

**OFFICIAL MINUTES
SPRING LAKE TOWNSHIP
MONTHLY BOARD MEETING
MAY 14, 2026**

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

Present:

Ted Kowalski - Supervisor
Melissa Hanson – Clerk

Lisa Quinn – Supervisor
Stacy Siegle - Treasurer

Jeff Miller - Supervisor
Sara Domer – Deputy Clerk

Also Present:

Matt Stordahl - Stonebrooke

Jovian Tupy- Stonebrooke Intern

- 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 requested to add *Authorize Bidding* to item 3.c). 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) Swamp lake iron enhanced filter is complete with only minor fixes needed. Benefits Spring Lake and will have pre and post monitoring of water quality.
 - ii) Buck Stream Restoration – Phase 2 construction in 2027, purpose is to decrease erosion.
 - iii) Water quality projects if funding available:
 - (1) Hwy 13 Wetland Excavation
 - (2) Spring Lake West Iron Enhanced Sand Filter
 - (3) Desiltation Pond will help with Cty Ditch 13 runoff and extract phosphorus.
 - iv) Events
 - (1) Cleary Lake. June 2nd “What every boater should know about their wake.”
 - (2) Spring Lake Association Annual Meeting- PLSLWD presented.
 - (3) Watershed Tour - May 20th at 4:00 at Prior Lake City for Supervisors.
 - v) Curly Pond weed treatment did not work well in Spring Lake in 2025; trying a different option in 2026 and it appears to be working.
 - vi) Alum Treatment on 200th St. Pond – 1st and 2nd treatments this year benefits Fish Lake. This project was deemed best alternative for phosphorus reduction.
 - vii) Staff shared that the Township is working with PLSLWD to help with sweeping South Shore and Vergus as Prior Lake is no longer coordinating this and the truck is partially funded by PLSLWD.
- b) Tom Wolf, Scott County Commissioner-
 - i) I35 Solutions projects include work at Cty 8/McStop; 185th and Cty 2/Elko

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 April 9, 2026 Monthly Meeting Minutes.
 - ii) Approval of April 9, 2026 Rural Industrial Concept Master Plan Workshop Minutes

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

- b) Consider Variance Request at 2680 South Shore Drive for Impervious Surface and Setback to Ordinary Highwater– Curt Sticha, representative for McNearney Homes, requested a variance to the Ordinary High Water (OHW) setback and an increase to impervious surface to build a home. The OHW setback is 75ft,

the proposed home will be at 56.2, which is further from the water than existing home. Impervious surface requirements are 25%, the request is for an increase to 28.26% or not to exceed 30%. The boat launch and the large asphalt driveway will be removed improving the overall impervious surface. Stordahl reviewed – no issues with the requests as they are improvements to the current situation. Quinn asked that the required silt fence be properly established and maintained as well as natural shoreline landscaping as proposed. Kowalski made motion to approve the two variances with additional requirements of establishing and maintaining silt fence during construction and establishing and maintaining natural shoreline to reduce runoff. Miller seconded. All in favor.

- c) Consider Approval of Plans and Specs for Improvement of 199th, Authorize Bidding Solicitation and Ordering Date of Public Hearing. Discussion had about timing of project given increasing price of oil. Stordahl will review when bids come in. Stordahl discussed accepting plans and specs, requesting bids with an opening date of June 9 and Ordering Date of Public Assessment Hearing. Three issues about culverts that were brought up at first public meeting were reviewed by Stordahl and determined not to be issues or are not fixable with this project. Stordahl responded to question about assessment explaining costs are split 70% township and 30% residents.
- i) Christopher Maxwell, 2996 199th St.- asked about edge mill vs full reconstruct because of the costs. Stordahl explained mill and overlay is not an option because of the very poor condition of the road and it is not a wise use of resident and township funds.
 - ii) Elaina Southerland, 2995 199th St. – asked with the project if the grading on her property would be such to allow it to be mowed as currently it is too steep. Stordahl agreed that it would be graded better and the turning motion from and to Fairlawn improved.

Miller made motion to accept Plans and Specs for Improvement of 199th, Request Bidding of project and Ordered Date of Public Hearing for Assessment on June 11. Quinn seconded. All in favor.

