

Minutes for May 12, 2026

ALL MOTIONS ASSUMED TO BE UNANIMOUS UNLESS NOTED

Present: Kevin Oldridge, Jimmy Blount III, Cody Hilgers, Christine Gregory, Rich Resch, Karl Friedrichs, Steve Flo, Jill Hilgers, Members of the Public, ZOOM: Leila Bunge (Kimley-Horn)

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

Motion 2026.05.01 Christine, Second Rich to Approve the Minutes.

Motion 2026.05.02 Rich, Second Jimmy to Accept the Treasurer's Report.

Motion 2026.05.03 Rich, Second Kevin to Pay the Claims and Payroll.

Rockwell RV and Adventure Park EAW: Leila Bunge, Kimley-Horn, presented the summary to the Supervisors with the recommendation of Accepting the Environmental Assessment Worksheet Findings of Fact document prepared by Bolton & Menk on behalf of the applicant. She laid out the reasons to accept by clarifying the rules necessary to warrant an Environmental Impact Statement. It was determined that none of the items warranted further study. Theresa Burgess, Bolton & Menk, did a wonderful job of recapping her process in preparing the EAW, and her follow up with the Public Comments to present the Findings of Fact document for submission. Discussion was had on water quality assurances, runoff concerns, and the state of the open aquifer on the property. These are all things that will need to be addressed in the design phase prior to permitting. It was clarified to the Board that they will have the chance to ensure mitigation measures are in place prior to issuing the permit for the project. The EAW is there as a tool for the Board to ensure these items get looked at properly during the design phase of the project.

Motion 2026.05.04 Jimmy, Second Kevin to Accept the record of decision and the negative declaration of the need for an environmental impact statement for the Rockwell RV and Adventure Park.

Short Term Rental Ordinance Language: Christine summarized the Planning Commission's Work Session for the Board. The Planning Commission will have to make a final recommendation on the language to present the Township Board at their next meeting. Until that happens, the STR will be tabled by the Board.

Road Report: The Supervisors have reviewed the Annual Road Report and have agreed that the list is complete and needs to be worked on as soon as possible.

Motion 2026.05.05 Cody, Second Jimmy to Approve the Road Tour punch list of items that Deegan can complete as presented, with the larger items to be dealt with at a later date.

Cole Deegan of Deegan Construction presented. There will be rock applied to Lime Valley Road in between the dust control that will be applied by Blue Earth County to the road surface starting May 13. The Township didn't get much of a warning prior to the dust control application from the County. Deegan will then apply dust control on the remainder of Lime Valley Road, as well as other roads in the Township. Jayhawk will be worked on after the next rain. They also need to haul rock up Jayhawk Road to the rest of the Township due to the Highway 22 Road closure, but since it's marked with a weight limit, it is technically not allowed.

Motion 2026.05.06 Cody, Second Kevin to remove/cover the Weight Limit signs on Jayhawk for 5 days non-consecutive, with a 5 day extension with weather delays for Deegan to complete hauling of materials as needed.

Lime Township Fee Schedule: There were updates to the Fee Schedule presented to the Board to help clarify that document for applicants and staff. It was mentioned that there was no line item for Annual Solar Reviews or other Annual Permit Reviews. Cody said that those are usually included in the Permit Language under Conditions, and that the fee will be set there. It doesn't need to be added to the Fee Schedule.

Motion 2026.05.07 Cody, Second Jimmy to update the Fee Schedule as amended and presented, to be posted on the Lime Township website as soon as possible.

Citizen Questions and Comments:

Marnie wanted to ask about the Annual Mine Report. He wanted to know why there was so much historical documentation and why they didn't present their report to the Board. There needs to be a Final Draft presented. Cody stated that there will be a letter sent by the Township lawyer regarding the violation of having more open mine ground than permitted. The Final Draft will be presented at a later date, once the Mining Committee meets.

Cody wanted to Thank Jody for her hard work and concern for the Township. He felt bad that he didn't follow up as soon as she would have liked with her concerns.

Jody wanted to address the Pheasant Run Monument placement, hoping it was looked at on the Road Tour. Cody said they all got out of the vehicle to look at the best placement for the sign, based on Right of Way and utility placement. They identified a location, and Jody wanted to make sure it was angled in such a way as passersby could easily see and identify Pheasant Run from Highway 22. She also wanted to make sure Cody and Jimmy set a deadline with MnDot about the completion date.

Karl: He presented the Power Pole Replacement applications that were sent by Staff. In the Ordinance, it states that the Township needs to approve each of these items as they come up. Staff recommends updating the language to allow Staff to approve the maintenance/replacement permits, rather than needing the Board to approve.

Motion 2026.05.08 Cody, Second Christine to approve the Permits, with the caveat that Xcel still needs to meet with Township Representatives to review pole locations that are encroaching on roadways within the Township.

Victoria discussed with Cody the 354 Kw Power Line Replacement Grounding Wire Permit issue. The essential services area of our Township Ordinance states that this should be a CUP Application. There is no language work around in our Ordinance to officially do the maintenance activity without them having a permit. There are State Statutes that allow utilities the ability to use the ditches/road rights of way, which we need to research to see if our Ordinance complies.

