



Regular Board Meeting Minutes October 15, 2024 7:00pm

| | |
|------------|---------------|
| Chair | Jim Sipe |
| Supervisor | Ryan Sunquist |
| Treasurer | Angela Niebur |
| Clerk | Molly Weber |
| Absent | Dan Peine |

Others in attendance were: Linda Bryan, Shaun Giles-Olson, Shelby Endres, Stuart Finkelson, Joan Finkelson, Eric & Katie Donovan

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. **Dan Peine made a motion to approve the consent agenda except the claims and to approve the balance of the agenda. Ryan Sunquist seconded it. Motion carried.**

PUBLIC COMMENT

- Sargent Bobby~scamming is happening all over, some of which are prisoners out of Georgia. Lots of school bus arm violations happening which are a misdemeanor or gross misdemeanor. Sheriff office can be contacted online now at dakota911.gov for non-emergency issues.

ROAD REPORT- Otte Excavating

- Culverts for Darkhorse Lane are still on order. Lewiston and 260th needs a new culvert

PLANNING COMMISSION SYNOPSIS

- Ferlin Miller for property owned by Christina Gufstufson in Section 24
 - Information Only – PID#17-02400-75-021
 - Inquiring about a Buildable
 - Possible Parcel Split of 8-10 acres

Planning Commission stated that it seems like there is a buildable available. Ferlin will come back to Planning Commission for a buildable determination and parcel split when he is ready.

- Carrie Wherland and Kurt Weiers
 - 4388 240th Street East – McKenzie Property
 - PID#17-01800-01-012
 - Questions on what can and cannot be done on the property

Planning Commission advised they go to the County to see if the parcel was deeded before April 21, 1982 and then come back to the Planning Commission.

- Andrew Endres
 - Move house in to buildable site in temporary location until Spring

Jeremy Irrthum made a motion to allow Andrew Endres to store the house/structure temporarily until he is ready to move it to the permanent location subject to permit fees and inspections. Dave Peine seconded. Motion carried.

Andrew would like to move the house to a temporary location on PID#17-00400-25-016 until he is ready to make it permanent in Spring. **Ryan Sunquist made a motion to approve for Andrew Endres temporarily move the said house to the concrete slab at PID#17-00400-25-015 provided it is permanently placed on PID#17-00400-25-016 no later than December 31, 2025. Dan Peine seconded. Motion carried.**

UNFINISHED PLANNING COMMISSION

- Stan and Joan Finkelson & Stuart
 - Buildable determination on following parcels all in section 17:
 1. 17-01700-82-015 – 7.17 acres ~ lot of record – November 1979 - 66 feet of road frontage-1.5 acres – BUILDABLE
 2. 17-01700-82-022 – 8.45 acres ~ lot of record – August 1981 – meets 66 feet of road frontage-over 1.5 acres - BUILDABLE
 3. 17-01700-82-021 – 12.35 acres ~ lot of record – March 11, 1981 – meets 66 feet of road frontage-over 1.5 acres - BUILDABLE

4. 17-01700-77-013 – 39.92 acres ~ not a lot of record since it has changed since 1982.

There are already 12 houses in that area. By definition of the Ordinance there are no more buildables. **Cody Tix made a motion that Stan and Joan Finkelson, by the rules of the Township, they are not permitted any buildables on the 4 PIDs in Section 17 listed above. Matt Bester seconded. Motion carried.**

Jim Sipe made a motion that after examining, and given the information from Dakota County the following PIDs are lots of record and are buildable: PIDs: 17-01700-82-015, 17-01700-82-022, 17-01700-82-021. Ryan Sunquist seconded. Motion carried.

