Township over a period of 10 years at an estimated cost of \$15.00 per property per year.

Historic sites require maintenance and the Old Iron Bridge is no exception. Repairs must be made to the north abutment as well as painting, deck restoration and guard rail repair. These repairs are at the expense of the taxpayers of Waterford unless grants can be obtained. Township seeking volunteers to help research & write grants. Contact Supervisor Messner if you can help!

No Incumbent

With the recent retirement of Supervisor John Dudley, Waterford Township will be experiencing an open Supervisor position that will no longer be filled by an "incumbent". A Supervisor vacancy without an incumbent hasn't happened in Waterford since before 1997.

To qualify for township supervisor, clerk or treasurer, a person must be a:

- A U.S. citizen
- At least 18 years of age
- Township resident for at least 30 days
- Property ownership is not required

Responsibilities of the offices listed on page 6 of this newsletter. Call Clerk with questions at 651-346-8467.

2016 Tax Increase

Residents of Waterford received their “Proposed Taxes 2016” statement from Dakota County the second week of November 2015. The proposed tax increases included an increase for Waterford Township due to a tax levy voted on by Waterford residents in August 2015.

The Township discussed a need for a tax levy increase at the annual meeting in March 2015 to pay the Township’s share of Dresden Avenue’s road maintenance. Dresden Avenue road maintenance is shared between Greenvale Township, Waterford Township and the City of Northfield.

The March Annual meeting was adjourned until the final road maintenance figures were obtained in July 2015. The total cost of repairs was \$85,500.79 with Waterford’s share at \$38,580.89. The Township borrowed money to pay Waterford’s share and will use the 2016 tax levy increase to re-pay the loan.

Tax levies in recent years:

- **2012** - tax levy for Waterford’s share of the new Dudley Bridge - \$20,000 - one year tax levy
- **2015** - tax levy for Iron Bridge repair not covered by grant - \$40,000 – 10 years tax levy
- **2016** - tax levy for Waterford’s share of Dresden road maintenance repairs - \$38,581 -one year tax levy
- **2017** - Tax levy – to be voted on by Waterford residents at the March 2016 Annual Meeting.

Future Tax Increases

The need to consider future tax levies to meet the ever increasing cost of doing Township business will be discussed at Annual Township Meeting on March 8, 2016.

The Township has always prided itself in running very lean and having the lowest taxes of all surrounding townships. However, the loss of the annual annexation payment (see article on annexation agreement in newsletter) from the City of Northfield, increased administrative operating costs, aging bridges & town hall, major road repairs, new voting equipment & annual maintenance fee, multi township comp plan review costs, fire & rescue contracts (Randolph & Northfield), government mandates (road signs, American’s with Disabilities, open meeting laws, etc), cost of borrowing money and unpredictable weather realities make a tax levy for 2017 and beyond inevitable.

The Township is a ½ a Township with many of the same expenses as a full township. Waterford’s tax revenues are the only source of income to operate the Township.

A Budget Committee will present a budget forecast and recommend a tax levy for the tax year 2017 at the Annual Township Meeting on March 8, 2016. Those residents that attend the meeting will have the opportunity to ask questions, comment & vote.

Budget Committee

On November 9, 2015 the Budget Committee was created to review, study, research, plan, recommend and present a one year (2016) operating budget as well as a five year forecasted budget to Township residents at the Annual Township Meeting on March 8, 2016.

The committee has a huge task before them because the Township has lost revenue (annexation agreement with Northfield) in recent years and the prospects for any other revenue other than taxes is non-existent while the cost of doing Township business continues to rise.

Committee members include:

- Larry Odegard – Treasurer – Chairperson
- Maria Struss
- Frank Wergin – Supervisor – Board Liaison

The Committee is scheduled for their first meeting in January 2016. Call committee members – suggestions or ideas are welcome.

Road Committee

Waterford Township Road and Bridge Committee was formed on November 9, 2015. The committee has primary responsibility for the Township’s 16.329 miles of roads, bridges, shoulders, drainage, right-of-ways, signs, canopy trimming, chloride, gravel, snow plowing, snow removal, grading, ditch mowing, etc.

The committee will research & report & recommend the most cost effective type of maintenance (chloride versus grading/gravel), bridge replacement timelines, a 2016 budget and a five year forecast.

Committee members include:

- Frank Gerdesmeier – Chairperson
- Tom Devney
- Liz Messner – Supervisor – Board Liaison

Let the Committee members know if you have a particular concern regarding any of the Township’s roads, signs and or bridges. Additional committee members welcome.



Filing for Office

Notice is hereby given to qualified voters of the TOWNSHIP OF WATERFORD, Dakota County, State of Minnesota, that filing for township office will be held for a two-week period beginning Tuesday, December 29, 2015.

Offices to be filled at the March 8, 2016 Annual Election at the Waterford Township Hall, 3847 321st Street West, Northfield, MN 55057 are:

- (one) Township Supervisor – Three year term
- (one) Township Clerk – Two year term

Affidavits of Candidacy can be filed with Supervisor Liz Messner, by calling 507-581-9067. Messner will provide you with the forms necessary to file for office. Filing fee is \$2.00

Filing dates are from Tuesday, December 29, 2015 to 5:00 p.m. Tuesday, January 12, 2016.

