

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park City Council was held on June 1, 2026 at Spring Lake Park Community Center, 1301 81st Avenue N.E., at 7:00 PM.

1. CALL TO ORDER

Acting Mayor Goodboe-Bisschoff called the meeting to order at 7:00 PM.

2. ROLL CALL

MEMBERS PRESENT

Councilmember Ken Wendling

Councilmember Lisa Dircks

Acting Mayor Barbara Goodboe-Bisschoff

MEMBERS ABSENT

Councilmember April Moran

Mayor Bob Nelson

STAFF PRESENT

Building Official Jeff Baker, Public Works Director George Linngren, Police Chief Antoine, Parks and Recreation Director Anne Scanlon, Planner Evan Monson, Engineer Phil Gravel, Attorney John Thames, Administrator Daniel Buchholtz

VISITOR

C Meyer	459 81 st Avenue NE	Spring Lake Park MN
Kristi Cobbs	8085 Jefferson Street NE	Spring Lake Park MN
Jaycee Kilborn	351 79 th Avenue NE	Spring Lake Park MN
Mary Wells	City Assessor	East Bethel MN
Chris Larson	City Assessor	East Bethel MN
Erik Skogquist	City Assessor	Anoka MN
Touney Xiong	8407 Plaza Blvd NE	Spring Lake Park MN
Mailee Xiong	8407 Plaza Blvd NE	Spring Lake Park MN

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS OR CORRECTIONS TO AGENDA

Administrator Buchholtz requested Item 10C, Purchase of SCADA Computer be placed on the agenda.

5. DISCUSSION FROM THE FLOOR

Jaycee Kilbourne of 351 79th Avenue NE expressed concerns about the recent ARCTIC Flock presentation, stating the County was not transparent and the public lacked sufficient

information. She found the Flock camera system confusing and questioned how it avoids tracking personal information when license plates link to vehicle owners. She also voiced concerns about potential misuse of technology by law enforcement, including drone use without warrants and reliance on AI without human oversight. Ms. Kilbourne asked how the public will be informed about software updates or contract changes and who decides whether the contract continues. She requested greater transparency moving forward.

Kristi Cobbs of 8085 Jefferson Street NE expressed concerns about adopting technologies such as Flock cameras and drones. She questioned what specific issues the City aims to address, noting most local crime involves retail theft. She raised concerns about ongoing subscription costs, the value of the City's current cameras, and whether such technology is appropriate for a small community. She also noted that local officers may respond faster than a drone deployed from St. Paul. Ms. Cobbs said she supports effective safety investments but urged that they be appropriate for the City's size and needs.

C. Meyer of 459 81st Avenue NE reported a safety concern at the new pickleball courts in Terrace Park. She noted that balls from the south courts roll onto the north courts, creating a risk of players slipping because they cannot see balls coming from behind them. She suggested installing a three-foot fence between the north and south courts, and possibly an east-west divider, to improve safety and usability. She provided measurements and a small map with her recommendation.

6. PRESENTATION

A. Board of Equalization Presentation

Property Assessor Mary Wells presented an overview of the 2026 assessment cycle, marking the first full year under the city's current assessment contract. She noted that the values established as of January 2, 2026, will serve as the basis for 2027 property taxes.

Ms. Wells outlined the annual assessment timeline, including the quintile review process in which 20% of city properties were physically inspected to ensure data accuracy. She also reviewed the sales study period, which incorporated qualified sales occurring between October 1, 2024, and September 30, 2025. She stated that assessment notices were mailed by Anoka County in March, followed by opportunities for property owners to contact the assessor's office or participate in open book meetings held May 5–6. Ms. Wells said approximately 10–12 property owners reached out with questions or appeals. She noted there are additional appeal opportunities include the Anoka County Board meeting on June 22 and tax court filings through April 30, 2027.

