

State of Minnesota Blue Earth County Lime Township
Minutes for October 14, 2025

ALL MOTIONS ASSUMED TO BE UNANIMOUS UNLESS NOTED

Present: Cody Hilgers, Kevin Oldridge, Christine Gregory, Jimmy Blount III, Rich Resch, Karl Friedrichs, Steve Flo, Jill Hilgers ZOOM: Linda Rossow, Molly Westman, Members of the Public.

Cody Called the Meeting to Order at 7:30 pm and led the Pledge of Allegiance.

Motion 2025.10.01 Rich, Second Kevin to Approve the Amended Minutes.

Motion 2025.10.02 Rich, Second Jimmy to Accept the Treasurer's Report.

Motion 2025.10.03 Christine, Second Rich to Approve the Claims and Payroll

Petition of Annexation: Staff presented a petition from the Depuydts to annex their properties off of Third Avenue to the City of Mankato. A map was shown and property descriptions presented. They intend to build an office and shop building on the site and would like City sewer and water connections. Staff presented a resolution for signatures.

Motion 2025.10.04 Kevin, Second Christine to Approve the Annexation Petition Resolution.

Road Report: Dan Deegan has been working on mowing and other maintenance. The 240th Street replacement culvert and regrading of the ditch is complete. Xcel will need to deal with the power pole and remaining soil. Kestrel Drive drainage still needs to be done. Sign replacements will be done once the mowing is complete. Lime Valley Road was very rough and they are straightening it out. Tree trimming has been completed and looks good. Dust control complaints in the construction detour areas have been happening.

Motion 2025.10.05 Rich, Second Jimmy to have Deegan apply rock and dust control on Lime Valley Road in front of Hank Larsen's house.

Petition of Mankato Area Mountain Bikers Association:

The group purchased two parcels west of Deerhaven with access via Alray Drive. This trail system could possibly connect to the Rockwell Adventure Park trails, if and/or when they are built. The parcels are in the Rural Conservation Residential Zone. The Recreation Ordinance covers previously mined areas in the Rural Conservation Zone. Jimmy wondered how they would access the property since Alray is a private road. Can this be governed under Lime Township's Campground/Recreation Ordinance? Ruppe needs to comment on it to see whether or where it fits in our Ordinance. Previous interpretations of the language have stated that any "Public Recreation Area" would be owned and maintained by the Township.

Motion 2025.10.06 Christine, Second Kevin to send this item to Ruppe for clarification on which section of the Ordinance would cover this type of use.

Planning Services Work Session:

The Board analyzed the Planning Agreement. Rupee sent the City a letter on behalf of the Township to notify them that we are holding them to the terms of the Orderly Annexation Agreement, which has them serving as our Planning Staff. We need to update the fee schedule to ensure proper compensation and allow them to hire outside consultants if needed. The Board would like to meet with the City to work out the details of the agreement between Lime Township and the City so they are fairly compensated for their work.

Motion 2025.10.07 Cody, Second Jimmy to have Rich and Christine reach out to the City to set a meeting for a Planning and Zoning services agreement once they respond to Ruppe's letter.

Township Website: It is up and running. Jill will send Ross the copies of the previously approved Minutes as far back as she can for uploading on the site. The calendar dates are the only other items that need to be updated.

Ordinance Enforcement Violations:

Martin Barnett has been running a storage facility on his property in the Rural Conservation Residential Zone that has been posted on Facebook Marketplace. This is not a permitted use in this zone. We sent a certified letter last month that was refused. We need to serve this notice in person.

Motion 2025.10.08 Cody, Second Kevin for Rich and Jimmy to serve Barnett Notice in person.

Randy Priebe has had more complaints about the number of cars visible again. Do we need to make another notice? Karl will draft another letter to serve to him as well.

Motion 2025.10.09 Cody, Second Kevin for Rich and Jimmy to serve Priebe notice on the violation.

If they have any issues during service, please call the Sheriff for help.

Motion 2025.10.10 Cody, Second Kevin to call BEC Sheriff if issues serving notices.

