

**OFFICIAL MINUTES  
SPRING LAKE TOWNSHIP  
MONTHLY BOARD MEETING  
MARCH 12, 2026**

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

Present:

Ted Kowalski - Supervisor	Lisa Quinn – Supervisor	Jeff Miller - Supervisor
Melissa Hanson – Clerk	Stacy Siegle - Treasurer	Sara Domer – Deputy Clerk

Also Present:

Matt Stordahl - Stonebrooke	Nate Drews - Stantec	Lauren Walburg - Stantec
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- 1) a) The meeting was called to order by Chairperson Quinn at 6:00 p.m. The Pledge of Allegiance was said.
- b) Changes to the agenda. Staff asked to remove items 3.b) Meadow Oaks Concept Plan and 3.d)- 199<sup>th</sup> – Consider Plans and Specs and add 3.d) Discussion of Scott County’s Desire to Release a User Restriction and Authorizing Conveyance of Land to Spring Lake Township (PID 119150270). Miller made a motion to approve the agenda as amended. Kowalski seconded. All in favor.

**2) Public Commentary**

- a) Preetmohinder Sindu, 18330 Revere Way – expressed concern about numerous potholes on Revere Way and 190<sup>th</sup> asking if damage was from faulty maintenance equipment. Stordahl explained that this winter was especially difficult and County and Township roads have been impacted. He shared that a discussion and quote for spray patching would be held later in the meeting.
- b) Tom Quinn, 1796 Spring Lake – Resident Lead for Raymond Park. Shared images of damage to curb and turf at Raymond and asked about options to prevent in the future. Also asked about options to keep access to paths cleared in winter.
- c) Tom Wolf,
  - i) 494/35 – project is progressing but it is still a couple of years from completion.
  - ii) Recycling Plant Lakeville- Construction begins Spring 2026.
  - iii) 68/23- Round about work being staged; construction to be completed over summer.
  - iv) 2050 Comp Plan Planning Starting with Spring Lake meeting on April 22<sup>nd</sup>.

**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 February 12, 2026 Monthly Meeting Minutes.
  - ii) Approval of February 26, 2026 Board of Audit Meeting Minutes
  - iii) Approval of February 26, 2026 Discussion of Appointment of Treasurer Meeting Minutes

Quinn made motion to approve consent agenda. Miller seconded. Kowalski Abstained.

~~(3b) Meadow Oaks – Review Concept Plan~~

- b) Rural Industrial Study – Lauren Walburg, Stantec, presented a concept plan for the Lydia rural industrial area. The background report was provided a few months ago reviewing topography, wetlands, zoning etc. That report was used to create the Concept Master Plan to use for the 2050 Comprehensive Plan. Next steps will be revisions based on feedback by the Board, followed by an open house for the public. Walburg explained the bubble and illustrative concept plans that were provided. Goals included limiting the number of roads, taking opportunities to maximize use of green areas and planning for an industrial park with septic and well. Initial suggestions included extending a trail across HWY 13 to get to the business area; changing the road alignment on/around Cynthia Lake and adding some additional commercial area. Board workshop to continue discussion will be held on Thursday, April 9<sup>th</sup> at 4:00. Staff to invite township planner.

~~(3c) 199<sup>th</sup> St Improvement – Consider Approval of Plans and Specs and Order Bidding~~

