



CITY COUNCIL REGULAR AGENDA
MONDAY, MARCH 02, 2026
CITY HALL at 7:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADDITIONS OR CORRECTIONS TO AGENDA**
- 5. DISCUSSION FROM THE FLOOR**
- 6. CONSENT AGENDA**
 - [A.](#) Approval of Minutes - February 17, 2026 City Council Meeting
 - [B.](#) Approval of Right of Way Application - CenterPoint Energy - Multiple Locations
 - [C.](#) Approval of Right of Way Application - Xcel Energy - 8001 Washington St NE
 - [D.](#) Contractor's Licenses
 - [E.](#) Sign Permit
- 7. DEPARTMENT REPORTS**
 - [A.](#) Public Works Report
 - [B.](#) Code Enforcement Report
- 8. ORDINANCES AND/OR RESOLUTIONS**
 - [A.](#) Resolution 2026-07, Adopting the 2025 Anoka County Hazard Mitigation Plan
 - [B.](#) Resolution 2026-08, Granting Approval of an Interim Use Permit for Rec Direct Inc to Permit Auto and Marine Sales at 1109 County Highway 10 NE
 - [C.](#) Resolution 2026-09, Receiving Feasibility Report and Calling Hearing on Improvement - 2026 Street Improvement Project
- 9. NEW BUSINESS**
- 10. REPORTS**
 - A. Attorney Report
 - [B.](#) Engineer Report
 - C. Administrator Report
- 11. OTHER**
 - A. Closed Session to Develop or Consider Offers and Counteroffers Related to the Potential Lease of City-owned Property Located at 8480-8492 Central Avenue NE Pursuant to M.S. §13D.05, subd. 3(c)3
- 12. ADJOURN**

SEE REVERSE SIDE FOR RULES FOR PUBLIC HEARINGS
AND DISCUSSION FROM THE FLOOR

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Deputy City Clerk at 1301 81st Avenue NE, Spring Lake Park, MN 55432. Ph.763-784-6491 at least 48 hours in advance.

One or more City Councilmembers may participate in this meeting remotely using interactive technology, in compliance with the Minnesota Open Meeting Law.

RULES FOR DISCUSSION FROM THE FLOOR AND PUBLIC HEARINGS

DISCUSSION FROM THE FLOOR

- Discussion from the floor is limited to three minutes per person. Longer presentations must be scheduled through the Administrator, Clerk/Treasurer's office.
- Individuals wishing to be heard must sign in with their name and address. Meetings are video recorded so individuals must approach the podium and speak clearly into the microphone.
- Council action or discussion should not be expected during "Discussion from the Floor." Council may direct staff to research the matter further or take the matter under advisement for action at the next regularly scheduled meeting.

PUBLIC HEARINGS

The purpose of a public hearing is to allow the City Council to receive citizen input on a proposed project. This is not a time to debate the issue.

The following format will be used to conduct the hearing:

- The presenter will have a maximum of 10 minutes to explain the project as proposed.
- Councilmembers will have the opportunity to ask questions or comment on the proposal.
- Citizens will then have an opportunity to ask questions and/or comment on the project. Those wishing the comment are asked to limit their comments to 3 minutes.

In cases where there is a spokesperson representing a group wishing to have their collective opinions voiced, the spokesperson should identify the audience group he/she is representing and may have a maximum of 10 minutes to express the views of the group.

- People wishing to comment are asked to keep their comments succinct and specific.
- Following public input, Councilmembers will have a second opportunity to ask questions of the presenter and/or citizens.
- After everyone wishing to address the subject of the hearing has done so, the Mayor will close the public hearing.
- The City Council may choose to take official action on the proposal or defer action until the next regularly scheduled Council meeting. No further public input will be received at that time.

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park City Council Regular was held on February 17, 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 Robert Nelson

STAFF PRESENT

Police Chief Josh Antoine, Administrator Daniel Buchholtz

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS OR CORRECTIONS TO AGENDA - None

5. DISCUSSION FROM THE FLOOR – None

6. CONSENT AGENDA

- A. Approval of Minutes – February 2, 2026 City Council Meeting
- B. Approval of Claims List – General Disbursement #26-01 - \$639,548.11
- C. Revenue and Expenditure Report – 2025 Year End
- D. Statement of Fund Balance – 2025 Year End (unaudited)
- E. Revenue and Expense Report – January 2026
- F. Statement of Fund Balance – January 2026
- G. Resolution 2026-06, Accepting Donation from Spring Lake Park Lions
- H. Approval of Right of Way Application – CenterPoint Energy – Multiple Locations
- I. Approval of Right of Way Application – Xcel Energy – 8496 Westwood Rd NE
- J. Business License

Motion made by Councilmember Wendling to approve Consent Agenda.

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

7. DEPARTMENT REPORTS

A. Police Report

Chief Antoine reported that the Police Department responded to 663 calls for service in January 2026 compared to 669 calls for service for the month of January 2025.

Chief Antoine stated that School Resource Officer Imig handled 9 school-related calls, 9 student contacts, 42 escorts, and 2 follow-up investigations. He stated that Investigator Bennek reported handling 20 cases for the month of January, 18 of which are felony in nature, 2 misdemeanor cases, while monitoring 4 forfeiture cases. He stated that Investigator Bennek closed one case in January.

Chief Antoine stated that the administrative staff was recognized for their contributions for the year and they attended the Anoka County Chiefs Association year-end luncheon on December 22, 2025. He noted that December was busy with the hiring processes for two officers, one new position and one position to replace Investigator Bennek upon his retirement. He noted that SRO Imig, will be moving into the Investigator role. He reported that a new SRO process was also completed, and Officer Kelsey Smith will begin her assignment at the school on March 2, 2026.

Chief Antoine recognized the Reserve Program for their volunteer service. He stated that the 2025 Reserve Unit consisted of Reserve Lieutenant Robert Schmidt and Reserve Officer Ben Kieffer. He noted that they worked 127 hours in the community throughout the year. Chief Antoine stated that the utilizing the 2025 Dollar Value of Volunteer Hours for the State of Minnesota equated to approximately \$4,846.32 in saved wages.

B. Parks and Recreation Report

Administrator Buchholtz reported that the Parks and Recreation Department will partner with the City of Mounds View for the 2026 Music in the Park program at Lakeside Park. He stated that extended travel trips continue to be popular, with three of the five scheduled trips nearly full and the remaining two about half full. He said that the Parks and Recreation Department offered 32 classes, including free seminars, senior day trips, and a teen outing to Elm Creek for snow tubing. He stated that Director Scanlon submitted a Community Development Block Grant application for improvements to the Terrace Park warming house and park building, with notification expected in mid-to-late March. Administrator Buchholtz expressed appreciation for Director Scanlon's efforts on this application.