Motion 2026.05.09 Cody, Second Kevin to send an email to Ruppe to review the Ordinance language that controls utility services within the Township and make recommendations to avoid permitting issues.

Board Reports:

Rich: He got complaints about dust from the Highway 22 project. He received a call from a realtor for a home on JoRay Drive wondering who took care of the road in the subdivision. It is not a township road. Marnie mentioned the resident who collects funds from the residents and contacts a plow company on

their behalf. Rich will connect them with Marnie. He and Cody visited the Quarry to see the proposed project and permitting questions. They were asking for leniency on screening per the Ordinance. They are keeping the berm on the north side of the property, but wanted to know if they could build trails on both sides of the berm. They were told that screening would need to be added between the berm and fence to completely screen the activity. There are also excavators that have been placed in the water body, which is not allowed in the mine. They are also in violation of their CUP and reclamation plan.

Motion 2026.05.10 Cody, Second Christine to have Ruppe draft and send another letter to Pentagon Materials for another CUP violation based on their reclamation activities being outside the scope of the permit, referencing the language on the social media video that was received.

Christine: We need Cody and Jill to sign off on the Planning Services Agreement at the City of Mankato. The papers are prepared and ready to go.

Kevin: The flags that were placed on Jayhawk have been removed and the farmer has encroached on the Right of Way. He will work on a list of necessary signs to replace the missing ones and will place the order accordingly. He will talk to the Allens, who dumped wood into the ditch that was noted during the Road Tour, explaining that this is not allowed. He and Jimmy will work on getting bids for tree removal and seal coating per the Annual Road Tour report.

Motion 2026.05.11 Cody, Second Kevin to revisit the Right of Way issue at the August Town Board meeting, contacting an outside firm to complete the necessary grading and seeding this fall.

Jimmy: He is looking into replacement contracts for Fire Service for the six sections that Madison Lake currently serves. He has spoken with Eagle Lake, and will contact the Kasota Fire Department and Town Board in the near future.

Cody: He has a list of items to discuss with Bob Ruppe, including the Deerhaven Enforcement item. There needs to be updates to the Township website to include the Enforcement Ordinance and other newly amended Ordinance language. He has been in talks with staff regarding the sale of the Pilgrim's Dem Fill landfill to DemCon. Apparently the MPCA permit on the property has expired, which triggers an expiration of the Lime Township CUP. It may have been updated in 2004, but we are checking.

Motion 2026.05.12 Kevin, Second Christine to have Cody contact Ruppe to discuss whether the OMG CUP permit is current for the Pilgrim's Dem Fill site.

He will attend the Rockwell predevelopment meeting with Staff on May 14 to go over the timeline and steps necessary to submit a complete application. A concern was brought to Cody's attention about a rental of the basement of a Single Family Home occurring in the Pheasant Run subdivision. That turns the property into a duplex, which is not allowed by our Ordinance. He will look further into the situation and have Ruppe advise on the next steps to take.

Rich discussed the issue of the landscape boulders into the Right of Way in the Mark Hiniker home in the Kestrel Drive area. They were not happy to hear that they have to move the boulders.

Motion 2026.05.13 Cody, Second Kevin to have Ruppe review the Ordinances and State Statute that identify any language to send to Mark Hiniker stating why the landscape boulders are not allowed in the Right of Way.

Motion 2026.05.14 Kevin, Christine Second to have Ruppe send a letter for a multi-family dwelling rental to 101 Pheasant Drive that is not allowed in our Zoning Ordinance.

Clerk Notes: Toby Allen submitted gopher feet for a bounty. The treasurer will cut a check tonight to reimburse him for his efforts. She also presented Correspondence of note to the Supervisors. She would like to view the Supervisor Compensation examples. This will need to be a discussion to work out some of the details. Cody mentioned that he would like to move to an hourly rate, to ensure that

Supervisors are working on their items between meetings to help meetings run shorter. Rich would like to see these meetings run far less than the three plus hours that they've been taking lately. Reorganizing the meeting structure will help as well. Christine has also noted that written notes shared between meetings may also help.

Motion 2026.05.15 Jimmy, Second Christine to authorize Steve Flo to purchase a \$40,000 CD, a \$40,000 CD and a \$45,000 CD (Total of \$125,000) from ProGrowth Bank at a rate of 3.85% for 9 months. Purchase of said CDs is dependent upon the requirement that ProGrowth Bank provide and maintain pledged collateral of at least 110% of Lime Township's total investments at ProGrowth Bank that are in excess of the FDIC coverage of \$250,000. Authorized signers shall be Jill Hilgers, Township Clerk, Steve Flo, Township Treasurer, Karl Friedrichs, Township Deputy Clerk/Treasurer and Cody Hilgers, Chair. The motion passed with a unanimous board vote.

Motion 2026.05.16 Jimmy, Second Cody to Adjourn at 10:43 pm.

Minutes Prepared By: XXXXX
Jill Hilgers, Clerk

XXXXX
Cody Hilgers, Chairman

XXXXX
Rich Resch, Supervisor

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Jimmy Blount, III, Supervisor

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Kevin Oldridge, Supervisor

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Christine S. Gregory, Supervisor

XXXXX
Steve Flo, Treasurer