

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park City Council was held on April 6, 2026 at Spring Lake Park Community Center, 1301 81st Avenue N.E., at 7:00 PM.

1. CALL TO ORDER

Mayor Nelson called the meeting to order at 7:00 PM.

2. ROLL CALL

MEMBERS PRESENT

Councilmember Ken Wendling
Councilmember Barbara Goodboe-Bisschoff
Councilmember Lisa Dircks
Councilmember April Moran
Mayor Bob Nelson

MEMBERS ABSENT

STAFF PRESENT

Building Official Jeff Baker, Public Works Director George Linngren, Sergeant Karen Fiske, Attorney John Thames, Administrator Daniel Buchholtz

VISITOR

Tim Dorway	6053 Highway 212E	Chaska MN
Halyn Roth	7914 Able Street NE	Spring Lake Park MN
Scott Hall	8429 Sunset Road NE	Spring Lake Park MN
Derek Schnod	8090 Hayes Street NE	Spring Lake Park MN
Kristi Cobbs	8085 Jefferson Street NE	Spring Lake Park MN
Konstantine Ebralidze	8380 Palm St NW	Coon Rapids MN
Ryan Hardin	15681 Andrie St NW	Ramsey MN
Johnathon Rehlander	615 57 th Avenue NE	Fridley MN
Tom Berquist	8333 & 8365 Sunset Road NE	Spring Lake Park MN

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS OR CORRECTIONS TO AGENDA - None

5. DISCUSSION FROM THE FLOOR

Haylen Roth, 7914 Able Street NE, spoke to the council to express frustration with the City Council's focus on a resolution to fly the former Minnesota State flag. Mr. Roth argued that the old flag was replaced because many Minnesotans, including Indigenous communities, found it offensive, and that the state engaged in a lengthy public process before adopting a new, more inclusive design. Mr. Roth characterized the Mayor's resolution as a performative distraction

from real city business and urged the council to either display the current official state flag or not fly a state flag at all. He criticized the Mayor's behavior and language as unprofessional, stating that lack of formal education is not an excuse. Mr. Roth concluded by asking the Council to table the resolution and return to addressing substantive issues facing Spring Lake Park.

Kristi Cobbs, 8035 Jefferson Street NE, addressed the City Council to express her continued concern regarding recent council actions. She referenced her earlier remarks about the Council's decision not to acknowledge the impacts of Operation Metro Surge and stated that she is again disappointed—this time with the ongoing discussion surrounding the Minnesota state flag. Ms. Cobbs stated that the conversation reflects broader issues of whose voices and experiences are valued and recognized within the city. She emphasized the importance of fostering trust and community connection and expressed concern that consideration of the former state flag moves the city in the opposite direction. Ms. Cobbs noted that, as Councilmember Moran previously explained, flying the old flag carries significant implications. She stated that she wants to live in a city that regards diversity as an asset and shared that others in the community feel similarly. Ms. Cobbs concluded by questioning how residents would react to three councilmembers deciding about the flag after some members had criticized the small number of state officials involved in adopting the new design.

Derek Schnod, 8090 Hayes Street NE, addressed the council to express concern about the ongoing discussion regarding the Minnesota state flag. He emphasized his preference for maintaining the democratic decision made at the state level regarding the new flag. He concluded by stating his support for continuing to display the officially adopted state flag.

6. CONSENT AGENDA

- A. Approval of Minutes – March 2, 2026 City Council Meeting
- B. Approval of Minutes – March 16, 2026 City Council Meeting
- C. Mayor's Proclamation – Kraus Hartig VFW 80th Anniversary Month – April 2026
- D. Mayor's Proclamation – Volunteer Month – April 1 - April 30, 2026
- E. Approval of Right of Way Application = Xcel Energy – 8350 Fillmore Street NE
- F. Contractor's Licenses

Motion made by Councilmember Wendling to approve the Consent Agenda.