(see attached PDF)

OLD BUSINESS

- **Saeed Kanwar (Project Manager) email about replacement of Bridge L3285 on Inga Avenue** – still drafting easement and finishing JPA about bridge. Township needs to contact the landowners: Cannon Valley Pine Creek Farms:
PID#17-03600-02-011 and William Callister PID#17-03600-05-010. Dan Peine will talk to the residents. Jim Sipe will talk to the Township Attorney about the easements. Unsure of the status with Dakota County JPA.
- **VRWJPO email about Model Ordinance and Local Updates** – anything to report-permitting now just for one acre or more – Jim Sipe will contact them.
- **JPA with Dakota County Sheriff Office to Enforce Township Ordinances** – County wants the township to be responsible if something happens if the sheriff is injured enforcing our Ordinances – work in progress –
 - o Resident concerned about Hoey property filled with cars

NEW BUSINESS

- **Shaun Giles-Olson** – prospective buyer of 4388 240th Street-McKenzie property-land locked parcel filled with cars, has an easement of 40 feet wide with solid gravel driveway, 3.74 acres, does not have 66 feet of road frontage, need to know when it became a lot (if before 1982) – Shaun was advised he needs to find out from the County when the last time the property changed. There is a chance it could be a lot of record but the County has to confirm that. 1. Check with County about Lot of Record, 2. Come to the Planning Commission about a Variance, 3. Planning Commission needs hold Public Hearing
- **Wetland Conservation Act Notice of Application** – Bridge L3285 Inga Avenue WCA – Comments Due November 1, 2024 – no comment for this
- **AUAR for City of Hampton** – Scoping Document & Next Steps – Comments due October 24, 2024 – Jim Sipe sent a comment asking if they really need to annex farmland. Jim Sipe will send comment to keep traffic off Highway 50 and come off the frontage road from 47 going to Highway 52.
- **MN Solar on Public Buildings Grant** – webinars October 28, 2024 - FYI
- **Resident letter about Proposed Industrial Park (Scenario 2)** - FYI
- **Draft 2025-2029 Capital Improvement Program (CIP)** for review and comment - due November 15, 2024 – we don't use this
- **Data Request** – Eric & Katie Donovan were present - they requested this but are okay with the information they have received
- **Levy Form D Form** – Angie Niebur – Angie submitted before 09.30.24 deadline.
- **Permits** – 3 permits –1 accessory building, 1 windows/door, & Endres AG shed
- **24854 Lewiston – Borbeau Property** – in regards to this: we do not have record of inspection of the kitchen in the basement. They inspector could inspect it but fees will be incurred. Accessory dwelling units are not allowed in Hampton Township.

REMINDER/FYI

- County Update Memo for October – December 2024 - FYI
- Annual CDBG Meeting for Dakota County Cities and Townships – Thursday November 14, 2024 1:30pm via Microsoft Teams - FYI

- Dakota County Annual Opioid Settlement Meeting – Thursday November 7, 2024 at 1:00pm at Robert Trail Library in Rosemount - FYI
- Clerk/Treasurer Training – various dates in November in St. Michael - FYI
- CenterPoint Energy Notice of Public Hearing about Rate Increase - FYI

OTHER BUSINESS-Board Members Only

Angie Niebur put the email from Jim Sipe about the letter into the safety deposit box.

Ryan Sunquist asked about cemetery owned by Hampton Township if we should approach Andy Otte about purchasing it. Would like to see it better maintained. Jim Sipe will ask Township Attorney about this.

Dan Peine made a motion to approve signing of checks 6890 to 6897 motion to approve the claims list and to approve the September Board minutes. Ryan Sunquist seconded. Motion carried.

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

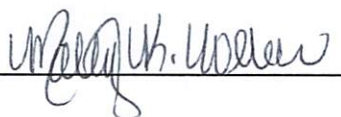
Township Letters of Information: The supervisors will go through this while the Chair, Treasurer and Clerk sign checks. They will let the clerk know if there is anything we need to address. Pera emails are to continue to be forwarded to the Supervisors and they can delete them if they so choose. Molly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

