

SPECIAL MEETING MINUTES
ORDERLY ANNEXATION
May 19, 2021
20381 Fairlawn Ave, Prior Lake

Present:

Ted Kowalski –Supervisor	Doug Berens – Supervisor	Lisa Quinn- Supervisor
Melissa Hanson – Clerk		Peter Tiede- Attorney
Sara Domer- Deputy Clerk		

City of Prior Lake:

Casey McCabe	Jason Wedel- City Manager	Zach Braid
Kevin Burkart		

The meeting was called to order by Doug Berens at 3:30pm.

The special meeting was held to discuss the Orderly Annexation Agreement concerns and goals for a future Orderly Annexation Agreement with the City of Prior Lake.

A brief history of the annexation agreement and its purpose was reviewed and changes in the housing market noted. As the current city sewer pipe ends at 17 and 12, the attendees discussed the value of utilizing concentric circles as a way to chart development rather than trying to pin point specific dates for development. This model would help prevent properties from being annexed too early from the township, eliminates “islands” or hopscotching and leads to more predictable planning.

Growth rates for the city and township were discussed at 160-200 units per year compared to 20 units or fewer per year respectively. All acknowledged that development is expected to pay for itself but the inability to collect infrastructure fees for streets has hampered growth.

Spring Lake Township acknowledged these areas of concerns

- 10.3 and 7.1
 - Disparate “islands” make maintenance difficult.
 - Sewer and water: how/when/if sewer and water would be brought in and the responsibilities of what all parties would be.
- 24.1 and 24.2
 - Loss of this area represents 11% of the township tax base. Town requested extension or exclusion for annexation of this area to make up for the lost tax base.
 - Sewer and water how/when/if sewer and water would be brought in to the unserved parts of the area and the responsibilities of what all parties would be.
 - Last area of township’s name’s sake will be lost.
 - Costs of mill and overlay on South Shore Drive and how costs would be distributed after annexation.
 - Need to annex area getting pipe through is no longer needed for other areas to develop.

Prior Lake acknowledge these areas of concern

- Development in the proposed annexation could be impacted by a potentially large mixed-use development on the Vierling property.
- Costs for parks and public services borne by the city in 24.1 and 24.2.
- Desire that all areas serviced by sewer and water be part of the city.
- Need for diversification with commercial and residential areas.

- Need to review feasibility study to determine pipe capacity.

Burkart summary of options:

1. 2024 we can annex 24.1 and 24.2 in alignment with signed agreement
2. Costs of what city is pulling vs contributing to 24.1 and 24.2. What number would be appropriate for township to pay. Braid would like to see feasibility report.
3. Delay 10 years or forever

Next step is to pull more information:

- Feasibility Report
- Number of current/available connections
- Costs to township for maintaining 24.1 and 24.2

Both parties agreed to meet on a monthly basis to continue talks.

City Noted: Petition for Annexation for Shimek Property at Revere and 180th has been received - developer has concept plan for 18-19 lots. Public hearing June 7th.

Meeting was adjourned at 4:32 pm.

Melissa Hanson, Clerk
Spring Lake Township

Minutes approved _____

Doug Berens, Chairman

Melissa Hanson, Clerk