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

7. DEPARTMENT REPORTS

A. Public Works Report

Public Works Director George Linngren provided an operations update for the month of March. He reported that the department successfully managed a significant snowstorm

despite being short-staffed, receiving positive feedback from the community. He stated that second-quarter water meter readings were completed and billing was issued by the end of the month. Director Linngren noted that the 2025 Consumer Confidence Report on water quality is now available on the city's website.

Director Linngren stated that ongoing projects include tree trimming, street sweeping beginning in the upcoming sealcoat areas, and preparation for citywide sweeping for pollution control. He also addressed resident concerns regarding grass damage caused during winter plowing, explaining the challenges of locating curbs during heavy snowfall and assuring the public that all damaged sod will be repaired with black dirt and seed. He emphasized that the Department is operating with limited staff until seasonal employees begin in June and asked residents for patience as repairs and maintenance continue.

B. Code Enforcement Report

Building Official Baker provided an update on code enforcement and construction activity. He noted that March's snowfall created challenges for scheduling roof inspections, requiring significant rescheduling once warmer temperatures returned. He thanked the Mounds View Building Official for providing coverage during his absence. He reminded residents that Spring Lake Park operates under a reactive code-enforcement model and encouraged the public to report concerns or nuisance issues.

Building Official Baker reported that Melt and Dip received its final Certificate of Occupancy pending completion of remaining items with Anoka County Health. He stated that a Certificate of Occupancy was also issued for the new 24-hour laundromat at 8181 University Avenue, which has now opened.

8. PUBLIC HEARINGS

A. Improvement Hearing – 2026 Street Improvement Project

1. Resolution 2026-17, Ordering Improvement and Preparation of Plans – 2026 Street Improvement Project

City Engineer Phil Gravel presented an overview of the 2026 Street Improvement Project and summarized the purpose, scope, cost, assessments, and proposed schedule. He noted that the project area includes Plaza Boulevard, Theron Terrace, Center Drive, Sunset Road, and a small portion of the Highway 10 service road. He reported that the existing pavement shows significant surface failures, cracking, and spalling. He said the utilities beneath the streets are in good condition, with no sanitary sewer or water main work needed; only minor storm sewer inlet repairs are planned.

Engineer Gravel explained that the project consists of milling the top two inches of pavement, performing base patching where needed, replacing limited areas of settled curb, and placing a new two-inch bituminous surface. He stated that the estimated total project cost is \$577,200, with \$75,608 funded by the City and \$501,592 proposed to be

assessed to benefiting properties in accordance with the City's 1998 assessment policy. He noted the estimated assessments are \$2,456.25 per single-family residential parcel or \$59.57 per front foot for non-residential properties.

Engineer Gravel outlined the project schedule, noting that if the Council authorizes the project following the public hearing, plans will be prepared and bids solicited. He said the final assessments would then be adjusted based on bid prices and presented at a subsequent public hearing in June, prior to any contract award.

Mayor Nelson made a motion to open the public hearing.

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

Mayor Nelson opened the public hearing opened at 7:31 PM.

Scott Hall, 8429 Sunset Road, addressed the Council regarding the proposed street improvement assessments. He noted that the street pictured in the presentation is directly adjacent to his home and is heavily used by nearby businesses, with an estimated 100 vehicles parked along it at most times. He also referenced high traffic volumes from a nearby church, particularly on Wednesdays, Saturdays, and Sundays, as well as frequent cut-through traffic between 85th Avenue and businesses along the frontage road. Hall stated that large trucks and semis regularly use the street from early morning to evening. He urged the Council to consider that the majority of traffic on the street is generated by commercial and non-resident use rather than by the small number of homeowners, and asked that this be considered when determining assessment amounts for residents.

Engineer Phil Gravel provided further clarification regarding the City's assessment policy. He noted that single-family residential properties are assessed at only 45% of the actual project cost, with the City covering the remaining portion. He also referenced a table in the feasibility report comparing current proposed assessments to prior years. He stated that the estimated assessment for 2026 is approximately \$2,450 per parcel, which is consistent with past project assessments. He highlighted that assessments have varied over time depending on bid results, with recent per-parcel amounts including about \$1,800 in 2023, \$2,300 in 2024, and earlier years ranging from \$2,700 to \$3,200. Engineer Gravel emphasized that the proposed 2026 rate aligns with historical assessment levels.