ADJOURNING OF MEETING

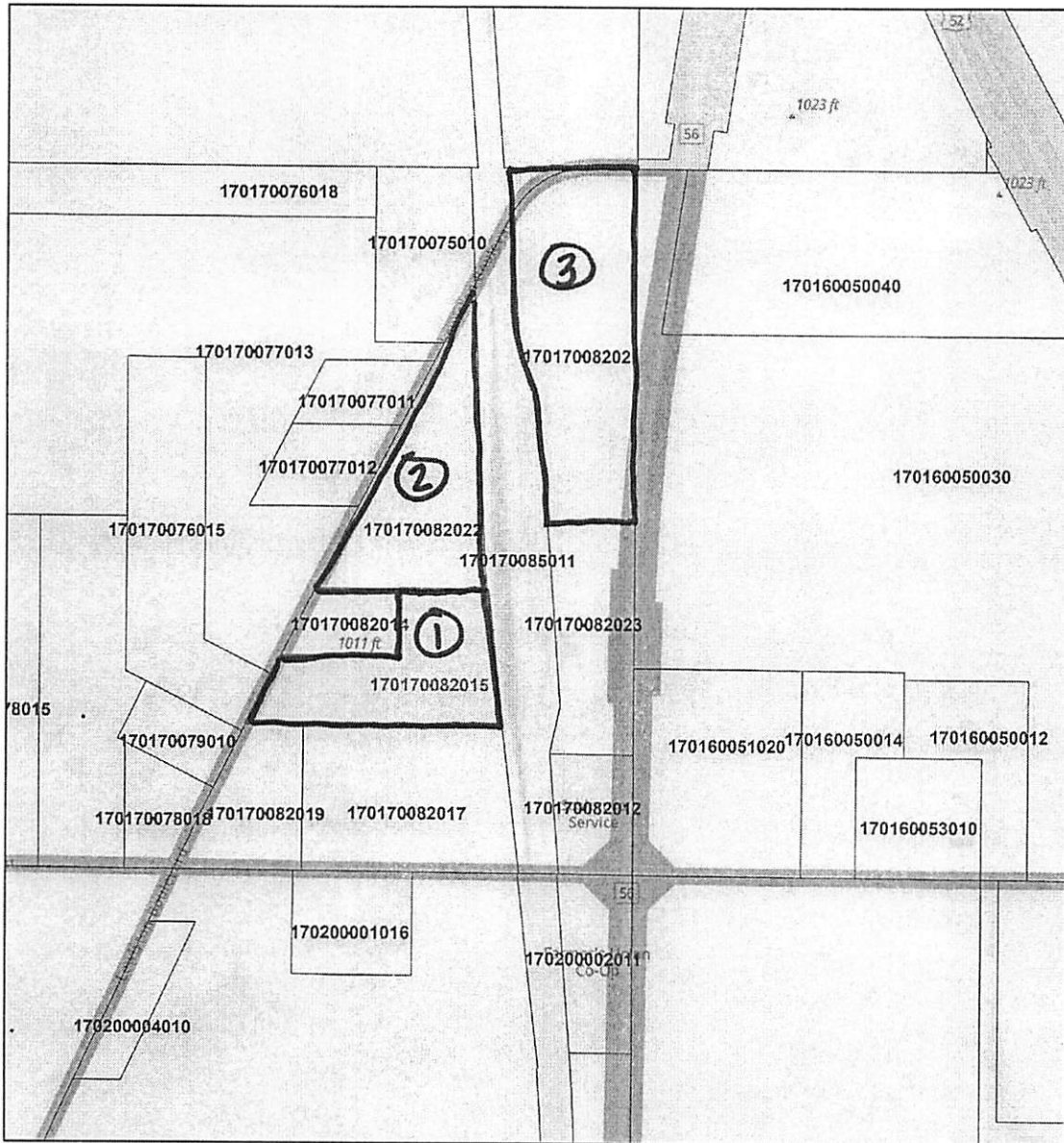
Dan Peine made a motion to adjourn the meeting at 8:40pm. Ryan Sunquist seconded. Motion carried.

Date Signed: 12/12/24

Supervisor: 

Clerk: 

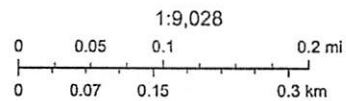
Property Map



11/18/2024, 4:32:05 PM

Parcels

- Dedicated Right of Way
- Right of Way Easement



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Copyright 2018, Dakota County
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one.