Administrator Buchholtz reported that Tower Days is scheduled for June 4–6, 2026, and will feature the band Good for Gary performing prior to Saturday's fireworks. He noted that a new attraction, Ninja Anywhere, will also be included in Saturday's activities.

8. ORDINANCES AN/OR RESOLUTIONS - None

9. NEW BUSINESS

A. Approval to Purchase DocAccess Software

Administrator Buchholtz informed the council that new federal ADA regulations require city websites and mobile apps, including documents such as Word, Excel, and PDFs, to comply with WCAG 2.1 Level AA accessibility standards by a specified deadline. He said to meet these requirements and maintain transparency, staff is recommending purchasing a subscription to DocAccess, an accessibility service that converts PDFs to compliant formats.

Administrator Buchholtz stated that this maneuver follows last year's implementation of website accessibility tools and addresses the significant time needed for manual conversion. He said the subscription was negotiated at a 20% discount. He noted that without the service, staff would need to remove PDFs from its website until they are converted, limiting public access to important information such as newsletters and Police Department Policies.

Mayor Nelson expressed concerns regarding the software, noting that it represents another unfunded mandate and raises issues related to the cost of compliance.

Administrator Buchholtz clarified the technical issues regarding making PDFs accessible and the potential savings from using the software.

Motion made by Councilmember Wendling to Approve Purchase of DocAccess Software.

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

10. REPORTS

A. Attorney's Report - None

A. Engineer's Report

Report accepted as presented.

B. Administrator Report

Administrator Buchholtz noted that the 2025 audit will begin February 23. He stated that there will be a Council Work Session on March 2, 2026 focusing on the 2026 Street Improvement Project.

11. OTHER

- A. Closed Session to Develop to Consider Offers and Counteroffers Related to the Potential Lease of City-owned Property Located at 8466 Central Avenue NE Pursuant to MS 13D.05, subd. 3(c)3

Motion made by Councilmember Wendling to adjourn the meeting to a closed session to develop or consider offers and counteroffers related to the potential lease of city-owned property located at 8466 Central Avenue NE.

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

Meeting adjourned at 7:27 PM

Meeting reconvened at 7:43 PM

Administrator Buchholtz reported that the City Council held a closed session pursuant to Minnesota Statute 13D.05, subd. 3(c)3 to develop or consider offers and counteroffers related to the potential lease of city-owned property located at 8466 Central Avenue NE. He stated that staff was given direction and staff was given direction. He stated the consensus was for staff to act on the fourth lease amendment assignment for 8466 Central Avenue NE.

Administrator Buchholtz stated that the lease has been amended a few times, and the current lessee, RS Properties, has requested an assignment of the lease to Blue Water Restaurant LLC for the operation of a Mediterranean Style Restaurant. He said under Section 14 of the original lease, the city consent is required. He stated that the proposed fourth lease amendment and assignment accomplishes the assignment. He said that the modifications to the overall lease that protects the city's interest during the transition. He stated that staff recommends approval of the fourth lease amendment and assignment as presented.

Motion made by Councilmember Dircks to approve the fourth lease amendment and assignment between the City of Spring Lake Park, RS Properties, and Blue Water Restaurant LLC for the property located at 8466 Central Avenue NE and authorize the Mayor and City Administrator to execute the agreement on behalf of the City with any minor revisions or non-substantive changes as approved by the City Attorney.

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

12. 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 7:44 PM

Robert Nelson, Mayor

Attest:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer



Public Right of Way Application

Applicant Information:

Name of Company: CENTERPOINT ENERGY

Address: 505 NICOLLET MALL FL 4

City/State/ZIP: MINNEAPOLIS/MN/55459

Phone Number: 612 321 5413

Fax Number: N/A

Email Address: richard.colombo@centerpointenergy.com

Representatives Name: Rich Colombo

Project Information:

Project Name: 120676349

Project Address/Location: see map

City/State/ZIP: spring lake park/mn

Parcel Number(s): see map

Description of Work and restoration plan: (Attach additional pages if necessary)

Duration of the Right of Way:

Start Date: 04/20/2026

End Date: 12/31/2026

The City of Spring Lake Park reserves the right to modify the schedule as necessary in the issuance of the permit. Therefore, the dates stated on this application may not necessarily match actual approved dates.

Attachments Required:

Site Plan/Map

Project Drawings

Traffic Control Plan

Proof of Insurance (copy of policy)

Property Deed or Owner Authorization

Environmental Impact Assessment (if applicable)

Other: _____

Applicant's Certification:

I, the undersigned, certify that I am the owner or authorized agent of the owner, and that the information provided in this application is true and accurate to the best of my knowledge. I agree to comply with all applicable laws and regulations related to the requested right of way.

In lieu of an escrow fee, we will bill the project owner for actual restoration fees if needed.

Signature: Richard Colombo

Date: 2/18/2026

For Office Use Only:

Application Number: _____

Date Received: 2/23/26

Reviewed By: [Signature]

Approval Status: Approved Denied

Conditions of Approval/Reasons for Denial: _____

Signature of Reviewing Officer: [Signature]

Date: 2/23/24

Right of Way Permit - \$150.00

Excavation Hole - \$150.00

Emergency Hole - \$75.00

Trench - \$70/100'

Obstruction Fee - \$150.00

Overhead Obstruction - \$150.00

Boring Holes - \$50.00 per hole

Other: _____

Instructions for Submission:

Complete the application form in its entirety.

Attach all required documents and plans.

Submit the application to info@slpmn.org or wbrown@slpmn.org.