- c) Discussion of County Desire to Release a User Restriction and Authorizing Conveyance of Land to Spring Lake Township. Upon request of the Township, the County has tabled above action on 3/3/2026. The property (PID 119150270) is a wetland located at 180<sup>th</sup> and Fairlawn. Township asked for information about authority to turn over property, the value of the property and required conditions of the property for release prior to the initial meeting. The item is tabled until 3/17 but after a conversation with Scott County Highway Staff, the Township has asked for an additional extension. Neither the County nor the Township have a desire for the property as it is not able to be developed. After consultation with the Township Attorney, land transfers are complicated and title work is necessary to determine options. The Township's suggestion is to work together with Scott County to acquire an easement to get the property draining properly, then assist the County with selling the property to one of the neighboring land owners. Further conversation with the County is needed.
- d) Consider Township Quotes/Bids for Services for 2026- Domer presented the bids for services and the following were awarded with provided reason:
- i) ROW/Brush Spraying- Scott County Program
  - ii) Portable Toilets - Specialized Sanitation: lowest bid
  - iii) Ditch Mowing- Dave Anderson Bobcat Services: lowest bid
  - iv) Gravel Hauling –Joseph Mullin Trucking, lowest bid
  - v) Park Maintenance- Ash Tree Treatments Plus, lowest bid
  - vi) Road Maintenance and Snow Plowing- Art Johnson Trucking

Miller made a motion accepting bids for ROW/Brush Spraying- Scott County, Portable Toilets-Specialized Sanitation, Ditch Mowing- Anderson Bobcat, Gravel Hauling- Joseph Mullin Trucking, Park Maintenance- Ash Tree Treatments, Road Maintenance and Snow Plowing- Art Johnson Trucking. Kowalski seconded. All in favor.

- e) Consider County Zoning Ordinance Amendment for Indoor Commercial Recreation in RBR- Scott County is considering a zoning amendment to add indoor commercial recreation in rural business reserve and is asking for township recommendation. Staff

noted that a concern expressed by Sand Creek is that the indoor commercial recreation facilities should be appropriately built with adequate parking and lighting. Spring Lake Township noted it is important to ensure that there are guardrails around the use type and provide the necessary oversight so it doesn't interfere with use and enjoyment of other businesses or residents. Any retrofitting of an existing businesses for indoor commercial recreation should not interfere with the use/enjoyment of other tenants and have adequate parking and lighting. Miller made a motion to allow RBR expansion to include Indoor Commercial Recreation with property oversight and input from the Township. Kowalski seconded. All in favor.

**4) Engineer's Report**

Stordahl/Drews presented the March Engineer's Report.

a) MS4: Stante/Drews

- Township's MS4 permit documentation in preparation for the permit schedule deadlines- In process.
- New MS4 draft permit was released and Stantec staff is reviewing.
- MS4 Inspections field inspections are complete. The GIS dashboard for Township staff to assess maintenance or repair needs is complete. A meeting with Stantec, Staff and Engineer to tour the GIS dashboard conducted 3/9/2026.

b) 2050 Comp Plan Study: Stantec \*\*1<sup>st</sup> Meeting April 22<sup>nd</sup> at SLT 6-8  
Rural Industrial Study-

Task	Description	% Complete	ETA of Completion
Task 1	Background data assembly	100%	[11/24/2025] Background Report Complete
Task 2	Concept Master Plan	20%	[3/27/2026] Kick-off meeting conducted 2/25/2026. Draft plan submitted 3/5/26.
Task 3	Off-site aerial review of farmed wetlands and est. wetland boundaries	100%	[9-10/2025] Task 3 is complete. Wetland area map shared.
Task 4	Wetland Delineation, Inventory & Replacement options	70%	We had phone meetings with Scott County and PLSWD about the wetland inventory, classifications systems and protection strategies from these two wetland regulatory authorities for the area. A draft of the write-up and a map of the classifications systems were sent to the Watershed District and Scott County on Monday February 9, 2026 for review. The PLSWD provided input on the write-up on February 23, 2026. The input has been incorporated into the write-up.
Task 5	Final Master Plan	0%	[4/20/2026] Final Master Plan within 4 weeks of township board meeting and open house to review the draft concept

			plan.
Task 6	Community Engagement	0%	Open house to be done when a draft concept plan is prepared. Any relevant input from both the township board and residents will be incorporated into a final master plan.
Task 7	Land Use Plan & Zoning Amendments	0%	Land use will be addressed in the Comprehensive Plan Update process with Scott County.