Ms. Wells said that staff completed 444 property inspections and reviewed building permits for improvements that could impact market value. She noted that during the sales study period, 75 total sales were recorded, of which 39 residential sales qualified for use in valuation modeling. She noted that there were limited qualified commercial and industrial

sales resulted in those classifications following broader county trends, with further review by commercial assessor Eric Skogquist.

Ms. Wells noted that the city's preliminary total estimated market value for 2026 is \$927,128,700, reflecting a 4.8% increase from the previous year. She said that after subtracting new construction, the overall market value increased to \$925,534,200, representing an appreciation consistent with more typical pre-volatility trends of 2–5%. She noted that residential and apartment classifications experienced higher growth rates than commercial and industrial properties. Wells noted that residential properties make up approximately 68% of the city's total market value, with commercial/industrial at 19% and apartments at 13%.

Commercial, industrial, and apartment property assessor Erik Skogquist provided an update on appeals, valuation trends, and ongoing assessment activities. He noted that only one property—Hy-Vee—filed an appeal at the local Board of Appeal and Equalization. Mr. Skogquist stated that at this time, two commercial properties have active tax court petitions.

Mr. Skogquist reviewed valuation changes across commercial property types, noting that apartments increased approximately 4%, commercial properties increased around 4%, and industrial properties rose about 2%. He emphasized that these categories encompass a wide variety of property types, resulting in diverse valuation trends.

Mr. Skogquist conducted property reviews, verified assessment data, and met with business owners. He observed that many commercial properties in Spring Lake Park are more affordable and smaller in scale, which often leads to greater market activity and more frequent interactions with property owners.

7. CONSENT AGENDA

- A. Approval of Minutes – May 18, 2026 City Council Work Session
- B. Resolution 2026-23, Exercising the City's Authority to Opt-In To, and Support, the Ramsey County Economic Development Agency ("EDA")
- C. Mayoral Memorial Tribute – In Memory of Amos Barrett Ferrier
- D. Accountant Position Reclassification and Salary Adjustment
- E. Contractor's Licenses

Motion made by Councilmember Wendling to approve the Consent Agenda.

Voting Aye: Councilmember Wendling, Councilmember Dircks, Acting Mayor Goodboe-Bisschoff. Motion carried.

8. DEPARTMENT REPORTS

A. Public Works Report

Public Works Director Linngren provided an update on current departmental activities and recent emergency response efforts. He reported that staff are preparing the city for upcoming community events by completing beautification tasks, sweeping the parade route, patching trouble spots, and staging equipment and signage for Lakeside Park activities.

Director Linngren noted that stump grinding operations are ongoing, with more than 35 stumps removed on Hayes and Garfield alone. He stated that seasonal staff are now on board and assisting with cleanup, backfilling, and reseeding areas following stump removal. He noted street maintenance continues as crews address potholes remaining after the winter season.

Director Linngren reported that approximately three-quarters of the city's sanitary sewer system has been jetted, with staff making good progress due to the experience and independence of the operator assigned to this work. He stated that the parks have been fertilized and irrigation systems activated, resulting in increased mowing needs.

Director Linngren provided a detailed account of the major water main break that occurred over the weekend on the University Avenue service road. He said the incident required 21 consecutive hours of repair work, followed by additional work on Sunday due to a developing sinkhole. He stated that multiple breaks were found along the same section of main, including a significant circumferential break that shifted the pipe. He said that the repairs also uncovered a broken private sewer service for a nearby restaurant. He said staff worked with contractors to restore both water and sewer service, with the restaurant fully operational by 10 a.m. Sunday. He noted that such events highlight the importance of maintaining budget allocations for water main repairs and the need to evaluate long-term replacement plans for aging infrastructure in this area.

Staff provided an update on recent discussions with the Metropolitan Council regarding proposed changes to the bus stops at Osborne Road and Monroe Street. Staff stated that the Met Council reconstructed the northbound bus stop on Monroe to meet ADA requirements., and now the agency is proposing to remove that recently installed stop and return the area to its previous condition while relocating service to new stops on Osborne Road in Fridley. Staff stated that the redesign will include installing ADA-compliant bus pads, modifying access to the existing shelter, and removing the sloped driveway-style access currently in place

B. Code Enforcement Report

Building Official Baker reported that the Code Enforcement Department has begun a citywide inventory of nuisance and hazardous dead trees. He and Inspector Wirtz have

identified numerous trees requiring attention and will prioritize those posing immediate safety risks to sidewalks, streets, and homes. He said the process will involve outreach and cooperation with property owners, with enforcement focused first on the most hazardous cases. He stated that guidance from neighboring cities has been gathered to help structure the program.

Building Official Baker provided a construction update for 1313 Osborne Road, where a cannabis cultivation facility is undergoing inspection for its initial certificate of occupancy. He said the project involves installing modular, temperature-controlled interior rooms within the existing structure, with minimal exterior changes.

In response to a council inquiry, Building Official Baker clarified that Code Enforcement staff will typically respond to nuisance conditions only after a formal complaint has been filed by a resident. He noted that complaints must be submitted through the city's established reporting process to initiate an inspection. He said once received, staff will investigate the issue, communicate with the property owner, and work toward achieving voluntary compliance whenever possible. He noted that the process ensures fairness, documentation, and consistent enforcement across the community.

9. ORDINANCES AND/OR RESOLUTIONS

A. Resolution 2026-24, Approving a Conditional Use Permit for 8407 Plaza Boulevard NE

Planner Monson presented a conditional use permit request for 8407 Plaza Boulevard, where the property owner seeks approval to operate a licensed adult daycare facility. He said the applicant currently operates a similar facility in Brooklyn Park and intends to relocate operations to the Spring Lake Park property, which they also own. Mr. Monson noted that while "adult daycare" is not defined in the city's zoning code, it is defined and licensed under state statute, with licensing information provided in the staff memo. The proposed use is permitted as a conditional use within the Commercial-1 zoning district.

Planner Monson stated that the applicant does not propose any exterior changes to the building or modifications to the existing off-street parking lot, which was originally approved in 1997 for a restaurant/banquet hall use. He said operating both uses simultaneously would create a parking deficiency, he noted that staff recommends adding a condition prohibiting concurrent operation of the banquet facility and the adult daycare.

Monson reviewed the site's consistency with the city's Comprehensive Plan and zoning map, noting that both identify the property for commercial use. He stated that staff recommends approval with the conditions set forth in the resolution.

Councilmember Goodboe-Bisschoff inquired whether the proposed adult daycare facility would include fencing or a secure outdoor enclosure, citing safety concerns for individuals with Alzheimer's or cognitive impairments given the commercial-industrial surroundings

and nearby traffic. Staff clarified that the zoning code does not require fencing for this use, though the state imposes requirements related to building access and supervision. Administrator Buchholtz stated that the applicant currently transports clients directly to and from the facility, limiting unsupervised outdoor activity.

Councilmember Goodboe-Bisschoff expressed continued concern and indicated support for adding a fencing requirement as a condition of approval. Staff however explained that the entire building would be used for daycare operations during the week, with the space converted back for banquet/restaurant use on weekends.

Questions were also raised about potential impacts on police and fire services. Administrator Buchholtz noted that state licensing requires on-site personnel to be trained to handle routine incidents, with emergency services contacted only when necessary. Staff acknowledged that some correction orders were noted in the state licensing lookup but did not have updated status information.

Motion made by Councilmember Wendling to approve Resolution 2026-24, Approving a Conditional Use Permit for 8407 Plaza Boulevard NE to run an Adult Daycare Facility.

Voting Aye: Councilmember Wendling, Councilmember Dircks, Acting Mayor Goodboe-Bisschoff. Motion carried.

