

**OFFICIAL MINUTES
SPRING LAKE TOWNSHIP
MONTHLY BOARD MEETING
APRIL 10, 2025**

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

Present:

Ted Kowalski - Supervisor
Melissa Hanson – Clerk

Lisa Quinn – Supervisor
Dave Johnson - Treasurer

Jeff Miller - Supervisor
Sara Domer – Deputy Clerk

Also Present:

Matt Stordahl - Stantec

- 1) a) The meeting was called to order by Chairman Quinn at 7:00 p.m. The Pledge of Allegiance was said.
- b) Changes to the agenda. Hanson asked to add to item 3.b) Approval of Resolution 25-003. Kowalski made a motion to approve the agenda as amended. Miller seconded. All in favor.

2) Public Commentary

- a) Christian Morkeberg, Prior Lake Spring Lake Watershed District-
 - i) Fish Lake – Lake Ridge stormwater study summary of cost/benefit of project provided. Although there is limited benefit for water quality for the cost of the project, the study revealed a significant amount of water drains away from the lake rather than into it which is a valuable insight, and may change boundaries of Fish Lake watershed area.
 - ii) 200th St. Pond Improvements Project – Construction will start in winter of 2025/26.
 - iii) Iron Enhanced Sand Filter- on track.
 - iv) Spring Lake- water quality may be declining but increase in birds may be a result of higher plant quality.
- (1) Quinn asked if the size of inlet through the creek for Spring Lake is increasing- Morkeberg noted that although the water is high, he doesn't believe the inlet is larger.
- v) Raymond Park – some Buckthorn concern noted.
- b) Andy Jensen, 20636 Parkfield Ave –
 - i) Pathway to Communities- Concern expressed about the increased calls to Pathway to Communities home and noted that a resident was arrested for breaking and entering. Feels that the security for the residence is not sufficient and they are using Sheriff's Department as their security. Requesting that the County change their policy to limit the number of calls per home. Commissioner Wolf was present and stated he will take the concern up with personnel at Scott County.
 - ii) 282/13 – shared concern over dangerous intersection and need for additional signage to make traffic pattern clearer. Stordahl will reach out to MnDOT. Morkeberg also noted concern about lack of safe area for bikes to ride.

c) Tom Wolf-

- i) Accessory Dwelling Units (ADU) Ordinance Public Hearing for changes to Ordinance on April 14 Planning Commission. Additional flexibility on use, location and size of parcel. Wolf noted that ordinance includes removal of plumbing after it is no longer being used for family. Kowalski asked if property is owner occupied, would the County consider allowing the dwelling to be rented to help with low-income housing concerns of state.
- ii) Levy being reviewed.
- iii) 35W bridge replacements (3) begin in Burnsville this summer. Will be completed in 2 phases.
- iv) Highway 50/35W- Seeking bonding funds for a project after 2027.

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
- i) Approval of March 13, 2025 Monthly Meeting Minutes.
 - ii) Approval of Updated 2025 Organizational Meeting Minutes.
 - iii) Approval of Release of Remaining Letter of Credit for Scenic Bay.

Kowalski made motion to approve consent agenda. Miller seconded. All in favor.

- b) Public Hearing and Consider Request for Vacation and Rededication of D&U Easement at 5140 203rd Street East and approval of Resolution 25-003- Quinn made a motion to open the Public Hearing. Kowalski seconded. Hanson stated purpose of public hearing.
- i) Tommy Anderson (representing home owner) explained desire to vacate the current easements on two previous plats and rededicate on new plat for Sandhill Meadows.
- Quinn asked for comments from Public. Hearing no comments, Quinn made a motion to close the public hearing. Kowalski seconded. All in favor. Miller made a motion to approve Resolution 25-003. Kowalski seconded. All in favor.
- c) Investment Options Presentation- Moreton Capital Markets- Hannah Lynch, Moreton Capital Markets, presented possible investment opportunities for the Township.
- i) No fee for services - paid on trade and factored into yield.
 - ii) Working with about 90 municipalities with \$1M in assets with a variety of product options.
 - iii) They do not carry bond inventory to match cash flow goals.
 - iv) Unique option includes Appointment Investing.

Miller noted that ease of transactions is important – broker is Moreton. USBank is the bank and can transfer easily. Board requested Johnson to start working with Moreton Capital on investment strategy.