Tom Berquist, representing Aggressive Industries at 8333 & 8365 Sunset Road, stated that his business has long experience with special assessments, having been located in the area since 1977. He asked the Council to clarify what payment terms are planned for the upcoming assessments.

Administrator Buchholtz explained the City's standard assessment payment terms. He noted that assessments are typically spread over a 10-year period with a nominal interest

rate. He stated that property owners may pay the full assessment within 30 days of adoption without incurring interest, and assessments may be paid off early at any time with no penalty. In response to a question, he clarified that there is no additional discount for early payment beyond avoiding interest charges.

Mayor Nelson made a motion to close the public hearing.

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

Mayor Nelson closed the public hearing closed at 7:43 PM.

Motion made by Councilmember Wendling to approve Resolution 2026-17, Ordering Improvement and Preparation of Plans – 2026 Street Improvement Project.

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

9. ORDINANCES AND/OR RESOLUTIONS

A. Ordinance 507, Approving a Planned Unit Development Overlay to Allow a Cannabis Cultivation Operation at 8478 and 8480-8492 Central Avenue NE

Administrator Buchholtz presented a Planned Unit Development (PUD) application submitted by the City to allow an indoor cannabis cultivation operation within a commercial building located at 8478 and 8480–8492 Central Avenue. He explained that the property, owned by the City and zoned C-1 Shopping Center Commercial, currently contains a cannabis dispensary, a tobacco shop, a restaurant, and a vacant former pawn shop space. He said the proposal would permit the dispensary operator to lease the vacant space for cannabis cultivation, a use otherwise allowed only in the I-1 Light Industrial district.

Administrator Buchholtz noted that the City acquired the property as part of a long-term redevelopment strategy and that existing leases run through 2033. He said the cultivation use is intended as an interim measure until redevelopment proceeds, though it may continue longer if leases are extended and the use remains compliant.

Administrator Buchholtz reviewed the purpose of the PUD ordinance, which allows flexibility in land use and development when public benefits are demonstrated. He stated that the proposal meets the intent of the ordinance.

Administrator Buchholtz reported that the Planning Commission held a public hearing on March 23, 2026, during which no public comments were received, and the Planning Commission unanimously recommended approval with specific performance standards. He said these standards require compliance with applicable city code provisions, odor control

through appropriate ventilation, adherence to state-mandated security and video surveillance requirements, proper handling and storage of chemicals, compliance with building, electrical, mechanical, and fire codes, and maintenance of all required state cannabis licenses. He said the standards also ensure reasonable access for regulatory agencies, including the Minnesota Office of Cannabis Management and the Spring Lake Park Police Department.

Motion made by Councilmember Goodboe-Bisschoff to approve Ordinance 507, Approving a Planned Unit Development Overlay to Allow a Cannabis Cultivation Operation at 8478 and 8480-8492 Central Avenue NE.

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

B. Resolution 2026-13, Authorizing Summary Publication of Ordinance 507, An Ordinance 507, An Ordinance Approving a Planned Unit Development Overlay to Allow a Cannabis Cultivation Operation at 8478 and 8480-8492 Central Avenue NE

Mayor Nelson explained that the action before the Council simply authorizes the City to publish a summary of the Ordinance in the City's official newspaper. He noted that ABC Newspapers serves as the City's legally required official publication.

Motion made by Mayor Nelson to approve Resolution 2026-13, Authorizing Summary Publication of Ordinance 507, An Ordinance Approving a Planned Unit Development Overlay to Allow a Cannabis Cultivation Operation at 8478 and 8480-8492 Central Avenue NE.

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

C. Resolution 2026-14, Approving a Conditional Use Permit for 8421 Center Drive NE, Suite B

Planner Evan Monson of Stantec presented a Conditional Use Permit (CUP) request to allow a retail use within the I-1 Light Industrial zoning district. He explained that the applicant operates a workforce training program focused on retail business operations and intends to sell overstock and returned items from large retailers. He said the west portion of the leased building would be used for retail sales, while the remaining space would function as storage and warehousing.

Planner Monson noted that retail uses are allowed in the I-1 district only through a CUP, and he reviewed the applicable criteria outlined in the staff report. He said the Planning Commission held a public hearing on the request, during which no public comments were received. He stated that the Commission discussed parking limitations on the site but observed that previous and current tenants have successfully managed parking arrangements with the property owner. He noted that the Planning Commission ultimately recommended approval with conditions.

Planner Monson outlined the options before the Council, including approval with or without conditions, denial with findings, or tabling the request. He summarized the Planning Commission's recommended conditions: the retail use must operate in accordance with the submitted plans; any changes would require an amendment to the CUP; off-street parking is limited to stalls designated by the property owner; the applicant must obtain all necessary permits; the use must comply with all applicable regulations; and all required fees and escrows must be paid.

Motion made by Mayor Nelson approve Resolution 2026-14, Approving a Conditional Use Permit for 8421 Center Drive NE, Suite B with the conditions set forth by the Planning and Zoning Commission.

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

D. Resolution 2026-15, Approving an Interim Use Permit for 8375 Sunset Road NE

Planner Monson of Stantec presented two related requests for the property at 8375 Sunset Road NE: An Interim Use Permit (IUP) for vehicle sales and a Conditional Use Permit (CUP) for vehicle repair and maintenance. He explained that the same business is seeking both approvals, as the I-1 Light Industrial zoning district allows vehicle sales only as an interim use and repair/maintenance as a conditional use.

Planner Monson noted that the property is approximately three-quarters of an acre, contains an existing building, and includes outdoor parking and storage areas. He said the applicant intends to acquire the site, expand their existing Blaine business, and revitalize the building to include office space, an indoor display area for vehicles for sale, and a repair area on the east side of the building.

Planner Monson reviewed the approval criteria for both IUPs and CUPs, which are outlined in the staff report. He stated that the Planning Commission held a public hearing at its March 23, 2026 meeting and reviewed the applicant's business plans, and discussed proposed site improvements. He noted that the Planning Commission recommended approval of both permits, subject to conditions included in the resolutions before the Council.

Planner Monson outlined the Council's options: approve either permit with findings and conditions, deny with findings, or table the requests for further discussion.

Councilmember Goodboe-Bisschoff inquired about the fencing. She asked if the chain link fence would be changed since the business abuts residential? Planner Monson stated that the applicant plans to replace the fence with an opaque slatted fence in its place.

Motion made by Councilmember Wendling to approve Resolution 2026-15, Approving an Interim Use Permit for 8375 Sunset Road NE.

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

E. Resolution 2026-16, Approving a Conditional Use Permit (CUP) for 8375 Sunset Road NE

Motion made by Councilmember Wendling to approve Resolution 2026-16, Approving a Conditional Use Permit (CUP) for 8375 Sunset Road NE.

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

F. Resolution 2026-18, Accepting Twins Fields for Kids Grant, Appropriating Matching Funds, and Authorizing Execution of Grant Agreement

Administrator Dan Buchholtz requested Council authorization to begin planning drainage improvements at Terrace Park. He explained that persistent wet conditions in the outfield limit the park's usability. He said the proposed project includes extending a 12-inch perforated storm sewer from the existing basin near the warming house and installing approximately 450 feet of 4-inch perforated drain tile to collect and convey water from poor-draining soils.

Administrator Buchholtz stated that the estimated project cost is \$52,500. He noted that the City has secured a \$15,000 Twins Community Fund grant to support the work, with the remaining \$37,500 to be funded through the Park Acquisition and Improvement Fund. He highlighted several benefits of the project, including earlier spring field availability, fewer weather-related delays for youth athletics and community use, and improved conditions following rain events. He noted that Terrace Park's soil composition makes it unusually prone to saturation compared to other city parks.