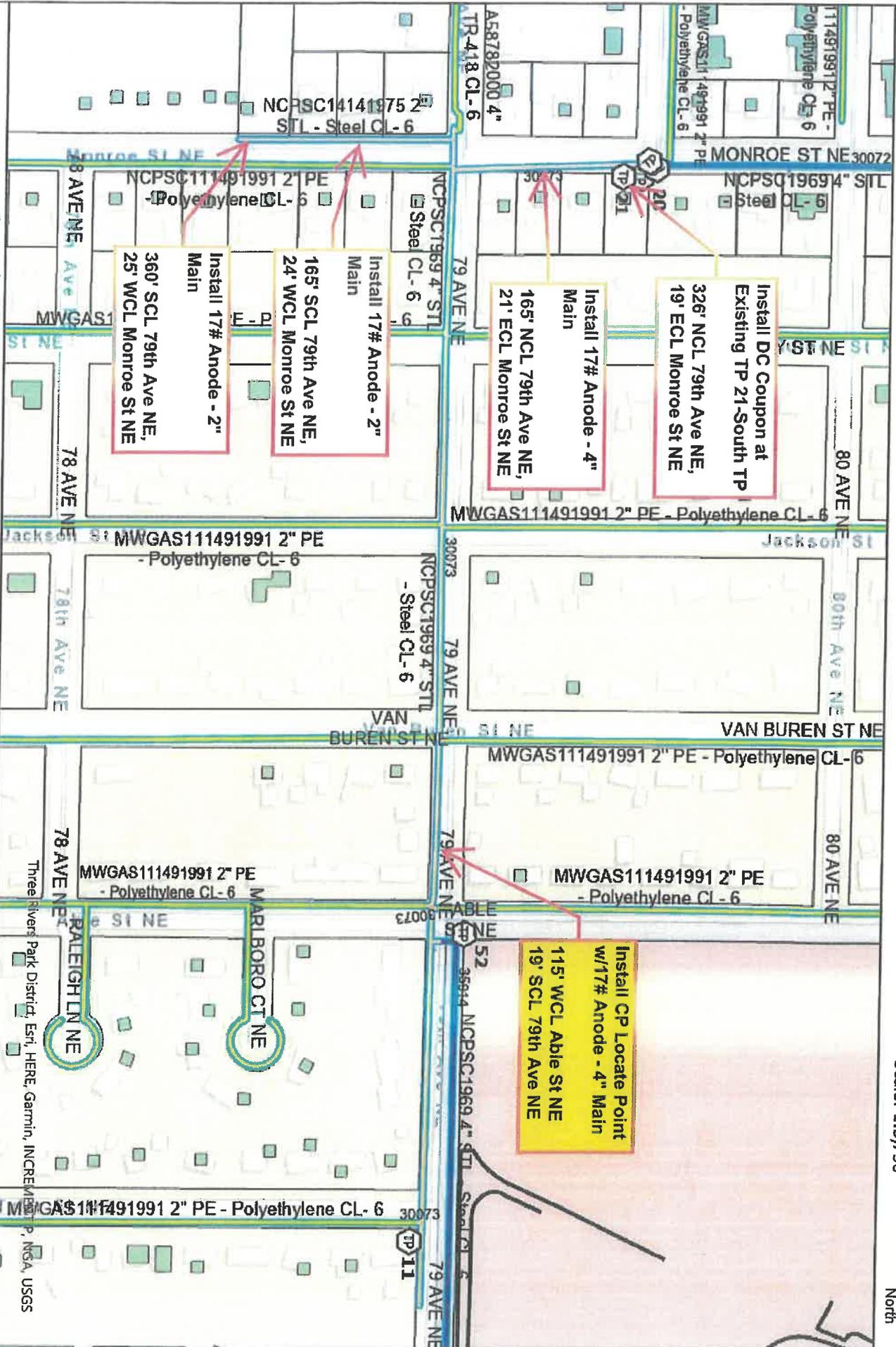
Please verify specific requirements and guidelines with the appropriate agency before submission, as these can vary by location and project type.

APPLICANT MUST CONTACT THE SPRING LAKE PARK PUBLIC WORKS DIRECTOR AT 763-792-7227 48 HOURS PRIOR TO COMMENCING WORK.

GENERAL LOCATION ONLY.
DO NOT USE TO LOCATE FOR EXCAVATION.
CALL 1-800-252-1166 FOR ONSITE LOCATIONS AND STAKING.



Scale: 1:3,750



Work Order #: 120676349
Design Date: 12/19/2025

City: Spring Lake Park
Quad/Sec/Twp/Rng: SE/2/30/24

CP Section #: 30073
CP Area: 2013

Designed By: Andrew Kleve
Designer Phone #: 612-441-1213



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER McGriff, a Marsh & McLennan Agency LLC Company 2000 International Park Drive Suite 600 Birmingham, AL 35243	CONTACT NAME: PHONE (A/C, No, Ext): 1-800-476-2211 E-MAIL ADDRESS:	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	
INSURED CenterPoint Energy, Inc., including CenterPoint Energy Resources Corp. d/b/a CenterPoint Energy Minnesota Gas 1111 Louisiana Suite 3832 Houston, TX 77002-5284	INSURER A : Old Republic Insurance Company NAIC # 24147	
	INSURER B : Associated Elec. & Gas Ins Svcs Ltd (AEGIS) AA-	
	INSURER C : Indemnity Insurance Company of North America 43575	
	INSURER D :	
	INSURER E :	
INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** SSJV8UQR **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	MWZY 314232-25	10/01/2025	10/01/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employee Benefits \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	X	X	MWTB 314195-25	10/01/2025	10/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CLAIMS-MADE DED RETENTION \$	X	X	XL5038515P	10/01/2025	10/01/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	WLR C72603886	01/01/2025	01/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000 \$ \$ \$ \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
City of Spring Lake Park 1301 81st Avenue NE Spring Lake Park, MN 55432	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

Description of Work and restoration plan: (Attach additional pages if necessary)

Installing four 17lb anodes and one coupon by vac truck drilling four 10" diameter drill holes at a depth of 48" – 60" in the grass/boulevard by steel gas main. No traffic impeded and no traffic plan necessary.



Public Right of Way Application

Applicant Information:

Name of Company: XCEL ENERGY

Address: 825 rice st

City/State/ZIP: ST PAUL, MN 55117

Phone Number: 612-546-9824

Fax Number: _____

Email Address: madison.rhode@xcelenergy.com

Representatives Name: Madison rhode

Project Information:

Project Name: 675223

Project Address/Location: 8001 WASHINGTON ST NE

City/State/ZIP: Spring lake park, 55432

Parcel Number(s): _____

Description of Work and restoration plan: (Attach additional pages if necessary)

replacing poles due to rot, Adding
fuses and new tripsvr to increase
system strength

Duration of the Right of Way:

Start Date: 3/27/26

End Date: 5/8/26

The City of Spring Lake Park reserves the right to modify the schedule as necessary in the issuance of the permit. Therefore, the dates stated on this application may not necessarily match actual approved dates.

Attachments Required:

Site Plan/Map

Project Drawings

Traffic Control Plan

Proof of Insurance (copy of policy)

Property Deed or Owner Authorization

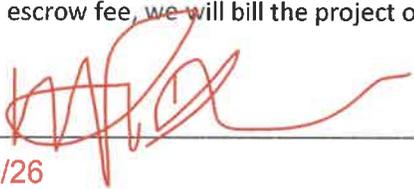
Environmental Impact Assessment (if applicable)

Other: _____

Applicant's Certification:

I, the undersigned, certify that I am the owner or authorized agent of the owner, and that the information provided in this application is true and accurate to the best of my knowledge. I agree to comply with all applicable laws and regulations related to the requested right of way.