4) Engineer's Report

Stordahl presented the April Engineer's Report.

1. Miscellaneous

- Fairlawn & 180th Street Wetland – The drain tile that serves as an outlet for this wetland complex appears to be plugged again, with very little water able to get out. The water levels are starting to rise in the wetlands and there isn't an overland outlet for this water. Replacement of this drain tile will likely lead to the reconstruction of Buck Lake Circle which has been discussed in previous conversations. It makes sense to complete both projects at the same time. Process would start with feasibility study, Public Hearing for effected home owners, Plans/Specs, Out for bid and another Public Hearing. Miller made a motion to authorize the Feasibility Study for Buck Lake Circle road and pipe project. Kowalski seconded. All in favor.
- 2025 Spring Road Tour – Thursday April 17th at 1:00.
- 2025 JPA Road Maintenance – Bids have been opened and the project awarded. Sealcoat work will be completed by Pearson Bros, Crackseal by ASTECH, and striping will be by Sir Lines-a-Lot. The preconstruction meeting is scheduled for April 10th. The Township will need to decide if we are going to sealcoat collector roads or overlay these roads instead. Seal coating will start as early as next week.
- Ditch 13 Culvert at 190th Street – The culvert has been replaced and the area restored. We have submitted the claim to FEMA and are waiting for their response.
- Panama & 190th St Roundabout – A wetland delineation has been completed for the wetlands in the area of the proposed roundabout. The identified wetlands do not appear to affect the project design. A PMT meeting was held on April 8th and the project appears to be progressing per the schedule for 2026 construction. The County had originally planned for trails to be installed around the roundabout as a part of the project. After the previous meetings, they had been removed, but they have been put back in due to concerns about funding. The County has stated that they will be responsible for the maintenance of these trails.
- South Shore Dr Mill & Overlay – The project was awarded to Prior Lake Blacktop at the February 2025 Board meeting. Contracts have been sent to the Contractor and work will be completed in Summer 2025. Some residents have expressed interest in driveway work while project is being completed.
- MS4 Permit – The MS4 permit will likely need to be reviewed and submitted in June, per the permit schedule. We have been working with Stantec staff to make sure we have the necessary information ahead of the permit schedule deadlines.

2. Development

- Creative Cash Partners – Investors have purchased the property at 21551 Vergus Avenue, on the north side of Cynthia Lake. They have inquired about development requirements and discussed proposed improvements. A revised lot layout with fewer lots and no new Township roads has been provided and they have requested another DRT meeting at the end of April.
- CK Construction – A DRT meeting has been requested for the property on the northwest side of Mushtown & Cty Rd 8 (PID #1111110010), wanting to subdivide the property to create four lots.
- Aspen Ridge (Grube, Prior Lake development) – A preconstruction meeting has been scheduled for April 14th. The City has taken soil borings on 180th Street between Fairlawn and Yorkshire, which revealed that unstable soils exist

beneath the road. To pave this road would require extensive work and construction practices that are not typical for the Township.

- Sandhill Meadow – The Township provided their recommendation for this plat, located at 5140 203rd St that creates one additional lot. The applicant is requesting that we vacate and re-establish some of the easements on the property. We are continuing to work with them on this request.
- Orderly Annexation Agreement – Township and City staff are working on shared road and utility agreements, which have been forwarded to City staff for their review. A meeting was held on January 22nd with the City to discuss, and we appear to be getting close to a final draft for Township Board and City Council consideration with the Utilities Agreement. The Shared Road Agreement still has some negotiation work to be done. The City has requested utility easements for portions of Raymond and South Shore parks to help aid in the maintenance and eventual replacement of the sewer and water pipes. We are working with the City and the County on this request.
- Developments –
 - Scenic Bay Estates – The warranty period for the development is about to expire, and the developer has asked to have the remainder of their letter of credit returned. We have inspected the site and believe that the Developer’s requirements have been met and that the surety funds can be returned.
 - Comp Plan Amendment: Lydia Rural Industrial, Phase 1: Nomadic Homes & Schiffer 7 – County staff provided a schedule for proceeding with the Comp Plan Update, and a DRT meeting has been held. The next steps and schedule are summarized as follows:
 - ❖ The County Board has approved the Comp Plan Amendment and it has been forwarded to the Met Council for their review.
 - ❖ Schieffer Wetland Delineation has been shared with PLSLWD.
 - ❖ A DRT meeting was held on March 5th to discuss the plans for the properties on the east side of Hwy 13 – originally known as the Schiffer 7. The Developer is proceeding with the next steps of this project.
- ~~October~~: DRT meetings on develop proposals. Property owners submit rezone and plat applications.
- ~~October~~ – November: Met Council review and determination.
- ~~November~~: County Board takes final action on CPA.
- ~~December~~: County holds public hearings on property rezone and plat applications. There was a Planning Commission public hearing at the County Building on Sept 9th.