Supervisor Duties

- Attend all meetings of the Township Board.
- Supervision of the affairs of the Township.
- Make decision based on the Township's Comp Plan & Zoning Ordinances
- Oversight of the care, improvement & maintenance of Township roads & bridges.
- Vote on motions/resolutions
- Approve the budget.
- Respond to complaints & inquires of township residents
- Attend & participate in Intergovernmental Township Meetings.
- Attend bi-annual Township Association meetings

Clerk Duties

- Attend all monthly, annual & special meetings.
- Create, publish, e-mail & post township meeting notices according to state open meeting laws.
- Prepare & post "agenda" of upcoming meetings.
- Record & transcribe township meeting minutes
- Manage the primary, general & township annual elections according to state law.
- Recruit, schedule, train & supervise election judges
- Maintain township records & respond to data requests according to state laws & time lines.
- Website – Manage content - keep up to date
- Create, publish & mail post card notifications
- Create & mail quote/bid requests for contracted services. Receive & track quote/bids.
- Respond to phone messages, e-mail & mail.
- Draft correspondence as directed.
- Issue building permits & collect associated fees
- Create, write, edit, publish & mail semi-annual newsletter

your VOTE
is your VOICE

The Waterford Township Supervisors (the governing body) is going to change in 2016 based on your vote.

With a Supervisor position vacant and not having an incumbent, it is important that Waterford voters take the time to talk with the candidates running for Supervisor before casting their vote.

The Township election is from 10:00 a.m. to 8:00 p.m. at the Waterford Township Hall, 3847 321st Street West, Northfield, MN 55057.

A sample ballot will be posted on the Township Hall door and on the Township Website on or about February 5, 2016. Candidate names will be on the sample ballot.

Unable to vote on March 8, 2016? Get an Absentee Ballot from Dakota County government center in Hastings or Apple Valley starting Friday, February 5, 2016.



Township government is the oldest form of government in America. It was started by the early Americans who wanted to escape from the autocratic governments of Europe.

Established as a pure democratic process, the people have a direct voice in this grassroots government. This began at the Annual Town Meetings where people from the Town came together to discuss important issues and establish laws.

Today townships in Minnesota continue to hold Annual Township Meetings on the second Tuesday in March. While the Annual Meetings no longer deal with roaming livestock or the muddy conditions of dirt roads, it continues to be committed to responding to the needs of the residents of the Township by providing efficient, transparent and accountable government services.

The purpose of Waterford Township's Annual meeting is to provide information to the electors, take comments from the electors and vote on Township issues.

All Waterford Township residents are invited, however only registered voters are allowed to vote at the meeting.

Waterford Township's Annual Meeting
Tuesday, March 8, 2016 at 8:15 p.m.
3841 321st St. W - Northfield, Mn 55057

CALL FOR HELP!!!

If there ever was a year the Township needed to recruit and train election judges, 2016 is the year!

2016 will have three elections in nine months, new voting equipment, new procedures and a presidential election drawing almost all the eligible voters of the Township to the Township Hall. WOW!!!!

Waterford has been blessed with long time dedicated judges that do an outstanding job. However, the election judge pool is barely large enough to cover all the shifts. If someone is sick, or has a family emergency or moves or retires or runs for office, the Township will not be able to staff the shifts adequately.

While the Township is depending upon the return of all the judges, the Township desperately needs to enlarge the judge pool and be able to cover unforeseen situations.

If ever you could find the time to train and serve as an election judge 2016 is the year the Township really needs your help.

Qualifications: All eligible voters in the State of Minnesota are eligible to serve as an election judge as long as they are able to read, write and speak English. Township residency is not a requirement.

New judges and returning judges will be required to take the same election judge training. Dakota County will announce several training sessions in January & February. The two (2) hour training plus one hour travel time is paid. Mileage paid or car pooling is available.

The two hour training will include election law and procedures as well as training on the new Dominion Voting System. Everyone will learn together.

Please consider helping on any or all of the dates below. Four, six or eight hour "shifts" are available:

- March 8, 2016 -- Annual Election,
 - 9:00 a.m. – 9:00 p.m.
- August 9, 2016 -- Primary Election
 - 9:00 a.m. – 9:00 p.m.
- November 8, 2016 -- General Election.
 - 6:00 a.m. – 10:00 p.m.

The hourly rate of pay was set by the Waterford Township Board via resolution on July 14, 2014. The hourly rate of pay will be revisited at the Annual Township meeting in March 2016. Currently the rate of pay is as follows:

- Head judges -- \$10.00 per hour
- Election judges -- \$8.00 per hour

Current judges and new judges: please contact Elizabeth Wheeler via e-mail at waterfordtownship@gmail.com or call the Waterford Township phone number at [651-346-8467](tel:651-346-8467) and leave a message if you are able to help with one or more of the 2016 elections.

