

**OFFICIAL MINUTES
SPRING LAKE TOWNSHIP
MONTHLY BOARD MEETING
February 9, 2022**

SPRING LAKE TOWNSHIP TOWN HALL
20381 FAIRLAWN AVENUE, PRIOR LAKE, MN

Present:

Doug Berens - Supervisor Lisa Quinn – Supervisor Ted Kowalski - Supervisor
Melissa Hanson – Clerk Dave Johnson - Treasurer

Also Present:

Matt Stordahl – Stantec

Absent:

Sara Domer – Deputy Clerk

- 1) a) The meeting was called to order by Chairman Kowalski at 7:00 p.m. The Pledge of Allegiance was said.
- b) Changes to the agenda:
 - a. Staff requested to change item 3.b) to include “request to rezone from RR-1 to RR-2”.
 - b. Staff requested the following: postpone item 3.e) Stantec Review of GIS; postpone 3.f. Smaagaard Rezone and Plat
 - c. Add item 8.b) Consider transfer of funds per auditor’s advice for park and GO Bond debt.

Quinn made a motion to approve the agenda as amended. Berens seconded. All in favor.

2) Public Commentary

- a) Tom Wolf, Scott County Commissioner- Updates:
 1. Renaissance Festival –February 21st meeting to address parking issues.
 2. Re-entry Program –Still in discussions after negotiating some terms with Prior Lake. Home to include 4 residents that are low-level offenders.
 3. Water bottling plant – ENM with DNR currently. Lakeville & Farmington each drawing 3 billion gallons each vs. 3 million for plant which will provide 50-75 jobs at full build out.
- b) Christopher Crowhurst- 1980 Lakeview Drive, Provided information to the Board on a proposed Raymond Park Footbridge which would connect South Shore Drive and Raymond park via paths and a footbridge. Crowhurst explained the desire to connect neighborhoods to fulfill a vision for the park and to make access to Spring Lake Regional Park and other areas in Prior Lake safer for residents on Vergus Avenue rather than using Hwy 13. Senator Pratt suggested using Legacy Funding for project but need a government sponsor who has jurisdiction. He recognizes timing is difficult with annexation.
- c) Christian Morkeberg, Prior Lake Spring Lake Watershed District- Updates:

1. Approval received for grant from BWSR for Fish Lake Mgmt and Swamp Lake feasibility study and plan is to start work after Board approval.
 2. Notification of Comp Plan Amendment received, and comments will be provided after PLSLWD Board Meeting.
 3. Permitting Partnership – working on equivalencies on how to manage projects and permits so same rules are followed in City of Prior Lake and Scott County in an effort to clarify expectation with developers.
 4. Quinn asked to identify what the ask is regarding possible footbridge project: a Local Government Authority (LGA) as manager for the project. Need someone to help apply for Legacy Funding. Resurfacing of South Shore Drive (SSD) could a portion of the project be completed as a footpath from SSD to the bridge. Engineer could give a rough estimated of cost for putting in a bridge. Possibility of water storage could also be a benefit from the project. Legacy funding based on Request for Proposal)RFP small project that basis for linking communities and trail development. Water storage priorities have been identified for 2023 and this is not a current priority.
- d) Gary Shelton- 20810 Hickory Lane – Hickory Hollow – Smaagaard Development. Board received letter from Shelton requesting township require new properties be part of Hickory Hollow HOA and the reason for the request. Shelton explained he has no concerns about developing the land in the manner proposed but asked that the homes be part of the Hickory Hollow HOA and pay for amenities including street lights at intersection and monuments. His concerns if they are not part of the HOA they would get the benefit without paying and they would not need to abide by fees, rules and covenants. Shelton suggested that it is the responsibility of the township to require joining the HOA and that the burden to the developer/homeowners is low with fees of \$10 per month. Shelton contends that a house on a paved road is more valuable than one on a gravel road and similarly more value with street lights.
- e) John Ort - 20914 Pin Oak. Discussions had with Hickory Hollow homeowners and most were surprised to learn two new homes were proposed. Ort suggested that the homes will look like they are in the development and will accrue that benefit. He also noted that volunteer efforts keep the HOA costs low and the community clean. Board would like new homes to be part of the HOA and that by-laws include trying to keep as many trees as possible and the proposed area is heavily wooded. Supervisors requested to receive copy of HOA rules and covenants.

3) Agenda Items

- a) Consent Agenda- Those items on the Board Agenda which are considered routine or non-controversial are included as part of the Consent Agenda. Unless a Supervisor specifically requests that an item on the Consent Agenda be removed and considered separately, items on the Consent Agenda are considered under one motion, second and vote. Any item removed from the consent agenda shall be placed on the council agenda under Items Removed
1. Approval of January 12, 2023 Organizational Meeting Minutes.
 2. Approval of January 12, 2023 Monthly Meeting Minutes.

Berens made motion to approve consent agenda. Quinn seconded. All in favor.

- b) Review and Consider Request to Rezone from RR1 to RR2 and Approval of Preliminary and Final Plat for two 5-acre parcels at 4850 182nd St.- Joseph Mee asked the Board to support his request to rezone, as well as, the prelim and final plat for his property to create two 5 acre parcels. The County staff report found no concerns with

the request and the township engineer also found no concerns. Berens made motion to support Mee's request to rezone and the prelim and final plats at 4850 182nd St -Mee Estates. Quinn seconded. All in favor.

- c) Review and Consider Approval of IUP for Truck Storage at 17766 Langford Blvd.- Andrew Peterson. Mr. Peterson requested support from the Board for an IUP for a home extended trucking business. Mr. Peterson's letter explains that the new building he is putting up will store trucks and be used for minor repairs. Access to and from Highway 13 is already available. Township Engineer had no concerns. Kowalski noted the change of work life since COVID and feels that it is important to be able to work from home, but it comes with the responsibility of being a good neighbor. Berens made a motion to support Peterson's IUP for a home extended trucking business with truck storage at 17766 Langford Blvd. Quinn seconded. All in favor.
- d) Review and Provide Comment on Comp Plan Amendment request by JMH Land Development Co at 282 and 13 to rezone to Industrial and Commercial from Urban Business Reserve. Mark Sonstegard of JMH Land Development stated the goal of the request is to move the property out of urban reserve to industrial/commercial zoning with well and septic. He explained their plans to develop Hentges property at 745 Country Trail E with a gas station (commercial) and other 6 rural industrial parcels. The business types would be consistent with those located across the street on Dairy Lane in Krueger's Industrial Park. Septic system sites have been located for all proposed business. Stordahl noted that one concern is the intersection and road redesign with grade separated road. Sight lines are good and access to property is reasonable. Staff explained that some positive movement has been made with City of Prior Lake on conversation for future OAA. Berens made motion to support the Comp Plan Amendment from Urban Business Reserve to Industrial and Commercial. Quinn seconded. All in favor.
- e) ~~Stantec Review of Application Integration with GIS for Township Information and Consider Approval of Quote.~~
- f) ~~Review and Consider Approval of Rezone from RR-1 to RR-2, consolidation of PIDs 11120110 and 119270016 at 3655 206th St E, Preliminary and Final Plat for Smaagaard Oaks for two additional lots of 3.09 and 3.17 acres~~
- g) Consider pay off of Series 2015 A GO Bonds. Johnson explained paying off current 2015 GO Bonds would save the township approximately \$18,000 over the next three years. Kowalski asked if in a rising interest rate economy market if the township would need to borrow at a higher rate. Johnson noted that that there are no major projects on the horizon for which we would need to Bond. Berens noted his concern about unforeseen issues with roads this spring after a difficult winter. Board requested to table until after spring road tour.

4) **Engineer's Report**

Stordahl presented the February Engineer's Report.

a. Miscellaneous

- Culvert Inspections – The Township's culverts have been inspected and a list of issues prepared. We're currently looking at options for storing the data and being able to update it as needed.

- Dairy Lane & Hwy 282 – MnDOT has repaved the area to correct the issue. BKJ/Art Johnson Trucking no longer has any issues, but Charlie Bohn has stated that their trucks still drag when going through the intersection. Suggestion is to build up Dairy Lane. MnDOT is aware of the issue and has acknowledged the concern.

b. Development

- Orderly Annexation Agreement – Negotiations have stalled to update the annexation agreement. Prior Lake, County and Township staff met on January 30th to discuss a proposed AUAR study that could be completed in the OAA area. The City is planning to pursue a County EDA grant that would partially fund the study, looking at development issues in the OAA area. City staff mentioned that the boundaries of the study would encompass the entire OAA area in the western portion of the Township and could extend even further south. Staff update- Staff had a positive conversation with city staff about a potential OAA after the AUAR meeting.
- Developments –
 - Smaagard Oaks – Postponed until March. A preliminary and final plat has been submitted for the Smaagard Oaks plat, a three lot split in the cul-de-sac on 206th Street with the new lots having their driveways on Hickory Trail. The County is requiring ROW be dedicated to connect Hickory Trail to 206th Street, with a long term goal of closing 206th Street at Panama and directing the 206th Street traffic to Hickory. Neighboring property would also have to dedicate some ROW. There’s no known timeframe for when these modifications would be constructed. If this is a county improvement, then they should be responsible for the costs.

There are two lots that have septic sites that need to be modified, and member of the HOA in Hickory Hollow want them to become associated with their organization to comply with their covenants and share in their costs.

