

Team
EUREKA TOWNSHIP
Dakota County, State of Minnesota

TOWN BOARD MEETING
February 10, 2026 – 7:00 P.M.

Call to Order

The Eureka Township Town Board meeting was called to order at 7:00 p.m. by Chair Mark Ceminsky and the Pledge of Allegiance was given.

Supervisors Present: Mark Ceminsky, Dan Ames, Pete Storlie, Tim Pope and Allen Novacek.

Others Present: Liz Atwater, Hannah Rybak, Victoria Ranua, Cory Behrendt, Matt Mettling, John Ricisto, Todd Lonquist, Mark Pflaum

Zoom Attendance: Troy Gilchrist, Nancy Sauber, Jeff Otto, Julie, Rick Puelston, dzip1, J, Deb, Terry Anderson

Approval of the Agenda

Motion: Chair Ceminsky moved to accept the agenda with the change on XII. Unfinished Business G. Extended Home Business to make it a discussion item only. Vice Chair Storlie seconded the motion. *Motion carried 4-1 with Supervisor Novacek voting "Nay".*

Public Comment- *Per Policy on Citizen Input and Conduct at Township Meetings.*

Chair Ceminsky opened the floor for public comment.

Chair Ceminsky closed the floor for public comment.

Reports

Planning Commission- Donovan Palmquist

Planning Commissioner, Donovan Palmquist, shared items that were discussed at the January Planning Commission meeting. A full summary is provided in the Planning Commission meeting minutes and is available for viewing at the Town Hall and on the website.

Complaint

2026-01- 9220 247th Street W, Lakeville- Todd Lonquist

Mr. Lonquist explained that over a year ago, a fire significantly damaged his garage. Due to insurance claim disputes following the fire, cleaning and rebuilding were delayed. As a result, items that had been stored in the garage remain outside on the property. In addition, Mr. Lonquist is applying for a building permit to rebuild the garage.

The Town Board acknowledged that some progress has been made, including removal of vehicles from the right-of-way. Concerns remain regarding the number of vehicles and outdoor storage on the property. The Town Board directed Mr. Lonquist to remain in contact with the Township regarding the status of the building permit and provide updates on the anticipated timeline for rebuilding and property clean up. He was advised to coordinate with the Township Clerk regarding his application materials and to return to a future meeting in about 6 months.

Township staff will follow up to obtain the necessary documentation and process the permit application.

Interim Use Permit Application

Dakota Aggregates and Kelly Aggregates INC., PID 13-00800-25-011

Public Hearing was continued and completed on February 9th, 2026. The Town Board decided to have a Special Meeting on February 26th, 2026, at 6pm to discuss this agenda item.

Dakota County Soil and Water- Victoria Ranua

Victoria Ranua presented on the proposed adaptive lake management plan for Chub Lake. Chub Lake consistently tests at phosphorus levels approximately three times higher than lake standards, with the primary source believed to be internal caused by the lake’s shallow depth, limited oxygen, and possible carp activity. Unlike many lakes in the watershed, surrounding land use is not considered the main contributor to the impairment. Recommended next steps include enhanced volunteer water quality monitoring with additional oxygen testing, conducting a fish survey to assess carp populations, and continuing enforcement of local erosion control ordinances. The goal is to gather better data and implement cost-effective measures to reduce phosphorus levels and downstream impacts.

Road Report

Chair Ceminsky reported that many Township roads are currently in poor condition, especially due to frost. Grading cannot be completed at this time, but multiple repairs have been identified and are recommended once conditions allow. Otte’s will begin brush cutting in assigned right-of-way areas this week. A damaged stop sign on 240th was noted as a safety concern and will be communicated to the road vendor to be repaired.

Reports continued

Sheriff

The Sheriff’s Deputy reported that crash data shows the highest number of accidents occurred in February, with several key intersections identified as top crash locations, including Highway 22 & 24 and Highway 3 & County Road 46. Speed trailers are currently being stored for the winter but will be out again in the spring for traffic enforcement.