c) Lydia Prime Central Development Review: Stantec

- Application, fees, and revised plans have been submitted. Stantec reviewing for March 12th meeting. (MH 2/23 Note- Application deemed incomplete by Scott County...Stantec review delayed until new plan provided). Per Stordahl LOMA updated needed and it has been delayed.

d) Road Projects

1. Buck Lake Circle Reconstruction: Stonebrooke; Status- Design phase- All surveying complete, and a collaboration meeting was held with Troy Kuphal to discuss design requirements. We are working with an appraiser to determine costs for purchasing easements. Estimated costs before appraisals \$281k in the road v \$218K in the easements.  
 -Full Project Budget = \$1.05M. New: Cost of appraiser study estimate: \$10,000 for road assessment report; \$2000 for each easement.  
 - It is unknown who will be permitting the outlet as nobody claims ownership.

Task	Description	% Complete	Completion ETA	Notes
Task 1	Feasibility Study	100%	May 6, 2025	Study approved at the May 8 <sup>th</sup> Board meeting.
Task 2	Coordination with Prior Lake	90%	Unknown	Prior Lake is claiming they do not contribute any water to the wetland complex and will not participate in SLT's project costs.
Task 3	Hold Public Hearing	0%		It has not been initiated yet.

Task 4	Prepare Construction Documents	50%		Design survey work has been completed. Design work is underway for the draintile replacement, and meetings with the Watershed will occur soon.
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2. 199th Street Reconstruction: Stonebrooke; Status- Design phase. Waiting for ditch snow to melt to evaluate drainage concerns raised by residents at the public hearing. Plans for the road reconstruction are underway.
  - *Stonebrooke reviewing the ditch issues before proceeding with plans & specs. Stordahl to meet with resident about drainage.*
 -Full Project Budget = \$425,200. Feasibility Study has been completed for Board review.

Order Feasibility Report	Nov 13, 2025	Complete
Accept Feasibility Report/Call for a Public Improvement Hearing	Dec 11, 2025	Complete
Public Improvement Hearing	Jan 8, 2026	Complete
Order Plans and Specifications	Jan 8, 2026	Complete
Approve Plans/specs authorize bidding	<del>Mar 12, 2026</del> April 9, 2026	
Open Bids/Call for Assessment Hearing	<del>Apr 9, 2026</del>	
Assessment Hearing	May 14 2026	
Award Contract	May 14 2026	
Begin Construction	Summer 2026	
End Construction	Summer 2026	

e) Development Projects: Stonebrooke –

Project Name	DRT MtgHeld	Plat	Construction Plans?	Developers Agmt?	Construction Started?	Note
Lakeview Estates	Yes	Yes	Yes	Yes	Yes	Last culvert - revised planning in process ok'd by County
Lydia Prime Central Development	Yes	Yes	Yes	No	No	County returned to Stonebrooke for additional info

Meadow Oaks	Yes	No	No	No	No	Preliminary plat has been submitted for 14 lots along Vergus and 195th Street.
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f) Outside Agency Projects:

Owner	Description	Project Phase	Notes
Scott County	Panama & 190 <sup>th</sup> Roundabout	Design	The County is reviewing the project with the bus company to determine if the project can start before the end of the school year. If it's not an inconvenience for them, the Contractor would prefer to start early.  Utility relocates will begin soon, and grading work outside of the roadway is scheduled to begin in April.
MnDOT	Hwy 13/Hwy 282/Cty Rd 17 Roundabout	Concept	Preliminary planning has begun for the future road layout, trending towards a roundabout. Accident data has been collected and shared for the area. In addition to roundabout planning, MnDOT is looking for interim solutions to help with accident and near-miss issues.

g) Miscellaneous:

- Prior Lake/Spring Lake Shared Road Agreements, Stonebrooke– The City has proposed a 60% City; 40% Township split for costs of M/O reconstructs impacting Fairlawn (Hwy 13 to 180<sup>th</sup>), Mushtown (Ponds Parkway to 180<sup>th</sup>); 180<sup>th</sup> E (Mushtown to Revere). Future paving/maintenance of 180<sup>th</sup> St E at Fairlawn would be Prior Lake's. Other road maintenance activities would be as currently shared in the agreement.
- Prior Lake/Spring Lake Utilities Agreement, Stonebrooke– The City has been asked to draft the Agreements and they have agreed.
- Winker Court Pavement- Discussion to be had once more information is provided by Cedar Lake on timing and project type. Spring Lake requested 5 year look back on maintenance expenses for Winker per agreement.
- The South Metro JPA group for pavement maintenance has disbanded. Estimated quantities for 2026 maintenance are being prepared and bids will be requested ASAP. Next steps road tour and Stordahl will seek bids.
- 190<sup>th</sup> and Revere – Potholes need attention. Stordahl shared estimates from Fahrner Asphalt for spray patching of 190<sup>th</sup> and a large segment of Revere -\$8500 combined or \$3980 / \$6320 respectively. Miller made a motion to approve Fahrner Asphalt bid of \$8500 to spray patch both roads. Kowalski seconded. All in favor.

- Fish Lake Emmanuel Parking Lot Expansion- Stordahl noted that if there are any concerns about run-off they should be addressed. Board recommended the inquiry to go to the County.

## 5) Road Report

- a) Street sign 180<sup>th</sup>/Yorkshire- County will fix with an updated post.
- b) Road Tour – Early April

## 6) Town Hall and Parks Report

- a) Town Hall Lighting- Exit signs are not functional. Quote received in the amount of \$1525 to replace 7 exit signs. Quote received in the amount of \$4750 to replace all town hall ceiling lights with LED lamps. Board stated the exit sign repair seemed reasonable and necessary but requested another quote for LED replacement. Miller to take lead on finding options. Miller made a motion to accept quote of \$1525 for exit light repair. Quinn seconded. All in favor.
- b) Computers- Staff requested approval of estimate for new computers for Clerk and Treasurer. Staff noted computers were last replaced in 2020 and are budgeted for replacement every 3 years. Current estimate is \$3489.68 but did not included data transfer costs if any- waiting on that and removal of tax. Quinn made motion to approve 2 new computers not to exceed \$5000. Kowalski seconded. All in favor. Board also recommended looking at upgrade to QuickBooks based upon recommendation of outgoing treasurer.

## 7) Water Resources Report

- a) Lake McMahan Outlet – Kuphal (SWCD) continues to look at options for easement.

## 8) Treasurer's Report

- a) Siegle presented the February, 2026 Treasurer's Report. In February total receipts were \$11,059.65, total disbursements were \$340,755.14, and the ending cash balance was \$603,176.80. Kowalski made a motion to approve the February, 2026 Treasurer's Report. Miller seconded. All in favor.

## 9) SCALE

- a) **3/13/2026 General Meeting:** Scott County Assessor Michael Thompson will discuss current trends in property values, present historical comparisons, and provide an overview of the assessor's timelines and the appeals process.

## 10) New Business/Old Business

- a) Panama Response from Prior Lake Post Office *“The Postal Service is currently working with our District and HQ teams to provide safe and reliable curbside delivery to the residence of Panama Ave. We understand that the process has taken some time and appreciate our customer's patience as we work through the challenges. Once a continuing solution is decided upon, messaging to the public will go out.*

*We understand that this is not the answer you were looking for, but the safety of our carriers must be our primary concern. I hope we can all agree that making sure people go home to their families is the goal we all have.”*

**11) Approval of Disbursements** The Board reviewed the March, 2026 disbursement ledgers and approved checks numbered, 15527 to 15550, to be issued w check numbered 15551-15556 voided. 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 2:35 p.m.

Melissa Hanson, Clerk  
Spring Lake Township

Minutes approved \_\_\_\_\_

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Lisa Quinn, Chairperson

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Melissa Hanson, Clerk