In lieu of an escrow fee, we will bill the project owner for actual restoration fees if needed.

Signature:  _____

Date: 2/19/26 _____

For Office Use Only:

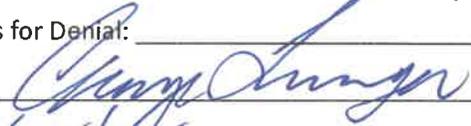
Application Number: _____

Date Received: 2/25/26 _____

Reviewed By:  _____

Approval Status: Approved Denied

Conditions of Approval/Reasons for Denial: _____

Signature of Reviewing Officer:  _____

Date: 2/25/26 _____

Right of Way Permit - \$150.00

Excavation Hole - \$150.00

Emergency Hole - \$75.00

Trench - \$70/100'

Obstruction Fee - \$150.00

Overhead Obstruction - \$150.00

Boring Holes - \$50.00 per hole

Other: _____

Instructions for Submission:

Complete the application form in its entirety.

Attach all required documents and plans.

Submit the application to info@slpmn.org or wbrown@slpmn.org.

Please verify specific requirements and guidelines with the appropriate agency before submission, as these can vary by location and project type.

APPLICANT MUST CONTACT THE SPRING LAKE PARK PUBLIC WORKS DIRECTOR AT 763-792-7227 48 HOURS PRIOR TO COMMENCING WORK.

OH CEM/DEMI
 8001 WASHINGTON ST NE, SPRING LAKE PARK, MN
 SERVICE CENTER: CHESTNUT SC
 FEEDER: MOL063
 VOLTAGE: 13.8 kVA (C PHASE)
****PERMIT REQUIRED****
****RESTORATION REQUIRED****

****VEGETATION REMOVAL ON ALL POLES NEEDED****

****INSTALL ANIMAL GUARDS ON ALL POLES****

OH MATERIAL:
 40T FUSE: 2
 POLE WRAP: 3
 40/3 POLE: 2
 45/2 POLE: 1

PAGE 3

CNC071-MOL063
N.O.

PAGE 2

PG 1 OF 3 (OVERVIEW)



Designer:
 Madison Rhode
 mrhode@mi-tech.us
 612-546-9824

Work Order Information
 Service Request #: 00001589528
 Design Number: 00001246855
 Design/Planner ID: 327044
 Designer/Planner Name: Madison Rhode
 Designer/Planner Ph #: 612-546-9824
 Manager Approval: _____

Joint Utility
 E: _____ G: _____ C: _____
 T: _____ C: _____
Design Location
 Division: Minnesota
 County: Anoka
 City: Spring Lake Park
 Address: 801 WASHINGTON ST NE
 T: 30N R: 24W S: 2
 Map #: M32046 Permit: _____
Equipment
 Feeder: MOL063 Voltage: _____
 Phase: C Bkup Dev ID: _____
Other
 System: _____ Pressure: _____
 Size: _____ Material: _____
 Dead End: _____
 Work Order #: 13.8kVA
 Date: 02/18/2028
 Sheet: 1 OF 3
 Scale: 1" equals 83'



CONSTRUCTION USE ONLY
 NO CHANGES (BUILT AS DESIGNED)
 CHANGES MADE AS INDICATED
 (ALL UTD MUST HAVE ACTUAL MEASUREMENTS FROM THE FIELD SITE)

RFO: _____ DATE: _____
 FOREMAN: _____
 TEAM LEADER: _____

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PAGE 3 OF 3

Work Order Information

Service Request #: 00001585826
 Design Number: 00001246555
 Designer/Planner ID: 327644
 Designer/Planner Name: Madison Rhode
 Designer/Planner Ph #: 612-548-8024
 Manager/Approver: _____

Joint Utility: _____
 E: _____ G: _____ C: _____
 T: _____

Division: _____
 Design Location: Minneapolis
 County: _____
 City: Spring Lake Park
 Address: 8001 WASHINGTON ST NE
 T: 30N R: 24W S: 2
 Map #: MS2046 Permit: _____

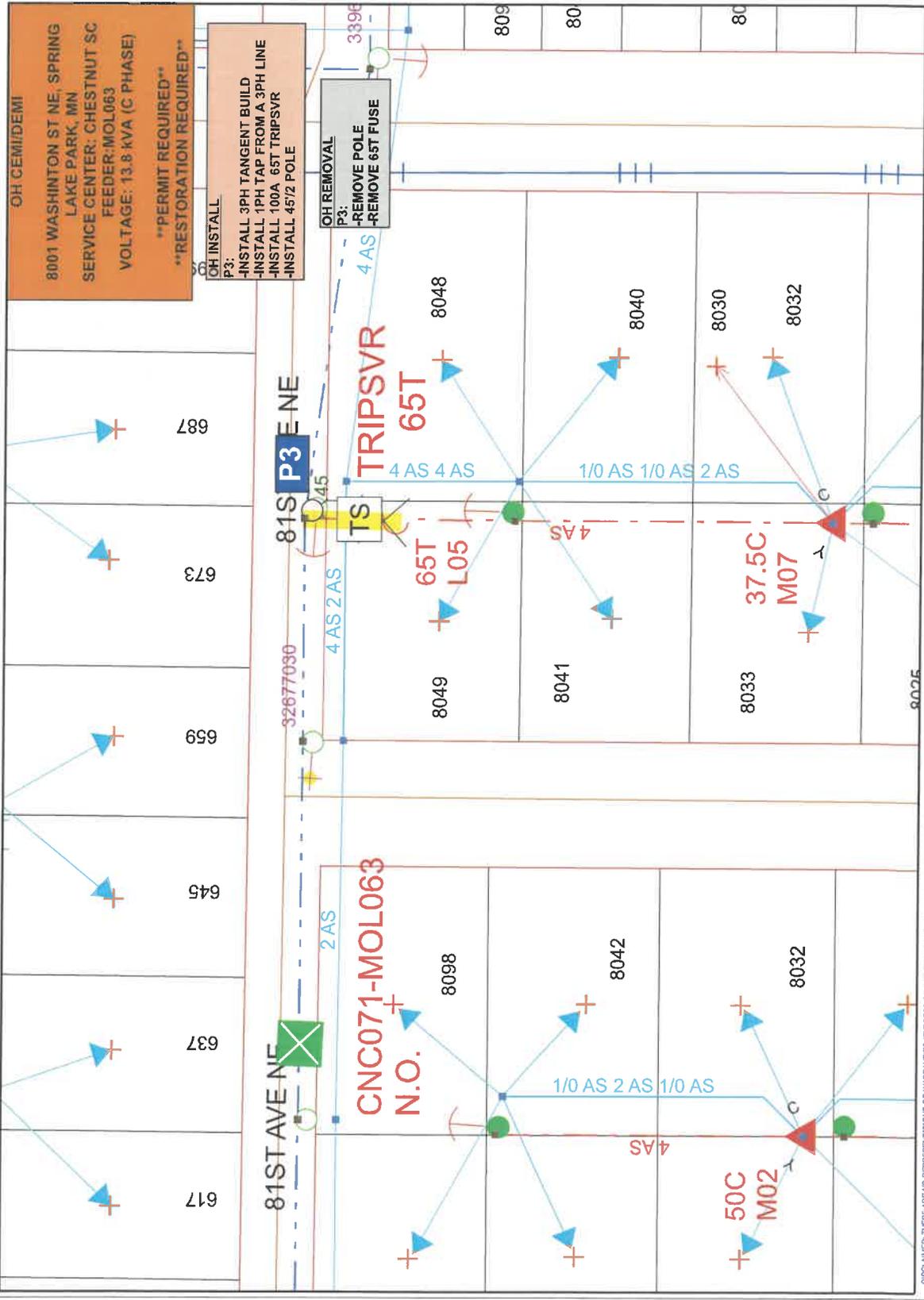
System: _____ Pressure: _____
 Size: _____ Material: _____
 Dead End: _____