2026 Road Project

The Town Board reviewed the submitted bids below:

	Contractor	Bid Package A	Bid Package B	Bid Package C	Bid Package D
1	Park Construction Company	\$0.00	\$0.00	\$1,875,460.00	\$0.00
2	Wm. D. Scepaniak, Inc.	\$1,246,876.50	\$131,360.00	\$1,454,236.50	\$81,000.00
3	Northland Grading & Excavating	\$1,421,345.00	\$170,000.00	\$1,763,245.00	\$171,900.00
4	New Look Contracting, Inc.	\$1,667,925.00	\$521,000.00	\$2,290,425.00	\$193,500.00
Engineer's Opinion of Cost		\$1,181,000.00	\$1,109,052.50	\$2,433,162.50	\$143,100.00

Package A was just gravel; Package B was for just gravel placement; Package D was for just dust coating and package C was for all items in bid.

Geroge Eilertson, from Northland Securities reviewed financing options for the project, including General Obligation Certificates of Indebtedness, with a proposed financing amount of approximately \$1,180,000 based on 2025 market values. Amounts exceeding that level will need to be paid from Township funds. A preliminary timeline was discussed, with financing term sheets sent to banks in April, approval in May, and proceeds received in June, though the timeline may be adjusted depending on project scheduling. It was indicated the contractor intends to begin scheduling and start work as soon as the bid is approved and spring conditions allow.

Motion: Vice Chair Storlie moved to approve the bid for the 2026 gravel maintenance project to Wm. D. Scepaniak, Inc. for bid package C at \$1,454,236.50. Supervisor Ames seconded the motion. Roll call vote: Pete Storlie – Aye; Tim Pope- Aye; Mark Ceminsky – Aye; Dan Ames- Aye; Allen Novacek – Nay; Motion *carried 4-1*.

Consent Agenda

Motion: Chair Ceminsky moved to approve the consent agenda including items A, B C and D, which are Minutes of the Special (Closed) Town Board Meeting on 1.6.2026, Special Town Board Meeting 1.6.2026, and Town Board Meeting 1.13.2026. Supervisor Novacek seconded the motion. *Motion carried 4-0 with Supervisor Pope abstaining.*

Treasurer's Report

Clerk/Treasurer Atwater read the Treasurer's Report as of January 31, 2026: The total of all accounts was: \$1,132,404.30.

Motion: Chair Ceminsky moved to accept the Treasurer's Report as read for January 2026. Supervisor Novacek seconded the motion. Roll call vote: Pete Storlie – Aye; Tim Pope- Aye; Mark Ceminsky – Aye; Allen Novacek – Aye; Dan Ames- Aye. *Motion carried 5-0.*

Net Pay and Claims

The Clerk presented the payroll in the amount of \$3,508.42 and claims in the amount of \$36,671.22 payment. See page 9 for a list of claims.

Motion: Chair Ceminsky moved to accept the net pay and claims as corrected from our agenda. Vice Chair Storlie seconded the motion. Roll call vote: Pete Storlie – Aye; Tim Pope- Aye; Mark Ceminsky – Aye; Allen Novacek – Aye; Dan Ames- Aye. *Motion carried 5-0.*

Receipts and Disbursements

Clerk/Treasurer Atwater presented January receipts in the amount of \$65,785.33 and disbursements in the amount of \$101,860.86.

Other Treasurer Reports

Clerk Atwater reviewed the Cash Control Statement, Schedule 1, PTO, and Investments with accrued interest with the Town Board.

Unfinished Business

Orderly Annexation Agreement- Conversation with Cities

Chair Ceminsky reported the conversations are ongoing. A meeting is scheduled with the City of Farmington.

Comprehensive Plan

Chair Ceminsky reported that the Township is still waiting on Metropolitan Council.

Chub Lake Repairs

Clerk Atwater reported she reached out to three companies to obtain quotes for culvert cleaning and repairs. Two companies responded and she is awaiting final information to present to the Board.

Chair Ceminsky reported he met with Otte's Excavating to go over the clearing of the vegetation.

Brindlee Fire Services

Chair Ceminsky reported no updates.