- 2050 Comp Plan Update- Study: Rural Industrial Study Phase 2
EDP Grant approved by the CDA, Township has approved \$48,000 in matching funds to fully fund the study for the greater study area.

Task	Description	% Complete	ETA of Completion
Task 1	Background data assembly	50%	
Task 2	Concept Master Plan	0%	

Task 3	Off-site aerial review of farmed wetlands and est. wetland boundaries	75%	
Task 4	Wetland Delineation, Inventory & Replacement options	35%	
Task 5	Final Master Plan	0%	
Task 6	Community Engagement	0%	
Task 7	Land Use Plan & Zoning Amendments	0%	

5) Road Report

- a) Resident had concerns with number of trucks going on Vergus – extra Sheriff’s patrol requested.
- b) Resident concern about condition of 165th to be reviewed on Spring Road Tour.
- c) Road Tour set for 4/17/2025 at 1:00.
- d) Request staff to post weed spraying map and notice.
- e) Road Overseer update: Art Johnson Trucking to take on responsibilities of removing items from ditches and posting/removing road restriction signs.

6) Town Hall and Parks Report

- a) Quinn putting together Citizens Park Board with first meeting planned for May.
- b) Consider possible Fish Lake Sportsman’s Club project ideas-
 - i) Replace warped bench at South Shore Park
 - ii) Removal of brush in parks or beaver dam on path at Fish Lake.
- c) Living Joy to perform invasive weed removal at Fish Lake Park.
- d) 2025 Recycling grant to get new garbage/recycling cans for parks.
- e) New dog waste signs to be provided by SWCD as part of MS4 education initiative.
- f) Raymond Park –Quinn asked to consider an additional parking space.

7) Water Resources Report

- a) Quinn met with PLSLWD about Ditch 13 and Watershed’s possible future management of it.

8) Treasurer’s Report

- a) Treasurer suggested moving the current savings into Investment with a 2 year ladder.
- b) Johnson presented the March, 2025 Treasurer’s Report. In March total receipts were \$20,252.72 total disbursements were \$47,004.50, and the ending cash balance was \$2,808,464.82. Kowalski made a motion to approve the March, 2025 Treasurer’s Report. Miller seconded. All in favor.

9) SCALE

- a) SCALE Invoice-Board discussed contributing to SCALE in 2025. Board asked that next Maxfield include request Township information. Miller made a motion to contribute to SCALE in 2025. Quinn seconded. Kowalski abstained. Motion passed.
- b) 4/11/25- Friday: Meeting – Recycling and Legislative Update

10) New Business/Old Business

- a) Fire Department water rescue on McMahon- response time from call to rescue under 11 minutes v approximately 20-25 minutes prior to full-time FD. Board requested staff draft a formal thank you to Prior Lake for efforts.

- b) Accessory Dwelling Unit (ADU)- County will have Public Hearing for changes to Ordinance on April 14.
- c) County Road 17 Improvements- County will host Open House April 23 4:30-6:30 at Scott County Highway Department.
- d) Prior Lake Comp Plan- Adjacent jurisdiction letter received for removing 24.1 and 24.2 from Prior Lake Comp Plan as they are outside of the annexation area. To be signed by Spring Lake Township also approved by Scott County.

11) Approval of Disbursements The Board reviewed the April, 2025 disbursement ledgers and approved checks numbered, 15157 to 15184, to be issued. The checks were signed and given to Hanson for mailing.

There being no further business before the Board, Kowalski made a motion to adjourn. Miller seconded. All in favor. The meeting was adjourned at 10:10 p.m.

Melissa Hanson, Clerk
Spring Lake Township

Minutes approved _____

Lisa Quinn, Chairperson

Melissa Hanson, Clerk