

Minutes for April 14, 2026

ALL MOTIONS ASSUMED TO BE UNANIMOUS UNLESS NOTED

Present: Cody Hilgers, Rich Resch, Kevin Oldridge, Jimmy Blount III, Steve Flo, Karl Friedrichs, Jill Hilgers, Victoria Potts, Dan Deegan, Members of the Public, ZOOM: Christine Gregory, Jody Swanson, Linda Rossow, Ann Kalvig, Andrew Fitzgerald.

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

Motion 2026.04.01 Kevin, Second Jimmy to amend the Agenda to include a Staff permit submission.

Motion 2026.04.02 Rich, Second Jimmy to Approve the Minutes as amended.

Motion 2026.04.03 Rich, Second Jimmy to Accept the Treasurer's Report.

Motion 2026.04.04 Kevin, Second Christine to Release the Burgess Escrow to the petitioner.

Motion 2026.04.05 Kevin, Second Jimmy to Pay the Payroll and Claims.

Staff Report: Victoria presented the applications for the three replacement power poles by Xcel Energy. The reason this is coming before the Board is due to language in the Township Ordinance that mandates the Township Board, as Acting Zoning Administrator, to determine if the permit should be approved.

Motion 2026.04.06 Cody, Second Christine to Approve the Permit for Replacement Power Poles for Xcel Energy, with the condition they meet with Cody Hilgers and Rich Resch to discuss other pole locations that need to be moved within the Township.

Rich looked up the standard placement for power poles in road rights of way for informational purposes. The minimum is 6 feet from the road surface in most cases.

Victoria presented the preliminary findings for the Hilgers Preliminary Plat for Lot 1, Block 1, Eagle Bluff Subdivision 2. At their March 23, 2026 meeting, the Planning Commission approved sending the Preliminary Plat to the Township Board. Rich asked for clarification as to why the Preliminary Plat was needed. Cody explained that these are the steps necessary to move this parcel from an Outlot and a .3 acre parcel to a single Platted lot that is able to have a single family residence built on it. Public Comment was requested. Jim Hilgers asked why Condition 1 was worded the way it was. He wanted to know why his lawyer didn't record the lot split from the Kalvig sale. It was explained that the deed for the Kalvig parcel split was recorded in July of 2025. Jim Hilgers stated there was a letter from Mark Konz stating the City's reason why the sale of the Kalvig .3 acre parcel occurred and the combination with the Outlot to make Condition 1 complete. Karl stated that it is a much simpler process to record the lot split sale and then combine the parcels in the Final Plat stage, because it would be worded differently than if done by a Metes and Bounds process which requires much more work than necessary. Staff was fine with having Condition 1 changed to read:

1. The applicant shall submit a copy of the letter approving the administrative land split and a copy of the recorded deed from Kalvig for the .3 acres with the Final Plat application.

Motion 2026.04.07 Rich, Second Christine to Approve the amended language and conditions for the Preliminary Plat of Lot 1, Block 1, Eagle Bluff Subdivision 2. 4-0 Cody Abstains.

Road Report: Dan said they've been dealing with downed trees, sweeping and reclaiming ditches throughout the township. There will be more done in the near future. Kevin and Cody went to stake Right of Way points along township roads. There were a few instances where the fields were a good 10-15 feet into the right of way. They will have more roads to flag in the next week or so.

Motion 2026.04.08 Cody, Second Kevin to allow our road contractor to maintain our road right of way by regrading/reseeding any disturbed land area.

Motion 2026.04.09 Kevin, Second Jimmy to have the Clerk draft and send a letter to landowners to inform them that we are having our road contractor maintain, grade and seed the Right of Way.

Road Tour Attendance: All five Supervisors are going. The Deputy Clerk will attend as Clerk. Cody said there is still water in the Kestrel Drive area. There are still flags marking utilities, so Dan should look at that soon. Steve wanted to know if this will be an average year for rock. He said our average was \$46,000 and wanted to know if we would be close to that amount. On the downhill side of Lime Valley Road, the farmers are undercutting the ditch. They will need to be notified to keep out of the Right of Way.

MnDot Highway 22 issues: Cody will set a meeting date with Forrest. He would like any and all issues or complaints you have received so he can present them to Forrest for resolution.

Rockwell EAW Update: Clerk has just gotten the first comments from a few agency partners. She will forward these comments to the proper channels for review once she checks with Leila of Kimley-Horn on exactly who needs the comments to compile the conclusion documents. The project proposer has from the Comment Period deadline of April 23, 2026 to April 30 to draft comment responses, findings of fact and conclusion documents, which will be submitted to Kimley-Horn and the Township. Kimley-Horn will review by May 4, and will resubmit to the Township Board by May 7, 2026. On May 12, 2026 the Township Board will make the determination on whether the EAW is enough or if an EIS is necessary, identifying any specific areas that need further study. Kyle asked about the next steps after the May 12, 2026 meeting. If it is determined that an EIS is not needed, the applicant has a pre-development meeting scheduled for May 14, 2026 with Staff and Cody and Christine as Board Representatives. Jody wanted clarification on if there has been enough notice to the public on how and where to comment. Linda got a letter giving the exact direction on how to comment.

Motion 2026.04.10 Rich, Second Cody to have the Clerk resend the Press Release to the Free Press restating the Public Comment Deadline for the EAW.