Board Reports:

Rich: He sent a photo of trucks running down township roads. Mathiowitz needs to repair the roads. Two Board Members need to meet with Todd and Jared to deal with road repairs on 238th, 240th and 583rd due to the large haul trucks using them as their main access to the Highway 22 project. We will request funds for the repairs and have Deegan Construction take care of the actual maintenance. Dan will gather an estimate to present. Kevin and Jimmy can represent the Township and request 70% of the estimate.

Jimmy: Steve Wolfe Jr. will straighten things out in the future. He knows to stay out of the right of ways. 238th Street/Lane still needs to be viewed to see if there's work to be done.

Kevin: One Hensonshire resident he spoke to was happy with the work. Hank Larsen on Lime Valley Road has had his mailbox hit twice because traffic is too fast. The Sheriff was on site during tree trimming and cars have slowed. The Sheriff has stepped up patrols on the road to keep the speed down. Blake Hermel was happy with MnDot's construction on his driveway. They placed gravel to the garage so no dirt will track on the road. Kevin needs a township logo for safety vests.

Christine: She sent the Short Term Rentals inquiry off to John Considine for clarification. The Township feels that since the County has an Ordinance covering these uses, that the Township can defer to their rules instead of adding language to our Ordinance. MAPO TAC meetings are more work than she anticipated, but she's happy to represent the township at them.

Cody: Tree Trimming has been completed. Blue Earth County Hazard Mitigation Meetings have been dealing with natural disaster types of issues like landslides, flooding, dam failure and what we can do to plan ahead for these types of events. The Coughlan Companies sent a request to release a bond from the former Jordan Sands IUP. We had no clue that this bond was still in place. Holtmeier has a replacement bond currently in place for the property.

Motion 2025.10.11 Jimmy, Second Christine to release Bond Number 106207978 that was being held for the Jordan Sands IUP on behalf of the Coughlan Company.

Clerk Notes: She presented the correspondence received for the last month. She shared the cell phone rate plans from three companies. Verizon looked to be the best option with the best coverage.

Motion 2025.10.12 Cody, Second Christine to contract with Verizon for eight Township Phones with service.

New Energy Equity has been sending questions about how to calculate the amount of the vegetation and road bonds for the Bohrer East project prior to having a permit issued. Karl helped work out the road amount, and Jill was able to clarify the vegetation amount. The Paid Leave for Townships will need to be studied. Our CTAS program keeps track of hours and Steve has already enrolled into the unemployment system that tracks this for the State of Minnesota. This will start in 2026. Christine requested for Steve to track his hours for compensation.

Motion 2025.10.13 Kevin, Second Christine to pay the Treasurer \$50 per hour, billed on the quarter hour.

Karl: He received a call from a new homeowner on Miranda Trail, wanting to fill in the ditch in front of their home to have it smooth to the road. He told them it was unlikely to be granted, but to come to the meeting if they'd like to present their proposal. They didn't come.

Citizen Questions and Comments:

Jim Hilgers was present to ask for a vacation of the utility easement between Lots Two and Three of the Eagle Bluff Subdivision for the sake of a future buyer, who would like to combine those lots and build one house on the combined lots. The easement was put there in the

initial design phase of the plat, for utilities to have access in future development. There was no specific utility company requesting the access.

Motion 2025.10.14 Kevin, Second Rich to Vacate the utility easement on Block One, Lots Two and Three of the Eagle Bluff Subdivision. 4-0 Cody Abstains

Rich brought up Karl's compensation. Karl said he would prefer to track his time rather than bill a meeting fee. This keeps all appointed staff on the same pay schedule.

Motion 2025.10.15 Rich, Second Kevin to pay the Deputy Clerk/Treasurer \$50 per hour, billed on the quarter hour.

Steve wanted to know if anyone was interested in Direct Deposit for future paychecks. It's a \$75.00 one time set up fee, and \$7.00 per month administration fee with \$.07 per transaction.

Motion 2025.10.16 Christine, Second Rich to look into Direct Deposit options for future payroll and claims.

Motion 2025.10.17 Jimmy, Second Kevin to adjourn.

Minutes Prepared By: _____
Jill Hilgers, Clerk

Cody Hilgers, Chairman

Rich Resch, Supervisor

Jimmy Blount, III, Supervisor

Kevin Oldridge, Supervisor

Christine S. Gregory, Supervisor

Steve Flo, Treasurer