Work Order #: 1326VA
 Date: 02/19/2028
 Sheet: 2 of 3
 Scale: 1" equals 48'

CONSTRUCTION USE ONLY

NO CHANGES (BUILT AS DESIGNED)
 CHANGES MADE AS INDICATED
 (ALL LRD MUST HAVE ACTUAL MEASUREMENTS FROM THE FIELD SITE)

FO: _____ DATE: _____
 FOREMAN: _____
 TEAM LEADER: _____



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City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432
763-784-6491

Contractor's Licenses
February 17, 2026

General Contractor

ERC Construction, Inc.

Plumbing Contractor

Elk Ridge Plumbing, LLC.

-



City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432
763-784-6491

Contractor's Licenses March 2, 2026

Mechanical Contractor

Heating & Cooling Design, Inc.

Palen Kimball, LLC. dba Signature Mechanical

Plumbing Contractor

Majestic Plumbing, Inc.

2026-2027 Contractors

Tree Contractor

A Tree Service, Inc.



City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432
763-784-6491

Sign Permit
March 2, 2026

Sign Permit

Dobb's Tire

1101 Cty Hwy 10



City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491
Permits@slpmn.org

SIGN PERMIT APPLICATION

JOB ADDRESS: Dobbs Tire - 1101 Highway 10 NE

APPLICANT INFORMATION:

Name: Topline Advertising, Inc.
Address: 16307 Aberdeen St NE, Ham Lake, MN 55304
Email: katie@toplinesign.com Phone: 763-428-5067
 New Construction
 Remodel
 Word Change

CONTRACTORS INFORMATION:

Please Note: Contractors must be licensed with the City of Spring Lake Park

Name: Topline Advertising, Inc.
Address: 16307 Aberdeen St NE, Ham Lake, MN 55304
Email: katie@toplinesign.com Phone: 763-428-5067
State License #: SB712347 Expiration Date: 6/1/26

DESCRIPTION OF WORK TO BE COMPLETED:

Remove and replace existing signage, (2) wall signs and (1) pylon face change

Square Footage of front of Building (Length X Width): 3275
Square Footage of all existing signs (Length X Width): 0
Square footage of proposed sign or signs (Length X Width): 600x2=1200 (Pylon), 670 (Building), 448 (Building)
2318 Total

IS AN ELECTRICAL PERMIT REQUIRED? Yes No

I, the undersigned applicant, do further make the following agreement with the City of Spring Lake Park, MN:

1. To authorize and direct the City of Spring Lake Park to remove and dispose of any signs and sign structures on which a permit has been issued but which was not renewed, if the owner does not remove the same within thirty (30) days following the expiration of the permit.
2. To authorize and direct the City of Spring Lake Park to remove said sign & structure, at the expense of the applicant, where maintenance is not furnished, but only after hearing and after notice of sixty (60) days, specifying the maintained required by the City.
3. To provide any other additional information which may be required by the Building Inspection Department.

⇒ Applicant Signature: Katie Weber Date: 2/25/26



SIGN PERMIT APPLICATION

City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491
Permits@slpmn.org

REQUIREMENTS:

Attach a drawing or sketch showing the position of the sign in relation to the nearest building, structures, public streets, right of way and property lines. Said drawing to be prepared to scale.

Attach blueprints or ink drawings of the plans and specifications and method of construction or attachment to the building or in the ground, including all dimensions. Show location of all light sources, wattage, type and color of lights and details of light shields or shades.

Attach a copy of stress sheets and calculations showing the structure is designed for dead load and wind velocity in the amount required by this and all other Ordinances of the City, if requested by the Building Inspection Department.

Include a drawing showing location and message on sign.

If you are not the owner of the property, include a **SIGNED** letter from the owner giving permission to erect the sign.

If the application is **NOT** fully completed, it will be denied at time of processing. Please verify that all necessary information is legible and plans are included with job cost estimates.

NOTE: All applications are due by noon on the Tuesday preceding the Council Meeting.

*****FOR OFFICE USE ONLY*****

Fee: \$ 388.75

Receipt Number: _____

Date of Approval: _____

Date of Issue: _____

Reason for Denial: _____

$$\begin{aligned}
 & \text{proposed} \\
 & 20 \times 2 = 75 + 20(1.25) = 100 \times 2 = \$200 \\
 & 67 - 75 + 27(1.25) = 108.75 \\
 & 44 - 75 + 4(1.25) = 80 \\
 & \underline{\quad\quad\quad} \\
 & \$ 388.75
 \end{aligned}$$

$$\begin{aligned}
 & 983 - 30\% \\
 & 231 - \text{Proposed} \\
 & \underline{\quad\quad\quad} \\
 & 752 \text{ Remaining}
 \end{aligned}$$



36" LED Illuminated Channel Letter Set - 66 sq. ft.

DOBBS Letters:

- Red Faces Decorated with Black Outline
- White LED Illumination
- Black Trim-Cap & Returns - 5" deep
- Flush Mount

Tag Line:

- White Lexan Decorated with Black & Red 3630-143 Poppy Red Vinyl 1st Surface
- White LED Illumination
- Black Trim-Cap & Returns - 5" deep
- Flush Mount

Colors: Red - 2283 Acrylic / 3630-143 Poppy Red Vinyl • Black • White



18" Non-Illuminated HDU Letters - 44 sq. ft.