Planning Commission Items:

Christine will send updated language in the Lime Township Ordinance to help clarify the Ordinance and to make sure there are definitions where needed. Marnie suggested including an inspection fee for permits that are reviewed every 5 years to be added to the fee schedule. These would be included in the IUP/CUP, and would only be the amount necessary to pay the inspection costs.

Short Term Rental Ordinance Language: Christine will send the most updated version and Jill will forward it to the Planning Commission Members for the April meeting.

Enforcement Item Deerhaven Drive: There was another Facebook ad for the property. Cody will contact Ruppe on how best to deal with the situation.

Citizen Questions and Comments:

Linda had none.

Jody wanted to make sure she had the correct contact information for Cody. She also attended the MNDot Highway 22 Open House where she asked Todd Kjolstad about the Pheasant Run sign placement, Forrest has agreed to schedule a meeting with Cody and Jimmy to tackle that issue. Marnie: He would like a copy of the complete Annual Mining Report. He was also concerned whether the current Mining Committee was adhering to the Jordan Sands CUP conditions, including compensating the Township for their costs.

Board Reports:

Jimmy: He was notified of a couch on Lime Valley Road and contacted Deegan to deal with the situation. He attended the Madison Lake Fire Department meeting. The City has restructured their annual fee for the Townships portions of the Fire Department budget, and it is disproportionate to the amount of service we receive versus how much service Madison Lake receives. The contract starts in 2027 for 4 years, with a reevaluation at 2 years. This gives us time to research options.

Motion 2026.04.11 Cody, Second Kevin to have Jimmy and Rich reach out to Kasota FD and Eagle Lake FD to see if they would be willing to cover the portion of the Township currently served by Madison Lake.

Rich: MnDot Open House: they said they will start with five 12 hour days and one 8 hour day per week. Forrest also mentioned the Pheasant Run monument and Rich referred him to Cody. From 243rd south to town should be open through construction. There is concern that 583rd will still be heavily used as a detour.

Kevin: MnDot Open House: he voiced his concerns as a resident. He was also asked about the Pheasant Run sign. He said the 240th Street culvert is running the wrong way. This will be looked at on the Road Tour. BENCO is starting to work on their power pole replacements. He also will check the sign book before the tour to help identify replacements.

Christine: Review Planning Services Agreement and signatures. Cody pulled up the edits and reviewed. Clarifications were made on what the Planning Staff monthly fee includes, how the Township collects Escrow and Blue Earth County Review fees.

Motion 2026.04.12 Cody, Second Christine to pass the Planning Services Agreement as amended, with Cody and Jill to sign at the City Hall.

Cody: He will contact Ruppe about his item list. He will also meet with Forrest for the Pheasant Run monument. He will touch base with Jody on her items.

Clerk Notes: She presented the '26/'27 Kasota Fire Department Contract for approval and signature.

Motion 2026.04.13 Cody, Second Rich to approve and sign the Kasota Fire Department Contract, valid from 5/1/26 to 4/30/27. 4-0 Kevin abstains.

She also shared the LTAP brochure, BEC Highway Safety Training item, XCel Transmission Line project. Linda Rossow has written a letter to ask to be a volunteer Election Judge, which needs to be approved by the Board per State Statute.

Motion 2026.04.14 Cody, Second Jimmy to approve Linda Rossow as a volunteer Election Judge, with the Thanks of the Township.

Supervisor Pay: we discussed different ways to pay for each time/item that Supervisors deal with. Jill will research and come back in May with a possible pay proposal.

Treasurer Items: He filed the ARPA report, the Cash Basis Accounting Report with the State of Minnesota, He also presented CD Rates for the \$100,000.00 that we are able to invest. Huntington Bank looks the best for the timeline.

Motion 2026.04.15 Jimmy, Second Cody to authorize Steve Flo to purchase a \$50,000.00 CD from Huntington Bank at a rate of 3.92% for 9 months and a \$50,000.00 CD at a rate of 3.92% for 5 months. Authorized signers shall be Jill Hilgers, Township Clerk, Steve Flo, Township Treasurer, Karl Friedrichs, Township Deputy Clerk & Treasurer and Cody Hilgers, Chair Person. The motion passed with a unanimous board vote.

Cody wanted to quickly go through the Fee Schedule. He wanted to know why the "Variances" was in the Board of Adjustment area? It seems quite confusing. We will remove the Board of Adjustment area completely. We will also remove the NOTE of Blue Earth County Fees, and add that the Blue Earth County Environmental Review Fees are set for up to \$250, plus a Township Administrative Fee of \$50 in the Administrative Area. The other NOTE on hourly Planning Services fees to be billed to Escrow will stay as is.

Motion 2026.04.16 Cody, Second Christine to amend the Fee Schedule as discussed.

Motion 2026.04.17 Christine, Second Cody to Adjourn at 10:30 pm.

Minutes Prepared By: _____XXXXX_____
Jill Hilgers, Clerk

XXXXX
Cody Hilgers, Chairman

XXXXX
Rich Resch, Supervisor

XXXXX
Jimmy Blount, III, Supervisor

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Kevin Oldridge, Supervisor

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Christine S. Gregory, Supervisor

XXXXX
Steve Flo, Treasurer