Policy on Providing Access to the Town's Public Information

Attorney Gilchrist presented a revised data policy for Board consideration, which would replace the Township's existing policies. He explained that because the Township is not subject to the Data Practices Act, the new policy provides a simpler and more appropriate framework rather than referencing compliance with a law that does not apply. The policy authorizes the Clerk-Treasurer to work with the Township Attorney on data determinations, with questions brought to the Board if needed.

Motion: Chair Ceminsky moved to adopt the Policy, for the Data Practices Policy for Data Subjects and Data Practices Act Policy for Eureka Township. Supervisor Pope Seconded the motion. Vice Chair Storlie asked that the motion clarify to say the Town's Policy on Providing Access to the Town's Public Information. Chair Ceminsky accepted the clarification and Supervisor Pope seconded. *Motion carried 5-0.*

225th Road Realignment Project (Airport)

The Town Board discussed a request from the airport to realign 225th Street. The process will require several steps, including meetings with representatives from the airport and the City of Lakeville. Further discussion and any necessary approvals will be brought back to the Board following those meetings.

Motion: Chair Ceminsky moved that Pete and I continue on these discussions with Lakeville and including MAC airport, and we would probably engage the Attorney and our Planner on this. Supervisor Ames seconded the motion. *Motion carried 4-1 with Supervisor Novacek voting "Nay".*

Extended Home Business

The Town Board discussed concerns regarding multiple drafts of an ordinance for home-based businesses in the Township. Key issues included fairness to existing and future businesses, potential conflicts with neighbors, and unintended consequences of allowing businesses to expand beyond a residential scale. Concerns were raised about the lack of caps on building and property size, impacts of business activities outside the principal dwelling, the role of interim use permits (IUPs), outdoor storage, number of employees, and permissive allowances without oversight, which could lead to enforcement challenges.

Motion: Chair Ceminsky moved that we table this for four months and we bring it back in four months. Vice Chair Storlie seconded the motion. *Motion failed 2-3 with Supervisors Novacek, Pope and Ames voting "Nay".*

Motion: Supervisor Novacek moved that we have this on our next agenda for an action item, and in the meantime, I would like everyone on the Board to come up with additions and subtractions to the ordinance draft I have written. Supervisor Pope seconded the motion. *Motion failed 2-3 with Supervisors Ceminsky, Storlie and Ames voting "Nay".*

WSB-Mining Quote

Hannah Rybak from WSB explained the quote for \$5,000 for reviewing the mining ordinance, which includes preparation and engagement with the Planning Commission. The review process would focus on identifying current issues, ensuring regulations are practical and aligned with the ordinance's intent, and incorporating best practices with input from engineers. Clear direction from the Board is needed to define specific goals and desired outcomes for the review. Additional costs would apply for public hearings and any follow-up meetings due to anticipated public input.

The Town Board directed the planner to prepare a comparison of Eureka Township's mining ordinance with neighboring jurisdictions, focusing on key regulatory elements such as setbacks, noise, hours of operation, and other main provisions. The purpose is to understand how the Township's regulations stack up, identify areas that may be overly restrictive, and evaluate whether current protections are justified. The Town Board also expressed interest in exploring a potential mining overlay district to designate where mining would be appropriate, providing clarity for residents and guiding future development. This comparison will serve as the starting point for further discussion on updating the mining ordinance.

Annual Meeting Presentation

The Town Board will review the Annual Meeting Presentation at the Special Meeting on February 26, 2026, at 6pm.

New Business

Ordinance 2026-01 Interim Ordinance- Moratorium on Indoor Growth Facilities

The Town Board discussed indoor growth facilities and the need for an ordinance review. To allow time to develop clear regulations outlining what would be permitted, a six-month moratorium was proposed. It was further clarified that greenhouses are considered indoor grow facilities, encompassing structures designed for growing flowers, vegetables, or other agricultural products within enclosed buildings.