- 1" Painted HDU Pin Mount Letters
- Flush Mount
- Font: Helvetica Black Italic



FILE#26-2-15-F-DOBBS-A1 JY Customer Approval

Scale: 3/16" = 1'-0" Date: 2-11-2026

Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Dualite
One Dualite Lane
Williamsburg, Ohio 45176

WWW.DUALITE.COM / @DUALITEINC @DUALITETWEETS



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Kristine Pearson

From: Mackenzie Smith <mackenzie.smith@dualite.com>
Sent: Wednesday, February 18, 2026 3:25 PM
To: Katie Weber
Subject: Fwd: 1101 Hwy 10 NE - Spring Lake Park MN

Hi Katie,

See below for LL approval for Spring Lake Park MN site.

Thank you,

----- Forwarded message -----

From: Linda Kreps <linda@kreps@gmail.com>
Date: Thu, Feb 12, 2026 at 5:18 PM
Subject: Re: 1101 Hwy 10 NE - Spring Lake Park MN
To: Mackenzie Smith <mackenzie.smith@dualite.com>

That looks good. Will you be replacing the red canopy area also? As you know you will have to go through Spring Lake Park for the signage. Linda
Call 612-590-3363 with questions.

On Thu, Feb 12, 2026 at 7:15 AM Mackenzie Smith <mackenzie.smith@dualite.com> wrote:
Good morning Linda,

I am working with your new tenant at this address to provide exterior signs for their business. I have attached our branding proposal below for your review and approval.

Please let me know if you have any questions or concerns, I am here to help!

Thank you,

--



Mackenzie Smith
Account Manager, Dualite

   
513-536-3177 www.dualite.com
mackenzie.smith@dualite.com
1 Dualite Lane Williamsburg, OH 45176

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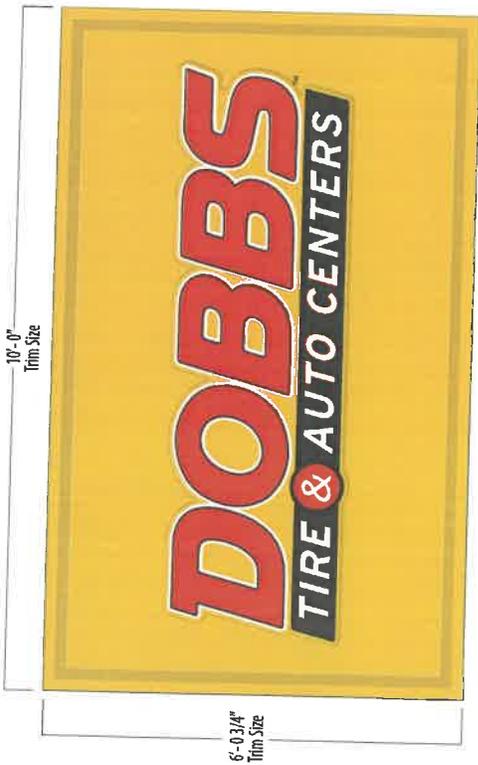
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Mackenzie Smith
Account Manager, Dualite
513-536-3177 www.dualite.com
mackenzie.smith@dualite.com
1 Dualite Lane Williamsburg, OH 45176

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607 x 2 = 1207

2 qty., 6'-0 3/4" x 10'-0" Pan Formed-Embossed Replacement Faces

- Top Cabinet Section: 6'-1" x 10'-0 1/4"
- Top & Side Retainers: 2 1/4" inch
- Bottom H-Bar: 2 1/2 inch (1 1/4" Engagement)
- V.O.: 5'-9 5/8" x 9'-7 3/4"
- Trim Size: 6'-0 3/4" x 10'-0"

Green Line Indicates
Area Embossing



Clear Polycarbonate Decorated 2nd Surface in 3 colors + White
Pan Formed & Embossed (Area Embossed)

Colors: PMS 186 Red • PMS 7548 Yellow • Black • White



FILE#26-2-15-F-DOBBS-B1 JY Customer Approval

Scale: 3/8" = 1'-0" Date: 2-5-2026

Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Dualite
One Dualite Lane
Williamsburg, Ohio 45176

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Memorandum

To: Mayor Nelson and Members of the City Council

Cc: Dan Buchholtz, City Administrator

From: George Linngren, Public Works Director

Date: February 25, 2026

Subject: February Public Works Activity Report

February was a relatively quiet month, which allowed for steady progress on routine maintenance and preparation for spring. The longer daylight hours are a welcome sign that warmer weather is on the way.

- **Streets:** We experienced only a few snow and ice events, all of which were managed before they became problematic. During downtime, staff completed maintenance on plow blades.
- **Tree Trimming:** Tree removal work began in the parks. We are currently finishing in Able Park and will move to Lakeside Park next to address potential hazards before Tower Days.
- **Parks:** The skating rinks have closed for the season. Conditions were mixed this year, as always dependent on the weather. Once fully melted, repairs to the rink boards will be assessed and completed as needed.
- **Citywide Trees:** Oak tree trimming is ongoing and will continue until temperatures warm. Late April is typically the cutoff for trimming oaks to prevent disease.
- **Patching:** Crews are filling potholes with cold mix as they appear, until hot mix plants reopen. If you are aware of any large or deep potholes, please pass the information along.

Meetings and Administrative Activities

1. Attended one City Council meeting and one Council workshop.
2. Attended the monthly CCWD meeting.
3. Attended the monthly Department Head meeting.
4. Attended the monthly Supervisors meeting (S.U.S.A).

This concludes my report for the month of February. I am available to answer any questions you may have.

Thank you.



City of Spring lake Park
Code Enforcement Division
1301 Eighty First Avenue Northeast
Spring Lake Park, Minnesota 55432
(763) 784-6491 Fax: (763) 792-7257

REPORT

TO: Spring Lake Park City Council
FROM: Jeff Baker, Code Enforcement Director/Building Official
RE: Code Enforcement Monthly Report for February 2026
DATE: February 23, 2026

The Spring Lake Park Code Enforcement department is the authority having jurisdiction for all fire, rental, property, nuisance, and zoning codes within Spring Lake Park.

In February, a total of 33 permits were issued, compared to 36 permits issued in February 2025. The breakdown of permits issued is as follows:

- Building: 11
- Fire Suppression & Alarm: 1
- Mechanical: 5
- Plumbing: 7
- Certificate of Occupancy: 1
- Electrical: 7
- Zoning: 0

Code Enforcement conducted a total of 63 inspections during the month of February, consisting of:

- Building: 26
- Rental: 10
- Zoning: 0
- Nuisance: 17
- Fire: 0
- Electrical: 10

Additionally, three administrative citations were issued for non-compliance.