Please call me if you have any questions or concerns. Don't hesitate if you don't have experience, everyone helps everyone throughout the day. JOIN US!!!

Annexation Agreement

As most Waterford residents are aware, the City of Northfield discontinued paying Waterford Township for a 1980 annexation agreement in 2009.

The annexation agreement was for twenty (20) acres off Sheldahl Road which allowed Sheldahl, now Multek, to relocate thus retaining 750 jobs as well as bringing additional jobs to Northfield.

The annexation agreement required the City to reimburse Waterford for its lost property taxes on the twenty (20) acres. While most annexation agreements are for twenty (20) years, Waterford's Annexation Agreement did not have an end date!

The City's leadership team, city council & legal team during 2008 were looking for cost savings because the City like most Cities in 2008 were faced with a significant loss of Local Government Aid (LGA) from the State. The Annexation agreement was just one of many cost savings measures taken by the City to survive the great recession.

The last annexation payment of \$2,473.39 for 2008 received by the Township was the basis for the Township's annual billing. The last bill the Township mailed to the City in 2015 was for \$17,236.98 plus \$10,252.04 interest totaling \$27,489.02. The City hasn't responded.

Township Supervisors investigated various options:

- Township's insurance carrier – Minnesota Township Association will not pursue the claim.
- Spoke with an attorney versed in this type of litigation - he indicated he would pursue the issue in court for about \$40,000
 - Cost will most likely be greater than \$40,000 as this was a 2009 estimate.
 - Actual cost of litigation might be more than estimated or take more time than estimated.
 - Actual cost of litigation might be paid by the City if the Township prevailed.
 - Legal cost would require a tax levy.
 - Litigation is no guarantee the court's decision will favor Waterford.
- Meet with City Council to reverse the 2009 decision, pay the Township the amount owed & resume annual payments.
- Meet with City Council in "mediation" to work out a solution mutually acceptable to both parties.

The Township Board met with City Councilors Erica Zwiefel & David Ludescher on February 18, 2015 on the Annexation Agreement. Zwiefel & Ludescher agreed to meet again in 2015 to continue working on the issue with possible mediation by the end of the year. No meetings.

Early in 2016 Supervisor Messner will contact the City Council to schedule a meeting. A progress report on the annexation will be given at the March Annual Meeting.

What is a Building Official?



A Building Official is an appointed government official, who is responsible for enforcing building codes. The building official may approve the issuance of a building permit, review the contract documents, inspect the construction, and approve issuance of a certificate of occupancy. Building Officials are the jurisdictional administrator of building and construction codes, engineering calculation supervision, permits, facilities management, and accepted construction procedures.

Waterford's designated Building Official is Scott Qualle. Scott along with inspectors and plan examiners can be reached via phone at MNSPECT: 952-442-7520 or 888-446-1801 or e-mail: info@mnspect.com

Why a building code?



A building code is a set of rules that specify the minimum standards for new building construction and remodeling work. The main purpose of building codes is to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures. The building code becomes law of a particular jurisdiction when formally adopted by the appropriate governmental or private authority.

Building codes are generally intended to be applied by architects, engineers, contractors and regulators but are also used for various purposes by safety inspectors, environmental scientists, real estate developers, subcontractors, manufacturers of building products and

materials, insurance companies, facility managers, tenants, and others.

Designers use building code standards out of substantial reference books during design. Building officials & building safety departments review plans submitted to them before construction and issue permits. Inspectors verify compliance to these standards at the site during construction.

The purpose of building codes are to provide minimum standards for safety, health, and general welfare including structural integrity, mechanical integrity (including sanitation, water supply, light, and ventilation), means of egress, fire prevention and control, and energy conservation.

Building codes generally include: standards for structure, placement, size, usage, wall assemblies, fenestration size/locations, egress rules, size/location of rooms, foundations, floor assemblies, roof structures/assemblies, energy efficiency, stairs and halls, mechanical, electrical, plumbing, site drainage & storage, appliance, lighting, fixtures standards, occupancy rules, and swimming pool regulations, fire, earthquake, hurricane, flood and tsunami resistance codes.



Why do I need one?

Your home or business is an investment. If your construction project does not comply with the codes adopted by your community, the value of your investment could be reduced. Property insurers may not cover work done without permits and inspections. If you decide to sell a home or building that has had modifications without a permit, you may be required to remove the modifications, leave it unoccupied, or do costly repairs. A property owner who can show that code requirements were strictly and consistently met – as demonstrated by a building code official's carefully maintained records, has strong evidence if something happens to trigger a potential lawsuit. Your permit also allows the building code official to protect the public by reducing the potential hazards of unsafe construction and ensuring public health, safety and welfare. By following code guidelines, your completed project will meet minimum standards of safety and will be less likely to cause injury to you, your family, your friends, your clients or future owners.

MNSPECT encourages & welcomes calls to help determine if a permit is required, or answer code-related questions. Call MNSPECT office: 888-446-1801 or 952-442-7520.

How do I get one?

Building Permit application can be obtained from:

- MNSPECT Office: 888-446-1801 or 952-442-7520
- Township Clerk (651) 346-8467 (leave a message)