Motion: Chair Ceminsky moved to accept Eureka Township Ordinance 2026-01 Interim Ordinance Authorizing a Study and Placing a Moratorium on Indoor Growth Facilities. Vice Chair Storlie seconded the motion. *Motion carried 3-2 with Supervisors Novacek and Pope voting "Nay".*

Resolution 2026-03 Approving Summary Language for Publication of an Interim Ordinance Placing a Moratorium on Indoor Growth Facilities

Motion: Chair Ceminsky moved to approve Resolution 2026-03 Resolution for Approving Summary Language for Publication of an Interim Ordinance Placing a Moratorium on Indoor Growth Facilities. Vice Chair Storlie seconded the motion. *Motion carried 4-1 with Supervisor Novacek voting "Nay".*

27460 Denmark Ave- Castle Rock

Chair Ceminsky reported that a resident on Denmark Avenue had been piling snow onto the roadway, partially blocking a lane of traffic. Because the property is within Castle Rock Township, enforcement falls under their jurisdiction.

DNR- Chub Lake Crossing Discussion

Discussion was held regarding a requested meeting with the Minnesota Department of Natural Resources to review matters related to Chub Lake Crossing area and the boat launch including potential future maintenance responsibilities. By Town Board consensus, Supervisors Ames and Ceminsky will coordinate and meet with the DNR to continue discussions and report back as needed.

Board of Canvass

Clerk/Treasurer Atwater stated the Board of Canvass will be on March 11, 2026, at 6:30pm.

Planner Engagement Policy

The Town Board expressed general support for the Planning Commission's work and acknowledged the effort put into developing the current process, while raising questions about operational procedures and responsibilities, particularly regarding communication of scope, time, and costs. The Board recommended gathering feedback from the Planning Commission, Planner and the Clerks to evaluate what worked well and what could be improved. It was recommended that this be discussed at the round table meeting with the Planners.

Town Hall Meeting Room

Clerk/Treasurer Atwater reported that a second camera has been installed in the meeting room and both cameras are now fully operational. The wiring has been completed to allow for easy replacement if needed in the future. The new setup functioned well during the recent public hearing, allowing smooth switching between cameras without any issues.

Micro Data Center

The Planning Commission asked the Town Board to look into Micro Data Centers and whether they are addressed under current Township ordinances. Hannah Rybak noted that the use is not specifically identified in existing regulations, and there is limited guidance from other Minnesota communities at this time. The Town Board discussed the distinction between home-based operations and larger commercial-type activities, with questions raised about whether such uses would be considered a business by default if conducted outside of a residence.

Concerns were expressed about potential impacts, including noise from cooling systems and increased power usage. It was acknowledged that additional research and clarification are needed to better understand the nature of these operations and how they may fit within current home occupation or commercial regulations. Further review by the Town Board may be considered in the future.

Resolution 2026-01 Appointing Election Judges

Motion: Supervisor Novacek moved to approve Resolution 2026-01 Appointing Election Judges. Chair Ceminsky seconded the motion. *Motion carried 5-0.*

ALLAC Representative Volunteer

Clerk/Treasurer Atwater reported there is a resident who would like to volunteer as a Township ALLAC Representative. The Town Board will discuss this at the Reorganization meeting in May. The Clerk will reach out to the resident to let him know about the discussion and the position requires written reports to be submitted to the Town Board.

On-Call Emergency Vendor

Supervisor Pope stated, "I am recusing myself because I have a vested interest." He then moved to a chair in the audience.

Motion: Vice Chair Storlie moved to approve Resolution 2026-02 Resolution Authorizing Contract with Interested Officer under Minn, Stat. § 471.88, Subd. 5 with Pope Premium Enterprise. Supervisor Ames seconded the motion. *Motion carried 4-0.*

Clerk/Treasurer Atwater will provide the Town Board with recommended vendors for on-call emergency vendors for Plumbing, Electrician and HVAC.

Planning Commission Tasks

Planner, Hannah, asked for direction from the Town Board regarding review of the sign ordinance following Planning Commission discussion and requests to the Planner to gather information. Hannah explained that many ordinances in Minnesota still regulate signs by content, and it is advised to investigate content neutrality requirements. She expressed concern that a meaningful review would likely require more than one hour and questioned whether this task should move forward given other priorities in the coming months. The Town Board agreed to put the Sign Ordinance on hold for now.

The Town Board continued discussion on developing an ordinance for indoor grow facilities. The six-month moratorium will allow time for further research and ordinance development. WSB will begin working with the Planning Commission on the overall framework and policy direction, then refine details in preparation for the March and April meetings.

Motion: Chair Ceminsky moved to approve up to \$3,000 for the indoor growth ordinance. If it is going to exceed that, it will need to come back to the Town Board. Vice Chair Storlie seconded the motion. *Motion carried 3-2 with Supervisors Novacek and Pope voting "Nay".*

Adjournment

Motion: Supervisor Pope moved to adjourn the meeting. Supervisor Novacek seconded the motion. *Motion carried 5-0.*

The meeting was adjourned at 9:42 pm.

Respectfully submitted,



Liz Atwater, Town Clerk

Minutes Officially Approved By: Mark Conroy on: 3-11-24
Town Chair Date

DATE	VENDOR	CHECK #	DESCRIPTION	TOTAL
02/10/2026	Payroll Period Ending 01/31/2026	11964	January 16-31, 2026	\$ 2,228.49
02/10/2026	Payroll Period Ending 01/31/2026	11965	January 16-31, 2026	\$ 349.80
02/10/2026	Payroll Period Ending 01/31/2026	11966	January 16-31, 2026	\$ 930.13
02/10/2026	ALF Ambulance	11967	Annual ambulance contract	\$ 500.00
02/10/2026	Elizabeth Atwater	11968	Reimbursement for mileage and storage tubs for files	\$ 44.13
02/10/2026	Mark Ceminsky	11969	January Road Mileage	\$ 129.78
02/10/2026	Central Farm Services	11970	Account # 105983 Town Hall LP tank -\$480.13 Shop Tank- 495.19	\$ 975.32
02/10/2026	Dakota County Financial Services	11971	5505281 2025 Election Equipment Costs	\$ 145.00
02/10/2026	Dakota County Property Taxation & R	11972	Truth in taxation notices	\$ 202.01
02/10/2026	ECM Publishers	11973	Acct 1037996- AD 1513639 Dakota Aggregates IUP	\$ 128.70
02/10/2026	Grossman Companies	11974	December and January Snow Removal on roads and salting	\$ 20,259.50
02/10/2026	Grossman Companies	11975	December, January and February Snow Removal Town Hall	\$ 585.00
02/10/2026	JTN Communications	11976	February 2026	\$ 199.00
02/10/2026	Metro Alarm & Lock	11977	Invoice 057764 March 2026-May 2026	\$ 90.00
02/10/2026	Metro Sales Inc	11978	01/10/2026-02/09/2026 Copier	\$ 124.67
02/10/2026	Pine Bend Paving, INC	11979	Invoices 260020 and 260089 Ice Chips	\$ 1,108.62
02/10/2026	T & C Commercial Cleaning	11980	Invoice 18006 February	\$ 190.00
02/10/2026	Town Law Center PLLP	11981	Invoice 1093 January	\$ 2,984.20
02/10/2026	Victor Lundeen Company	11982	INV 468047- 368.51 and 468003- 134.46	\$ 503.07
02/10/2026	WSB	11983	Services from December 2025	\$ 2,778.00
02/10/2026	Internal Revenue Service	20260210EFT1	Tax January payroll	\$ 3,150.24
02/10/2026	PERA	20260210EFT2	January payroll	\$ 1,248.87
02/10/2026	Dakota Electric Association	20260210EFT3	Premise ID 118357 and 109402 service 12/17/2025-01/17/2026	\$ 204.72
02/10/2026	DSI / LSI	20260210EFT4	Inv#1272889460 January 2026 garbage bill	\$ 171.61
02/10/2026	Point North Networks Inc	20260210EFT5	Monthly Services	\$ 525.47
02/10/2026	VISA	20260210EFT6	Adobe, Town Hall Camera, and W2, 1099 filing	\$ 423.31