Code Enforcement has condemned a home due to excessive interior fire load and unsanitary conditions that have rendered the structure uninhabitable and unsafe for occupancy. Code Enforcement is working closely with the Police Department to ensure that no individuals enter or occupy the home outside of the established working hours. Code Enforcement has coordinated these working hours with the homeowner's power of attorney, which are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Inspector Wirtz has been reviewing records in LaserFiche to identify commercial properties operating under Conditional Use Permits (CUPs) or Interim Use Permits (IUPs). He is conducting inspections of these properties and issuing correction notices to property owners when necessary. Without regular inspections, property owners may become complacent, and compliance with the approved conditions can begin to deteriorate over time.

Construction Update:

7777 Hwy 65 – MN Melt N Dip has started their final inspections.

8181 University Ave – Aqua Coin Laundromat is in the transition period of rough in inspections and final inspections.

8406 Sunset Rd – Optimize Physical Therapy & Elite Sport Performance has submitted a building permit application to begin renovations to the basketball court, volleyball areas, and baseball throwing lanes.

In February of 2026, I also attended the following appointments:

- City Council meeting on February 2nd.
- ICC Class February 9-13th.
- Planning Commission meeting February 23rd.

This concludes the Code Enforcement monthly report for February 2026. If anyone has any questions or concerns regarding my report, I would be happy to answer them at this time.

RESOLUTION NO. 2026-07

A RESOLUTION ADOPTING THE 2025 ANOKA COUNTY HAZARD MITIGATION PLAN

WHEREAS, the City of Spring Lake Park recognizes the threat of natural hazards to people and property within the City of Spring Lake Park; and

WHEREAS, the City of Spring Lake Park has participated in the development of the 2025 Anoka County Hazard Mitigation Plan in accordance with Federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the 2025 Anoka County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property within the City of Spring Lake Park from the impacts of future hazards and disasters; and

WHEREAS, adoption of the 2025 Anoka County Hazard Mitigation Plan by the City of Spring Lake Park demonstrates its commitment to hazard mitigation and to achieving the goals outlined in the 2025 Anoka County Hazard Mitigation Plan; and

WHEREAS, approval of the 2025 Anoka County Hazard Mitigation Plan by the Federal Emergency Management Agency (FEMA) will make Anoka County and participating jurisdictions, including the City of Spring Lake Park, eligible to apply for FEMA Hazard Mitigation Assistance grants;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Counties of Anoka and Ramsey, State of Minnesota, that the City of Spring Lake Park supports the hazard mitigation planning effort and hereby adopts the 2025 Anoka County Hazard Mitigation Plan.

BE IT FURTHER RESOLVED that the Administrator, Clerk/Treasurer or designee, is authorized to implement the applicable mitigation actions identified in the Plan and to submit grant applications as appropriate.

The foregoing resolution was moved for adoption by

Upon roll call, the following voted aye

And the following voted nay:

Whereupon the Mayor declared said resolution duly passed and adopted this 2nd day of March 2026.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

To: Spring Lake Park Planning Commission From: Kribashini Moorthy, AICP
Evan Monson, AICP

Project/File: 193805540 Date: February 17, 2026

REQUEST: Interim Use Permit (IUP) request for 1109 County Highway 10 for an 'Auto and Marine; sales, leasing, and rental' use

APPLICANTS: Chad Moren – Rec Direct Inc.

OWNER: Linda Kreps

PROPERTY LOCATION: 1109 County Highway 10 (Parcel ID 01-30-24-22-0138)

ZONING CLASSIFICATION: Neighborhood and Service Commercial District (C-2)

REVIEW PERIOD: 60-day review period ends 3/29/2026.

ITEMS REVIEWED: Application and materials received on 1/26/2026, and 1/28/2026.

INTRODUCTION

The commercial property at 1109 County Highway 10 is owned by Linda Kreps. The property is about 2.45 acres and occupied by an 11,480 square foot (SF) building. Two businesses already exist within the building; the applicant proposes to occupy the remaining 5,725 SF of the building for their business, which would conduct retail sales of recreational equipment, marine/boating products, boats, and utility task vehicles (UTVs). The applicant also proposes using up to four of the existing parking stalls on the site for display of boats for UTVs. Since the applicant proposes to operate an auto and marine business, an interim use permit is required.

PLANNING & ZONING CONTEXT

The property is guided "Commercial" in the city's Comprehensive Plan, and zoned C-2 Neighborhood and Service Center Commercial, as illustrated on the map excerpts on the next page.

For C-2 districts, 'auto and marine; sales, leasing and rental' is permitted as an interim use as per [16.64.040 Appendix D: Schedule Of Permitted Uses By District](#).



Figure 1: Site Location per Anoka County. Subject property is outlined in red, other parcel lines are in orange. Top of image is north.

An interim use is similar to a conditional use, in that the proposed use must meet certain criteria in order to be approved. Conditions of approval can be added to either a conditional use permit (CUP) or an interim use permit (IUP). An interim use is considered in planning practice here in Minnesota to be a temporary or transitional land use. Unlike a CUP, an IUP can have a specified end date. CUPs 'run with the land,' while an IUP functions like a license, in that it will terminate if the business or property is sold.

Cities typically categorize a use as an interim use under the following circumstances:

- **Short-Term Need:** When a use is needed only for a brief period until a permanent location is secured or while a permanent facility is under construction.
- **Interim Acceptability:** When a use is acceptable under current conditions but is expected to become incompatible as development or redevelopment occurs, or will ultimately be replaced by a permitted or conditional use in the district.
- **Planned Long-Range Transition:** When a use reflects anticipated long-term change consistent with the Comprehensive Plan, provided it remains compatible with surrounding development and aligns with the area's architectural character and design standards.

IUPs require review by the city's Planning Commission, and are approved or denied by the City Council. The process and procedures the city follows for interim use requests are outlined in Section 16.58 of the zoning ordinance.