10. NEW BUSINES

A. Approval of Proposal for American Water Infrastructure Act Plan Update

Administrator Buchholtz presented a proposal from Stantec to update the City's Risk and Resilience Assessment and Emergency Response Plan as required under the American Water Infrastructure Act. He noted that the Act mandates updates every five years, and the City is now due for compliance. He stated that Stantec submitted a proposal to complete the required work at a cost of \$15,086.00. Administrator Buchholtz stated that the project timeline meets federal deadlines and recommended approval of the proposal.

Motion made by Councilmember Wendling for Approval of Proposal for American Water Infrastructure Act Plan Update.

Voting Aye: Councilmember Wendling, Councilmember Dircks, Acting Mayor Goodboe-Bisschoff. Motion carried.

B. Cancel 2026 Street Seal Coat and Crack Repair Project

Engineer Gravel explained that the city normally completes a yearly seal coat, chip seal, and crack repair project. He stated that after reviewing the streets planned for this year, staff determined that the work is not needed at this time. He recommended canceling the project and saving the money for future street maintenance. He added that the bid for this

year's project was about \$163,000. He stated that \$25,000 of that amount was specifically for street striping, which was to be done by a subcontractor.

Engineer Gravel said since the project is being canceled, the city will need to get a new quote for the striping work separately and bring that back for approval. He said the city will save most of the \$163,000, but not the portion needed for the new striping work.

Motion made by Councilmember Dircks to Cancel 2026 Street Seal Coat and Crack Repair Project and authorize the Administrator, Clerk/Treasurer to reimburse the successful bidder the cost of the bond.

Voting Aye: Councilmember Wendling, Councilmember Dircks, Acting Mayor Goodboe-Bisschoff. Motion carried.

C. Approval to Purchase a New SCADA Computer for Public Works

Director Linngren reported that the SCADA computer serving the city's well houses and lift stations has failed. He stated that the unit is several years old and has already undergone two repairs, the most recent of which required a three-month turnaround. He stated that repairing the current system would require additional downtime for necessary upgrades to Windows 11 and FactoryTalk licensing, resulting in an estimated three to four months out of service.

Director Linngren presented a quote from Automatic Systems, the City's SCADA integrator, for a replacement Dell computer with Windows 11, updated FactoryTalk licenses for all three treatment plant systems, Win911 license upgrades with a three-year subscription, and full installation. He stated that the total cost is \$25,362.00. He noted that software and hardware costs have increased significantly industry-wide, contributing to the higher price.

Director Linngren stated that the SCADA computers are located in office areas away from chemicals and are essential for system monitoring, alarm notifications, and controlling wells and lift stations. He said given the critical nature of the equipment and extended downtime associated with repairs, staff is recommending approval of a new SCADA Computer.

Motion made by Councilmember Acting Mayor Goodboe-Bisschoff to approve the Purchase of a new SCADA Computer for Public Works.

Voting Aye: Councilmember Wendling, Councilmember Dircks, Acting Mayor Goodboe-Bisschoff. Motion carried.

11. REPORTS

A. Attorney Report - None

B. Engineer Report - Accept report as submitted

C. Administrator Report

Administrator Buchholtz provided an update on the upcoming Tower Days events. He stated the parade will be held Thursday at 6:30 p.m., with street closures beginning at 5:30 p.m. He noted that Friday's activities include live music at 7:00 p.m. featuring Transit Authority, as well as AWF Wrestling.

He said Saturday will feature the traditional community day activities, including family and children's events. He noted that all Tower Days activities are accessible with the purchase of a \$3 Tower Days button, available at City Hall, with two button designs to choose from.

12. OTHER – None

13. ADJOURN

Motion made by Councilmember Wendling to adjourn.

Voting Aye: Councilmember Wendling, Councilmember Dircks, Acting Mayor Goodboe-Bisschoff.
Motion carried.

The meeting was adjourned at 7:59 PM.

Barbara Goodboe-Bisschoff, Acting Mayor

Attest:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer