



Hampton Township

Regular Board Meeting Minutes

May 21, 2024 7:00pm

Chair Jim Sipe
Supervisor Ryan Sunquist
Supervisor Dan Peine
Treasurer Angie Niebur
Clerk Molly Weber

Others in attendance were: Tim Ostertag, Jim McKnight, Ryan Finnegan, Nancy Schumacher, Cindy Endres, Garry Endres, Troy Heuro, Lori Nicolai, Drew Johnson, Trish Sien, Dan Schutt, Luke Nicolai, Leo Nicolai, Matt Bester, and John Knetter.

This meeting was called to order by Jim Sipe, Chair at 7:00pm with the Pledge of Allegiance to the flag and using the consent agenda. Ryan Sunquist made a motion to approve the consent agenda except the claims and to approve the balance of the agenda. Dan Peine seconded it. Motion carried.

PUBLIC COMMENT

- Sargent Bobby ~ stated its been quiet so far and that flooding is a concern.

ROAD REPORT- Otte Excavating

- New Contract – contract expires April 15, 2025 – Jason was given a signed copy
- 2024 Chloride ~ should get started Memorial week – working to confirm date with Rob Miller (rob@qualitypropanemn.com)
- 2024 Chloride ~ 250th Street and MnDot – one time application between Highway 52 and Hogan Avenue (CSAH 85)
 - Question Jason who gets money back – sent him list of 250th folks that requested chloride
- Jeff Neitzke 2023 Safety Inspection of In-Service Bridges Maintenance Work Request – copy given to Jason Otte
- Bridge on 260th has a box culvert – need to take care of this one this year and Darkhorse next year
 - One on 260th is falling apart & can get culvert at State pricing. We have money from the State that they give us \$2,000. each year. We have \$34,000. and we can use up to 50% of the cost of the project. County will send us more information. Jason Otte will bring pricing to June meeting. Jason Otte will bring in more soil and do final grade at the New Town Hall next week. Chloride will be ready to be started next Thursday.

PLANNING COMMISSION SYNOPSIS

- Tom Rother/Rother Trust/Rother Farms
 - TomR@NETMANCO.com
 - Parcel Splits
 1. PID#17-00500-29-010 (split of property new Parcel C of 2.3 acres) – Rother Trust
 2. PID#17-00500-29-010 (split of property new Parcel D of 8.68 acres) – Rother Trust
 3. PID#17-00500-29-020 (split of property part to new Parcel C Rother Farms balance to .79 acre parcel, exiting homestead) – Rother Trust
 4. PID#17-00500-02-013 (split of property new parcel 10.09 acres) – Rother Farms

Jeremy Irrthum made a motion to recommend Rother Trust be allowed to split PID#17-00500-29-010 to create Parcel C of 2.3 acres which meets standards defined in the Ordinance. Matt Bester seconded. Motion carried.

Jeremy Irrthum made a motion to recommend Rother Trust be allowed to split PID#17-00500-29-010 to create Parcel D of 8.68 acres as it meets standards defined in the Ordinance. Cody Tix seconded. Motion carried.

Jeremy Irrthum made a motion to recommend approval for Rother Trust PID#17-00500-29-020 split into Parcel C into create new parcel of 0.79 acres. We acknowledge that this is a substandard lot, however it is currently a substandard lot with a house on there. Our concern is that any future construction on that site may not have enough room for septic or to meet standards for building requirements at the time however the Rother believe that their intention is to build further away from road and abandon that buildable site. Because it is already a substandard lot reducing the size from 1.32 to 0.79 and with future considerations we recommend Board approval. Casandra Schaffer seconded. Motion carried.

Jeremy Irrthum made a motion to recommend Board approval for Rother Farms PID#17-00500-02-013 property to create 10.09 acres. The balance is 7.39 acres. Both lots conform to standard parcels according to our ordinance. Dave Peine seconded. Motion carried.

Tom Rother was not in attendance at the Board meeting of 05.14.24.

- *Ostertag – Tim or Teresa*
 - tim@ostertagcement.com or ptmarxen@mvtvwireless.com
 - 23629 Inga Avenue
 - Parcel split of about 7-8 acres

David Peine made a motion to recommend approval for parcel split for the Ostertag's for 7-8 acres. Matt Bester seconded. Motion carried.

They already have septic, has 66 foot of road frontage. It is not a substandard lot. Jim Sipe made a motion for parcel split on PID#17-01200-02-010 of 6.22 acres. Dan Peine seconded. Motion carried.

- *Solomon David*
 - AG Shed
 - 8325 260th Street East

Cody Tix made a motion to recommend approval for the permit for an Ag Shed for Solomon David. He has 39 acres and meets the setbacks and square Footage. Casondra Schaffer seconded. Motion carried.

Jim Sipe made a motion to approve the AG permit for Solomon David at 8325 260th Street East. Dan Pein seconded. Motion carried.

OLD BUSINESS

- **Jacob Rezac email about replacement of Bridge L3285 on Inga Avenue** – discussed at March meeting-on docket for this year
- **VRWJPO email about Model Ordinance and Local Updates** – anything to report-permitting now just for one acre or more – nothing more
- **Dean Weber ~ Chloride Question follow up from 04.16.24 meeting** – not present
- **Closing Township Road** – table until June – Ryan Sunquist will send Thomas Holmes an email to find out plan for Goodwin Avenue off of Highway 52.
- **Unlicensed Vehicles** – cannot trespass to know if they are unlicensed or not and it doesn't seem to rise to our level of concern right now.
- **Beaver Creek Companies proposed changes** – Dan Peine made a motion that the Board would like to leave the permit fees the same for now and are not interested in accepting the proposed fee changes. Jim Sipe seconded. Motion carried.

NEW BUSINESS

- **Dan Schutt ~ Federal Firearms License (HA540-7)** – Dan Schutt will be the inbetween person for firearms. He can do a background check for firearm transfer. It is not a business, no inventory and most is performed offsite. He is requesting an email from the Township saying there is not objection. Jim Sipe made a motion to authorize the clerk to respond to Mr. Schutt email saying the Township has no objection to this business. Ryan Sunquist seconded. Motion carried.
- **Oppidan Investment Co ~ Drew Johnson and Tricia C Kimleyhorn, Civil Engineer from Oppidan, a Minneapolis based Property Development Company for cell towers, data centers, anything to do with technology infrastructure.** The proposed project deals with 2 landowners - 1 in City of Hampton and 1 with a resident in Hampton Township. To kick the Environmental study off for this project their ask is for consent from the Hampton Township Board of Supervisors to allow City of Hampton to act as the RGU which stands for the Responsible Government Unit to the AUAR (Alternative Urban Areawide Review) Environmental Study. It is administered by a state agency with specific standards. The proposed project is about 140 acres. The AUAR would study the proposed 140 acres for the Data Center being proposed. Proximity to power is important and Highway 52 has the powerlines for a substation onsite. The cul de sac has city sewer and water, ½ the site is industrial/commercial. The Township property would have to be annexed to the City. They have been onsite doing survey and soil borings and neighboring residents were not notified of what was going on. Discussion was had with concerned residents during the Hampton Township Board meeting. Reasons not to want it were: usage of water, change of landscape, noise, and fans running constantly. There would be about 4-5 buildings with about 100-150 workers. Workers would be 24/7. About 25% of the 140 acres would be buildings. It would house servers for online information stored in the cloud. It would be fenced and have 1 or 2 guard shack entrances. An ambient sound study would be performed. They would propose to straighten Lewiston Blvd North/South to connect with a road that comes off Highway 52. A 6-8 month study is done in phases to study water usage, traffic and such. There will be 2 chances for Public Comment during the process. Land Use Application cannot start until the Environmental Study is done. There is really nothing in it for the Township. Representatives ensure Public Hearing and notifications of Public Hearing to residents. The build would be 5-7 years. Concerns were expressed about water usage and the quantity and quality of water discharged from the facility. Mr. Johnson explained that the annual quantity of cooling water used would be similar to the annual amount irrigation water typically used to farm the 140 acre site; and that the quality of non-contact cooling water discharged to a storm water system would be the same as the quality of water supplied. The issues of water usage and discharge will be further considered in the Environmental Study. Oppidan hopes they have a long- term investment. There was no action from the Hampton Township Board – Oppidan will return to the June Board meeting with more information.
- **PNP Reimbursement Application sent 05.11.24 with requested amount of \$1,707.50 – FYI**
- **Deputy Clerk/Deputy Treasurer**

- Permits ~ 6 permits – 1 ROW, 1 re-side, 1 window, 2 deck, 1 accessory building - FYI

REMINDERS

- Town Law Review Training Day 05.31.24 @ Rockwoods Event Center in Otsego, MN – clerk has info

OTHER BUSINESS-Board Members Only

N/A

Dan Peine made a motion to approve signing of checks 6800 to 6813 and a motion to approve the claims list. Ryan Sunquist seconded. Motion carried.

Jim Sipe, Angie Niebur and Molly Weber signed the checks.

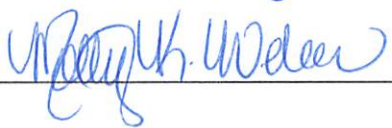
Township Letters of Information: The supervisors will go through this while the Chair, Treasurer and Clerk sign checks. They will let the clerk know if there is anything we need to address. Pera emails are to continue to be forwarded to the Supervisors and they can delete them if they so choose. Molly Weber should file these and drop them off of site after a year.

ADJOURNING OF MEETING

Jim Sipe made a motion to adjourn the meeting at 9:34pm. Ryan Sunquist seconded. Motion carried.

Date Signed: 6/18/24

Supervisor: 

Clerk: 

Hampton Township Treasurer's Report

May 2024 (June 18, 2024 Meeting)

5/1/24	Beginning Checkbook Balance:		\$29,840.03
	Income		
5/30/24	Atlast Roofing	permit for Ryan Endres	\$1,548.49
5/30/24	BH Development	permit for Glen Olsen	\$189.26
5/30/24	Millersburg Construction	permit for Stan DeBough	\$760.75
5/30/24	Stan/Joan Finkelson	permit	\$359.30
5/30/24	Mark/Laurie Regenscheid	permit	\$85.00
5/30/24	Steve Werner	permit	\$140.00
5/30/24	Dakota Electric	permit	\$500.00
5/30/24	Ryan Sunquist	Candidacy ballot fee	\$2.00
5/30/24	ICS Interest		\$36.31
		Total Income	\$3,621.11
	DISBURSEMENTS:		
Check #	TOTAL RECEIPTS		
6800	Angela Niebur	Treasurer Salary	\$516.81
6801	Molly Weber	Clerk Pay	\$1,806.95
6802	O'Rourke Media Group		\$29.84
6803	Northfield Wifi	Internet	\$26.49
6804	Otte Excavating INC	Road Maintenance	\$5,960.00
6805	Greater MN Gas	natural gas	\$51.60
6806	Dakota County	April statement	\$73.25
6807	Dakota County Financial Serv	PVC April	\$91.35
6808	Beaver Creek Companies	Permits	\$2,307.26
6809	Mark N Rauchwarter	Website Charges	\$75.00
6810	Keith Pumper Pluming & Heating	Install metered water softner	\$1,598.00
6811	Rodney Weber	Install/labor misc New Town Hall	\$1,120.00
6812	Molly Weber	Town hall/open house supplies	\$277.87
6813	Dan Peine	Reimbursement for Town Hall supplies	\$164.87
	TOTAL DISBURSEMENTS:	Total Expenses	\$14,099.29
5/31/24	Ending Checkbook Balance		\$19,361.85
	Ending checkbook balance		\$19,361.85
	plus checks not in (4)		\$1,628.12
	equal ICS Statement Balance 5/31/2024		\$20,989.97

ICS Shadow Money Market Account (980085755)

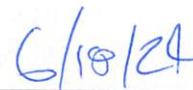
5/1/24	Beginning Savings Balance	\$242,362.25
5/31/24	Interest Earned	\$525.44
5/31/24	Ending Savings Balance	\$242,887.69

Escrow Account (000080034306)

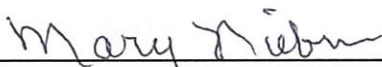
		\$39,250.00
1/1/22	Dakota Electric	\$1,500.00
4/28/22	Garrison Endress	\$2,000.00
5/27/22	Dakota Electric for Julia Filoteo	\$2,820.00
8/30/22	Lorenzen/Lippert	\$2,000.00
9/29/22	Dakota Electric	\$1,680.00
9/29/22	Angela Niebur	\$2,000.00
12/29/22	Angela Niebur	2,000
2/27/23	PCI Roads LLC	\$2,000.00
3/30/23	CAN, LLC	\$1,000.00
4/27/23	En Engineering LLC	\$1,000.00
9/27/23	Dakota Electric	\$1,000.00
10/30/23	Dakota Electric	\$1,000.00
11/30/23	Dakota Electric	\$1,000.00
11/30/23	JSI Engineering	\$1,000.00
2/27/24	Paul/Lorri Gergen	\$2,000.00
4/23/24	Paul/Lorri Gergen	2,000
5/30/24	Dakota Electric	\$1,000.00
5/31/24	Agree w/statement	Total \$58,250.00



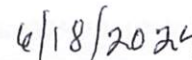
James Sipe, Supervisor



6/18/2024



Mary Niebur, Deputy Treasurer



6/18/2024