- Mee Estates – A preliminary and final plat has been submitted for the Mee Estates plan, a lot split consisting of two lots on 10 acres. The lots are located on 182nd St, just west of Mushtown.
- TH282/TH13 Industrial Park – JMH Land Development has requested the 2040 Comp Plan be amended to permit the proposed industrial park. The site has excellent highway access, and the County & State are currently reviewing the intersection of TH13/TH282/Cty Rd 17 for near term and ultimate ROW needs.
- Scenic Bay Estates – The base course paving has been completed and rough grading has been completed. Home construction has started on some of the lots. A project punchlist has been prepared and forwarded to the Developer.
- Schieffer/Bassett Development Amazed Acres – The base course paving has been completed, and the storm sewer & pond construction is complete. The street signs need to be installed and the site will be ready for home construction. A project punchlist has been prepared and forwarded to the Developer.

*** Temporary Cul-de-sac discussion to be had with the developer as ground thaws.

- JPA – Leadership addressing penalties for crack sealing contractor. Bids for 2023 work will be at the end of February or early March; Stodahl will prepare estimates. New state standards for reflectivity could result in restriping every 2 years because of wear and tear from snow plows. Suggested revisiting which roads get striped.

5) Road Report

- a) Very few complaints about roads with all the ice and snow we have had.
- b) Road Overseer - No Issues Reported
- c) Bridges- County reported logs in barrel of bridge at Xeon. BKJ has been contacted about removal.

6) Town Hall and Parks Report

- a) Pavilion Siding- Original color chosen is no longer available. Staff has chosen similar color at same price point. Materials ordered and work to begin when received.
- b) Ash Trees- treatment cost is \$388; occurs every 2 years; first treatment in 2021. 2nd treatment will be applied.

7) Water Resources Report- Quinn Updates

- a) McMahon Outlet Status Update- Spring Lake Township’s Attorney sent Scott County a letter proposing an option for SLT ownership of outlet with a JPA with Scott County to operate/manage. In the interim, Scott Soil and Water Conservation District has expressed interest in ownership. Board is pleased that it appears that there is a way forward for the project.
- b) Working with Christian Morkeberg about aligning regulations between partners.

8) Treasurer’s Report

- a) Johnson presented the January, 2023 Treasurer’s Report. In January total receipts were \$39,057.53, total disbursements were \$310,865.07 and the ending cash balance was \$3,675,767.07. Kowalski made a motion to approve the January, 2023 Treasurer’s Report. Berens seconded. All in favor.
- b) Consider Transfer of Funds per 2022 Audit to reduce liabilities and cover deficits in the debt service funds. General Fund to Park Fund \$136,000 reduce the liability of park fund. Debt Service Transfers: \$113,715 from Road & Bridge (R&B) to cover Mushtown 2020 G.O. Bond; \$170,000 from R&B to cover Vergus 2015 G.O. Bond; \$93,922 from R7B to cover Xeon 2015 G.O. Bond. Kowalski made a motion to approve the Transfer of Funds as presented. Quinn seconded. All in favor. Audit review proposed on February 15th, any time after 3:30

9) SCALE

- a) February Meeting 2/10/2023
 - 1. Water Management Study overview of the findings and subsequent recommendations.
 - 2. Water management team for SCALE.

10) New Business/Old Business

- a) Annexation – Hanson met with Prior Lake City Administer about re-engaging in annexation discussions.
- b) Annual Meeting- Tuesday March 14th at 7:00 at Spring Lake Town Hall.
- c) Park & Trails – Property owners adjacent to the proposed primary and secondary alignments for the Southern Scott Trail have been invited to a virtual open house to explore trail options. An open house for all residents interested in the Southern Scott Trail that runs from Cleary Lake Regional Park south and across ending at Cedar Lake Farm Regional Park will be held at Spring Lake Townhall on 03/29/2023.
- d) Raymond Park Footbridge – Board discussed having Prior Lake partner with the Bridge committee. Barbara Lerschen noted that 20 years ago when a footbridge was explored the cost was \$250,000. Issues of concern noted by board, staff and residents: costs, title, accessibility (paved/unpaved). Stordahl will provide a rough estimate of engineering costs.

11) Approval of Disbursements -The Board reviewed the February, 2023 disbursement ledgers and approved checks numbered, 14271 to 14305, to be issued. The checks were signed and given to Hanson for mailing.

There being no further business before the Board, Berens made a motion to adjourn. Kowalski seconded. All in favor. The meeting was adjourned at 9:20 p.m.

Melissa Hanson, Clerk
Spring Lake Township

Minutes approved _____

Ted Kowalski, Chairman

Melissa Hanson, Clerk