Administrator Buchholtz added that improved drainage would make Terrace Park a viable location for hosting Tower Days in 2027, an option strongly supported by the Tower Days Committee and the Spring Lake Park Lions. He said the current wet conditions have previously prevented festivals due to the risk of field damage.

Administrator Buchholtz recommended that the Council approve Resolution 2026-18, which would accept the Twins Community Fund grant, authorize the required matching funds for the drainage project at Terrace Park, and permit the Mayor and Administrator to execute related agreements on behalf of the City.

Motion made by Mayor Nelson to approve Resolution 2026-18, Accepting Twins Fields for Kids Grant, Appropriating Matching Funds, and Authorizing Execution of Grant Agreement.

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

G. Resolution 2026-19, Directing the Display of the Former Minnesota State Flag in the City Council Chambers and Authorizing its Use at City Facilities

Councilmember Moran clarified that the matter under discussion was not political from all sides, but rather that the political nature originated from only one side. She noted that many residents do not support the issue, referencing multiple emails received in opposition and public comments expressing similar concerns.

Councilmember Dircks expressed concern that three councilmembers were attempting to move forward with the matter on only four days' notice to residents. She noted that the original complaint raised during the work session was a lack of input in the state-level decision, yet community members have indicated they were aware of and voted on that measure.

Councilmember Dircks questioned the timing of revisiting the issue two years later and stated that the council should not impose a decision supported by only three members. She emphasized that all public input received to date, both by email and in person, has been in opposition, and asked why supporters had not come forward if there was strong community backing.

Councilmember Goodboe-Bisschoff stated that the decision regarding the flag should not have been made by an appointed state board and expressed the belief that the issue should have been decided through a general election. She noted having raised this concern two to three years earlier and reiterated that the matter was too important to have proceeded without a public vote.

Motion made by Mayor Nelson to approve Resolution 2026-19, Directing the Display of the Former Minnesota State Flag in the City Council Chambers and Authorizing its Use at City Facilities.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Mayor Nelson
Voting Nay: Councilmember Dircks, Councilmember Mora. Motion carried 3-2.

10. NEW BUSINESS

A. Approval of Lease Agreement with True North Green LLC for 8480 Central Avenue NE

Administrator Buchholtz reported that, following multiple closed-session discussions, the council had directed staff to prepare a lease agreement with True North Greens for the property at 8480 Highway 65 NE, formerly the pawn shop building. He said the lease would enable the company to operate a cannabis cultivation facility at that location.

Mayor Nelson expressed full agreement with moving forward, noting that previous delays were due to logistical issues such as how to divide the space and address plumbing needs.

He emphasized that approving the lease is in the city's best interest, both to comply with the new state cannabis laws and to address challenges many cities are facing. He pointed out that the situation is somewhat unique because the property involved is city-owned, unlike other cases where private businesses rent space independently. Mayor Nelson also reaffirmed that the Council had agreed the city would not operate its own cannabis retail business.

Motion made by Councilmember Wendling for Approval of Lease Agreement with True North Green LLC for 8480 Central Avenue NE.

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

B. Award Bid for 2026 Street Seal Coat and Crack Repair Project

Engineer Gravel explained that the item presented was the city's annual street maintenance project. He stated that Public Works has already begun preliminary work, such as street sweeping in the project area. He said that three bids were received in March from the primary contractors operating in the state, with the lowest bid submitted by Asphalt Surface Technologies Corporation at \$163,643.00. Engineer Gravel stated that If the bid is awarded, construction would begin after Tower Days and the area-wide garage sale to avoid disruptions.

Motion made by Councilmember Wendling to Award Bid for 2026 Street Seal Coat and Crack Repair Project.

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

11. REPORTS

- A. Attorney Report - None
- B. Engineer Report - Accept report as submitted
- C. Administrator Report - None

12. OTHER

Mayor Nelson gave an update on the Beyond Yellow Ribbon initiative.

13. ADJOURN

Motion made by Councilmember Wendling to adjourn.

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

The meeting was adjourned at 8:28 PM.

Robert Nelson, Mayor

Attest:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer