

SPECIAL MEETING MINUTES

ORDERLY ANNEXATION

January 4, 2024

20381 Fairlawn Ave, Prior Lake

Present: Spring Lake Township

Ted Kowalski –Supervisor

Doug Berens -Supervisor

Lisa Quinn -Supervisor

Melissa Hanson - Clerk

Sara Domer- Deputy Clerk

Matt Stordahl - Town Engineer

The meeting was called to order by Chairman Kowalski at 9:00 a.m. The Pledge of Allegiance was said.

Staff shared the purpose of the meeting - to discuss clauses from City of Prior Lake’s “best and final” offer for a new orderly annexation framework including planning and zoning, street management and phasing of annexation and further explained that due to time constraints, no public input would be requested.

Planning and Zoning:

Board discussed status of negotiations and that this is still only a framework for a potential agreement no agreement will be signed today.

Staff provided overview of City’s offer regarding 1900 acres (largest portion of former OAA).

Take all at 1 time and feather taxes or turn planning and zoning authority over from County to City.

Board discussed and clarified that for the last 20 years they have been a Board of Recommendation. The County has Planning and Zoning authority. If the County is ok ceding authority, the Township would defer provided City rules and regulations are changed to be more in line with County and that Township continues as Board of Recommendation, ideally as part of a 3 person board with the Town, City and County.

Road Management:

Staff shared overview of Townships responsibility to equitably manage costs of roads that are currently shared with the City and future roads within the OAA when City development happens. Differing assessment policies between the Township and City noted. The Township had requested that terms of road management be part of a new agreement.

Board discussed need to address fairness in cost sharing for existing roads and future roads in the OAA. They are open to having a separate agreement where all road concerns are addressed including maintenance, reconstruction, ROW and when road becomes the city’s. State law establishes roads become fully city’s when development is on both sides but some annexation agreements give roads to city when city development is started on one side. Town would accept a separate agreement, referenced in a new OAA, drafted and signed simultaneously with a new OAA. Board suggested default position for maintenance/reconstruct should be the the costs the Township would incur for maintenance of a gravel road. Further discussion had about “Islands” and how City and Township would need to work together on project scope, cost sharing and timing for annexation.

Phasing of 1900 acres:

Staff shared overview of concern that phasing of annexation across 1900 acres in a new agreement would need to ensure taxes fairly reflect benefit and that entirety of area cannot be annexed at one time. Current framework language allows for partial development of a large parcel based city or county rules -clarity/examples needed.

Board discussed need for clarity on phasing and consideration of option that if pipe is not at parcel within 2 years of annexation as anticipated, feathering of taxes stops at year 2 until pipe is available for connection. Question posed if 429 process would be used for individual residential lots to ease cost burden of sewer and water. Staff explained that at this time deferral of assessment would be used when access is not needed but if access needed, clarity on process from the city is required.

Other:

Question asked about “water issues” of a resident in 24.2 that a grinder pump will not fix. Staff suggested that consideration for connection to city services could be potentially expanded from environmental concerns for septic issues to also include septic and well issues.

Board noted that many in 24.1 and 24.2 have recently shared their opinions about annexation both for and against.

Communication:

Board discussed goal of having an all-township correspondence to bring awareness to avenues for getting more information on future annexation and the impacts on residents.

Meeting was adjourned at 9:50 am