- d) Consider Preliminary Plat of PID 119210063- Meadow Oaks- Tommy Anderson is requesting the Board consider a request to rezone 66.52 acres from RR-1 to RR-2 to create 14 residential lots and consider approval of the preliminary Meadow Oaks plat at PID (119210063) located at Vergus and 195th St E. Anderson shared the project includes 14 new homes with no new roads and asked the Board to consider phasing the project over 5 years due to current market conditions. Board asked questions about frontage – Anderson noted that there are two exceptions to the 150-foot frontage for the existing home and for a future road as per County requirements. Stordahl reviewed and did not have any initial concerns and shared that a lot of work was done to address stormwater management. Kowalski explained that a preliminary plat typically runs for 2 years and request is to provide an extension for up to 5 years as part of the Development Agreement knowing the plat can't change without a new plat being submitted. Kowalski made motion to approve the preliminary plat with an extension for 5 years. Miller seconded. All in favor.
- e) Discussion of Buck Lake Circle Drainage Project- Stordahl outlined the project. The wetland area is starting to impact 180th and a horse barn. The cost of construction is \$455,000 + easement acquisition + engineering for a total of \$500,000- \$600,000. Without significant investment in the project, the wetland will continue to rise. An alternative is to pump water out if it gets high enough to potentially impact homes/road. Comparing costs with pumping project at McMahon- cost was \$30,000 for 10 days. If water overtops 180th – it could be closed temporarily or permanently. Stordahl noted that the wetland on the north and south side are at the same level and that Prior Lake's stormwater management plan does not identify the culvert(s) under 190th and therefore they are not willing to participate in a solution. The Board decided to put the major project on hold and consider alternatives.
- i) Sharon Saunders, 18183 Buck Lake Circle- shared concerns about the condition of Buck Lake Circle and asked if they could get bumped up on the road projects priority list if the wetland project was on hold.

4) **Engineer's Report**

Stordahl presented the May Engineer's Report

- a) MS4: Stantec

- Township's MS4 permit documentation in preparation for the permit schedule deadlines- In process.
- MS4 Stantec completing final updates to the dashboard per Township staff comments.

b) 2050 Comp Plan Study: Stantec
Rural Industrial Study-

Task	Description	% Complete	ETA of Completion
Task 1	Background data assembly	100%	[11/24/2025] Complete
Task 2	Concept Master Plan	50%	Workshops: 4/9/2026 and 5/14/2026
Task 3	Off-site aerial review of farmed wetlands and est. wetland boundaries	100%	[9-10/2025] Complete.
Task 4	Wetland Delineation, Inventory & Replacement options	70%	
Task 5	Final Master Plan	0%	[5/14/2026] 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

- Preliminary Plat presented to board on 6/11

c) Road Projects

1. Buck Lake Circle Reconstruction: Stonebrooke; Status- Design phase- We have had productive conversations with the Watershed District and the DNR to determine permitting requirements for the project. A preliminary layout has been prepared along with an updated cost estimate, so the Board can consider next steps for the project.

-Full Project Budget = \$500,00-1.5M. New: After earlier discussion, major wetland project on hold – looking for alternatives.

Task	Description	% Complete	Completion ETA	Notes
Task 1	Feasibility Study	100%	May 6, 2025	Study approved at the May 8 th 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 draitile replacement, and meetings with the Watershed will occur soon.
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2. 199th Street Reconstruction: Stonebrooke; Status- Design phase. Plans for the road reconstruction are underway and are anticipated to be complete for the Board to approve at the May meeting.
 -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/Call for Assessment Hearing	May 14, 2026	
Open Bids	June 9, 2026	
Assessment Hearing	June 11, 2026	
Award Contract (Special Meeting)	July 14, 2026 (Tues)	
Begin Construction	Summer 2026	
End Construction	Fall 2026	

e) Development Projects: Stonebrooke – .

Project Name	DRT Mtg Held	Plat	Construction Plans?	Developers Agmt?	Construction Started?	Note
Lydia Prime Central Development	Yes	Yes	Yes	Needed	No	Revised preliminary plat and construction plans have been submitted to County and the Township on May 7th. <i>Goal: Approve Prelim at 6/11 Mtg</i>
Meadow Oaks	Yes	Yes	Yes	Needed	No	Preliminary plat has been submitted for 14 lots along Vergus and 195th Street for approval 5/14

f) Outside Agency Projects:

Owner	Description	Project Phase	Notes

Scott County	Panama & 190 th Roundabout	Construction	Construction has begun. Utility relocations, and pond grading are continuing. The intersection has been closed and the roundabout construction is underway. Concerns about speed on 200 th as a result of closure. Stordahl will consider adding local traffic only sign.
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. A number of concepts have been shared, but none were considered acceptable options yet.

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 180th), Mushtown (Ponds Parkway to 180th); 180th E (Mushtown to Revere). Future paving/maintenance of 180th St E at Fairlawn would be Prior Lake’s. Other road maintenance activities would be as currently shared in the agreement. Staff has asked for hourly rate for street sweeping to be included.
- 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 a 5 year look back on maintenance expenses for Winker per agreement.
- Road Maintenance – Crack seal, Seal Coating: Stordahl received bids after JPA disbanded. Lowest prices were:
 - Crack Seal: \$91,760 (Asphalt Surface Tech);
 - Seal Coat: \$82,362 (Pearson Brothers);
 - Small Mill/spot repair: (Prior Lake Black Top)
 - 165th and McKay \$30,940.40
 - Oelke Drive: \$36,410.50

Miller made a motion to approve bids for crack seal, seal coat and small pavement repair projects for \$241,472. Kowalski seconded. All in favor.

5) Road Report

- a) Miller and Stordahl will be prioritizing roads for 2027 including turn backs; curb and gutter areas and those with deteriorating conditions that include.
- i) Revere and 190th
- (1) 180th south to 190th – mill and overlay. No curb and gutter. Bid in winter for spring construction. Engineering project costs for Revere \$44,040. Holding on approval until June Meeting.
 - (2) 190th – Stordahl has contacted the County about future takeback of 190th that would need to be built to County standards with County responsible for improvements to their standards. On hold until Stordahl hears from the County.

6) Town Hall and Parks Report – All park signs have been placed.

- a) Raymond Park-
- Dock has been repaired – 12 boards replaced.
 - Seeding of shoreline to be completed.
 - Quinn met with Scott Soil and Water – reviewed the project and recommended a brush mowing in the middle loop with an estimate for Commercial mowing - \$3,000-5,000. Shoreline improvement project would be a separate project and there are no grants available at this time. Parks team will continue to treat for buck thorn and invasives. No recommendation made at this time for additional work. Estimates for brush hog mowing to be obtained being mindful of new growth trees.

b) Fish Lake Park- Request from Parks Maintenance – remove mulch in back and replace with rock:

- Remove mulch and remove plants- replace fabric and rock: \$1700
- Remove mulch, leave plants – replace fabric and rock: \$1700
- Remove mulch, remove plants/replace with grasses- replace fabric and rock: \$1886

Kowalski made a motion to replace the fabric and rock without adding grasses. Quinn seconded. All in favor.

c) South Shore Park –

- 3 new trees planted
- Rain barrel donated set up near pavilion for tree watering.

7) Water Resources Report

a) WMO plan deadline is May 15th. Township has submitted projects. Stordahl noted ditches that get overgrown don't convey water and if we could get help with cleaning up water ways on private land that would be helpful.

8) Treasurer's Report

a) Siegle presented the April, 2026 Treasurer's Report. In April, total receipts were \$16,518.33 total disbursements were \$42,732.25, and the ending cash balance was \$577,813.25. Quinn asked about Direct Deposit – Siegle will review options. Staff asked Board to consider changing banks in January 2027 because of customer service issues with current bank. Board in favor of exploring options. Kowalski made a motion to approve the April, 2026 Treasurer's Report. Quinn seconded. All in favor.

9) SCALE

- a) General meeting last Friday 5/8.
b) Exec General- is tomorrow 5/15.

10) New Business/Old Business

a) Panama Ave Mail – A meeting has been tentatively scheduled for next week to discuss

b) Trees- 3 estimates requested – Coles, Monster Tree Service, Hiawatha Tree

i) Trimming- estimates:

- (1) Coles - \$8,900
- (2) Monster Tree Service - \$5,135- Awarded job.
- (3) Hiawatha does not trim

Awarded to: Monster Tree Service

ii) 21101 Parkfield Tree Removal:

- (1) Coles - \$950
- (2) Hiawatha - \$950
- (3) Monster Tree - \$1650

Awarded to: Coles Cuts

iii) Fish Lake Park- Tree is alive – suggestion not to remove as it will do more damage to ecosystem

11) Approval of Disbursements The Board reviewed the May, 2026 disbursement ledgers and approved checks numbered, 15583 to 15662, to be issued with 15594 voided. The checks were signed and given to Domer 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 8:20 p.m.

Melissa Hanson, Clerk
Spring Lake Township

Minutes approved _____

Lisa Quinn, Chairperson