Property Card

Parcel ID Number 17-01700-82-015

**Owner Information**

Fee Owner

STANLEY & JOAN M FINKELSON

Mailing Address

24913 LEWISTON BLVD

HAMPTON MN 55031-9808

Property Address

Address

Municipality

HAMPTON TWP

Parcel Information

| | | | |
|------------|----------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sale Date | | Total Acres | 7.17 |
| Sale Value | \$0.00 | R/W Acres | 0.21 |
| Uses | AG-GREEN ACRES | Water Acres | |
| | | Plat | SECTION 17 TWN 113 RANGE 18 |
| | | Lot and Block | 17 113 18 |
| | | Tax Description | N 507 FT OF S 1063 FT OF PT OF S 1/2 OF SE 1/4 LYING E OF RD & W OF RR EX COM INT C/L TN RD & N LINE OF S 1063 FT E 318 FT S 253.5 FT W TO C/L RD NE ON C/L TO BEG |

2024 Building Characteristics (payable 2025)*

| | | | |
|--------------------|-------------------|---|--------------|
| Building Type | Year Built | 0 | Bedrooms |
| Building Style | Foundation Sq Ft | | Bathrooms |
| Frame | Above Grade Sq Ft | | Garage Sq Ft |
| Multiple Buildings | Finished Sq Ft | | Other Garage |

Miscellaneous Information

| | | | | | |
|-----------------|--------------------|----------------|-------------|-------------|------------|
| School District | Watershed District | Homestead | Green Acres | Ag Preserve | Open Space |
| 195 | VERMILLION RIVER | FULL HOMESTEAD | Y | | |

Assessor Valuation

| | Taxable | Estimated |
|--------------------------------------|-------------|-------------|
| 2024 Land Values (payable 2025) | \$56,400.00 | \$56,400.00 |
| 2024 Building Values (payable 2025)* | \$0.00 | \$0.00 |
| 2024 Total Values (payable 2025)* | \$56,400.00 | \$56,400.00 |
| 2023 Total Values (payable 2024)* | \$54,300.00 | \$54,300.00 |

Property Tax Information

| | | |
|------------------------|----------------------------|--------------------------------|
| Net Tax (payable 2024) | Special Assessments (2024) | Total Tax & Assessments (2024) |
| \$104.00 | \$0.00 | \$104.00 |

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal

Parcel data current as of 11/13/2024

Dakota County, MN

Page 1 of 2

| | | | |
|---------------------------------------------------------------------|----------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------|
| Property Card | | Parcel ID Number | 17-01700-82-022 2 |
| Owner Information | | | |
| Fee Owner STANLEY & JOAN M FINKELSON | | | |
| Mailing Address 24913 LEWISTON BLVD HAMPTON MN 55031-9608 | | | |
| Property Address | | | |
| Address | | | |
| Municipality HAMPTON TWP | | | |
| Parcel Information | | | |
| Sale Date | | Total Acres | 8.45 |
| Sale Value | \$0.00 | R/W Acres | 0.95 |
| Uses | AG-GREEN ACRES | Water Acres | |
| | | Plat | SECTION 17 TWN 113 RANGE 18 |
| | | Lot and Block | 17 113 18 |
| | | Tax Description | PT OF SE 1/4 LYING BTWN LEWISTON BLVD & W R/W RR EX S 1063 FT |
| 2024 Building Characteristics (payable 2025)* | | | |
| Building Type | Year Built | 0 | Bedrooms |
| Building Style | Foundation Sq Ft | | Bathrooms |
| Frame | Above Grade Sq Ft | | Garage Sq Ft |
| Multiple Buildings | Finished Sq Ft | | Other Garage |
| Miscellaneous Information | | | |
| School District | Watershed District | Homestead | Green Acres |
| 195 | VERMILLION RIVER | FULL HOMESTEAD | Y |
| | | | Ag Preserve |
| | | | Open Space |
| Assessor Valuation | | | |
| | | Taxable | Estimated |
| 2024 Land Values (payable 2025) | | \$67,500.00 | \$67,500.00 |
| 2024 Building Values (payable 2025)* | | \$0.00 | \$0.00 |
| 2024 Total Values (payable 2025)* | | \$67,500.00 | \$67,500.00 |
| 2023 Total Values (payable 2024)* | | \$65,300.00 | \$65,300.00 |
| Property Tax Information | | | |
| Net Tax (payable 2024) | Special Assessments (2024) | Total Tax & Assessments (2024) | |
| \$128.00 | \$0.00 | \$128.00 | |

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Property Card | | Parcel ID Number 17-01700-82-021 3 | | | | | | | | | | | | | | | | | | | | | | | | |
| <div style="background-color: #f2f2f2; padding: 2px; margin-bottom: 5px;">Owner Information</div> <div style="padding: 5px;"> <p style="text-align: center;">Fee Owner</p> <p style="text-align: center;">STANLEY & JOAN FINKELSON</p> </div> <div style="background-color: #f2f2f2; padding: 2px; margin-bottom: 5px;">Mailing Address</div> <div style="padding: 5px;"> <p style="text-align: center;">24913 LEWISTON BLVD</p> <p style="text-align: center;">HAMPTON MN 55031-9608</p> </div> <div style="background-color: #f2f2f2; padding: 2px; margin-bottom: 5px;">Property Address</div> <div style="padding: 5px;"> <p style="text-align: center;">Address</p> <p style="text-align: center;">Municipality HAMPTON TWP</p> </div> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Information | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Sale Date</td> <td style="width: 30%;"></td> <td style="width: 20%;">Total Acres</td> <td style="width: 20%;">12.35</td> </tr> <tr> <td>Sale Value</td> <td>\$0.00</td> <td>R/W Acres</td> <td>0.79</td> </tr> <tr> <td>Uses</td> <td>AG-GREEN ACRES</td> <td>Water Acres</td> <td></td> </tr> <tr> <td colspan="2"></td> <td>Plat</td> <td>SECTION 17 TWN 113 RANGE 18</td> </tr> <tr> <td colspan="2"></td> <td>Lot and Block</td> <td>17 113 18</td> </tr> <tr> <td colspan="2"></td> <td>Tax Description</td> <td>N 1547.14 FT OF E ½ OF SE ¼ LYING E OF RR & W OF STH 56 & SE'LY OF LEWISTON BLVD</td> </tr> </table> | | | Sale Date | | Total Acres | 12.35 | Sale Value | \$0.00 | R/W Acres | 0.79 | Uses | AG-GREEN ACRES | Water Acres | | | | Plat | SECTION 17 TWN 113 RANGE 18 | | | Lot and Block | 17 113 18 | | | Tax Description | N 1547.14 FT OF E ½ OF SE ¼ LYING E OF RR & W OF STH 56 & SE'LY OF LEWISTON BLVD |
| Sale Date | | | Total Acres | 12.35 | | | | | | | | | | | | | | | | | | | | | | |
| Sale Value | \$0.00 | R/W Acres | 0.79 | | | | | | | | | | | | | | | | | | | | | | | |
| Uses | AG-GREEN ACRES | Water Acres | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Plat | SECTION 17 TWN 113 RANGE 18 | | | | | | | | | | | | | | | | | | | | | | | |
| | | Lot and Block | 17 113 18 | | | | | | | | | | | | | | | | | | | | | | | |
| | | Tax Description | N 1547.14 FT OF E ½ OF SE ¼ LYING E OF RR & W OF STH 56 & SE'LY OF LEWISTON BLVD | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 Building Characteristics (payable 2025)* | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Building Type</td> <td style="width: 30%;">Year Built</td> <td style="width: 20%;">0</td> <td style="width: 20%;">Bedrooms</td> </tr> <tr> <td>Building Style</td> <td>Foundation Sq Ft</td> <td></td> <td>Bathrooms</td> </tr> <tr> <td>Frame</td> <td>Above Grade Sq Ft</td> <td></td> <td>Garage Sq Ft</td> </tr> <tr> <td>Multiple Buildings</td> <td>Finished Sq Ft</td> <td></td> <td>Other Garage</td> </tr> </table> | | Building Type | Year Built | 0 | Bedrooms | Building Style | Foundation Sq Ft | | Bathrooms | Frame | Above Grade Sq Ft | | Garage Sq Ft | Multiple Buildings | Finished Sq Ft | | Other Garage | | | | | | | | | |
| Building Type | Year Built | 0 | Bedrooms | | | | | | | | | | | | | | | | | | | | | | | |
| Building Style | Foundation Sq Ft | | Bathrooms | | | | | | | | | | | | | | | | | | | | | | | |
| Frame | Above Grade Sq Ft | | Garage Sq Ft | | | | | | | | | | | | | | | | | | | | | | | |
| Multiple Buildings | Finished Sq Ft | | Other Garage | | | | | | | | | | | | | | | | | | | | | | | |
| Miscellaneous Information | | | | | | | | | | | | | | | | | | | | | | | | | | |
| School District | Watershed District | Homestead | Green Acres | Ag Preserve | Open Space | | | | | | | | | | | | | | | | | | | | | |
| 195 | VERMILLION RIVER | FULL HOMESTEAD | Y | | | | | | | | | | | | | | | | | | | | | | | |
| Assessor Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Taxable | Estimated | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 Land Values (payable 2025) | | \$99,300.00 | \$99,300.00 | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 Building Values (payable 2025)* | | \$0.00 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 Total Values (payable 2025)* | | \$99,300.00 | \$99,300.00 | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 Total Values (payable 2024)* | | \$95,500.00 | \$95,500.00 | | | | | | | | | | | | | | | | | | | | | | | |
| Property Tax Information | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Tax (payable 2024) | Special Assessments (2024) | Total Tax & Assessments (2024) | | | | | | | | | | | | | | | | | | | | | | | | |
| \$188.00 | \$0.00 | \$188.00 | | | | | | | | | | | | | | | | | | | | | | | | |

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Hampton Township Treasurer's Report

October 2024 (November 19, 2024 Meeting)

| | | | |
|----------|-------------------------------------|---------------------------|--------------------|
| 10/1/24 | Beginning Checkbook Balance: | | \$66,582.96 |
| | Income | | |
| 10/28/24 | EH Enterprise | permit for Matthew Bester | \$521.69 |
| 10/28/24 | Melvin Werner | permit for Joseph Werner | \$3,077.26 |
| 10/28/24 | Paul Gergen | Address sign | \$35.00 |
| 10/28/24 | Dominic Endres | permit | \$140.00 |
| 10/31/24 | ICS Interest | | \$78.40 |
| 10/31/24 | MN State Distribution | | \$5,125.76 |
| | Total Income | | \$8,978.11 |

| | | | |
|----------|-----------------------------|---------------------|--------------------|
| Check # | DISBURSEMENTS: | | |
| 6890 | Angela Niebur | Treasurer Salary | \$570.43 |
| 6891 | Molly Weber | Clerk Salary | \$1,896.31 |
| 6892 | Dakota Electric | September statement | \$29.68 |
| 6893 | Greater MN Gas | natural gas | \$15.29 |
| 6894 | Northfield Wifi | Internet & phone | \$26.49 |
| 6895 | Otte Excavating INC | Road Maintenance | \$10,750.00 |
| 6896 | Mark Rauchwarter | Website edits | \$30.00 |
| 6897 | Beaver Creek Companies | Permits | \$2,943.35 |
| 10/31/24 | TOTAL DISBURSEMENTS: | | \$16,261.55 |

| | | |
|----------|---------------------------------|--------------------|
| 10/31/24 | Ending Checkbook Balance | \$59,299.52 |
|----------|---------------------------------|--------------------|

| | |
|--------------------------------------|--------------------|
| Ending checkbook balance | \$59,299.52 |
| plus checks not in (1) | \$30.00 |
| equal ICS Statement Balance 10/31/24 | \$59,329.52 |

Checks not in: 6896 \$30

ICS Shadow Money Market Account (980085755)

| | | |
|----------|----------------------------------|---------------------|
| 10/1/24 | Beginning Savings Balance | \$194,644.26 |
| 10/31/24 | Interest Earned | \$421.99 |
| 10/31/24 | Ending Savings Balance | \$195,066.25 |

| | | |
|--------------------------------------|-----------------------------------|--------------------------|
| 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 |
| 6/28/24 | | \$1,000.00 |
| 10/31/24 | Agree w/statemeent | Total \$59,250.00 |



James Sipe, Supervisor

11/19/24
11/19/2024



Angela Niebur, Treasurer

11/19/2024