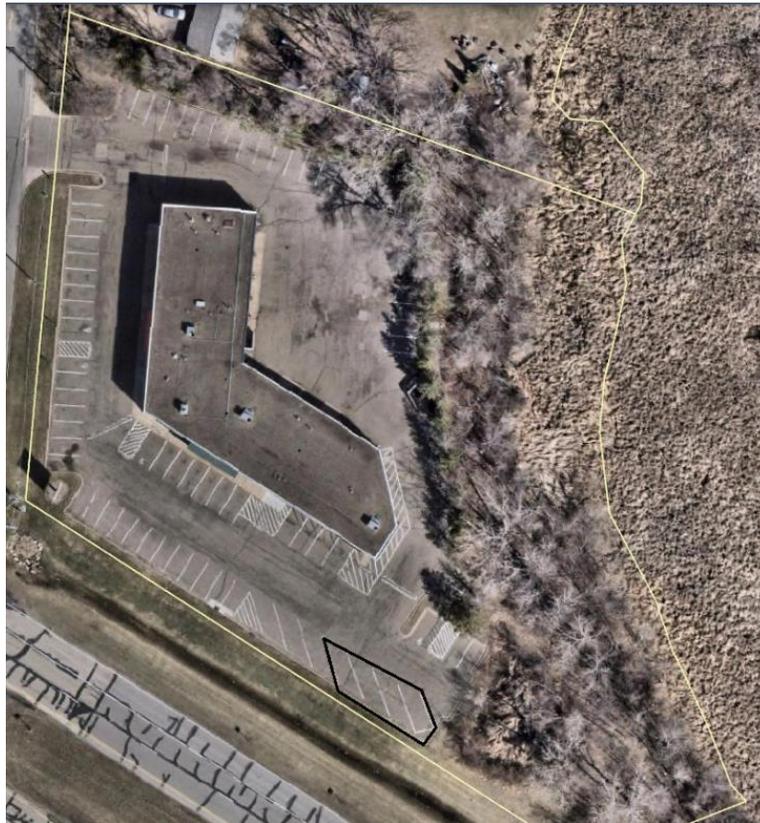


Figure 2: Parking spaces proposed for Outdoor Display are shown in black. Aerial per Anoka County GIS. Top of the above image is north.

PROPERTY INFORMATION

Parcel Description: The property at 1109 County Highway 10 is 2.45 acres in size and located on the northern edge of the city. The site contains an 11,480 SF multi-tenant commercial building. The site has frontage onto both County Highway 10 and Cottagewood Terrace NE, with an existing driveway access on Cottagewood Terrace NE. A total of 73 off-street parking stalls are provided on site.

Laddie Lake is located to the east of the property. Surrounding land uses include commercial uses and an apartment to the west, and single-family residential uses to the rear of the property.

EVALUATION OF REQUEST

Comprehensive Plan

The city's 2040 [Comprehensive Plan](#) designates the subject property as "Commercial" on the Future Land Use Map (see Figure 2-2 within the Plan). The proposed use is classified as a commercial activity and is therefore consistent with, and compatible with, the property's future land use designation.

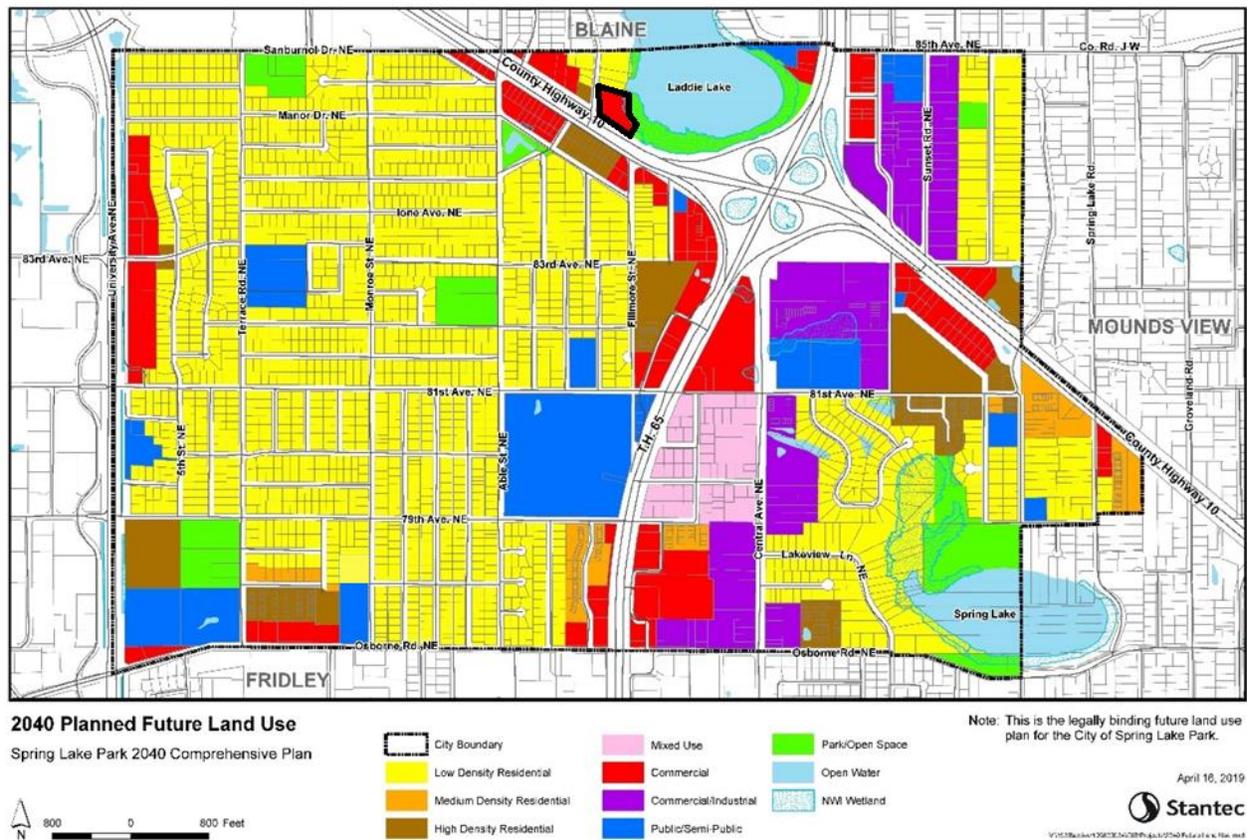


Figure 3: Excerpt of the Future Land Use Map from the city's 2040 Comprehensive Plan.

Zoning Code

The zoning code designates the subject property as Neighborhood & Service Center Commercial (C-2). 'Auto and Marine Sales' is allowed as an interim use in the C-2 district.

The existing building and parking on the property adhere to the city’s zoning code. Section 16.64.010 lists the minimum off-street parking requirements based on use. The applicant’s proposed use would appear to align as a “retail” use most closely, based on the uses listed in Section 16.64.010. Based on this interpretation, the proposed use would require six (6) off-street parking spaces. The other existing uses on the site would fit under the “professional office” and “service station” uses. Given the site has over 70 stalls existing, the site would still have more off-street parking than required under code.

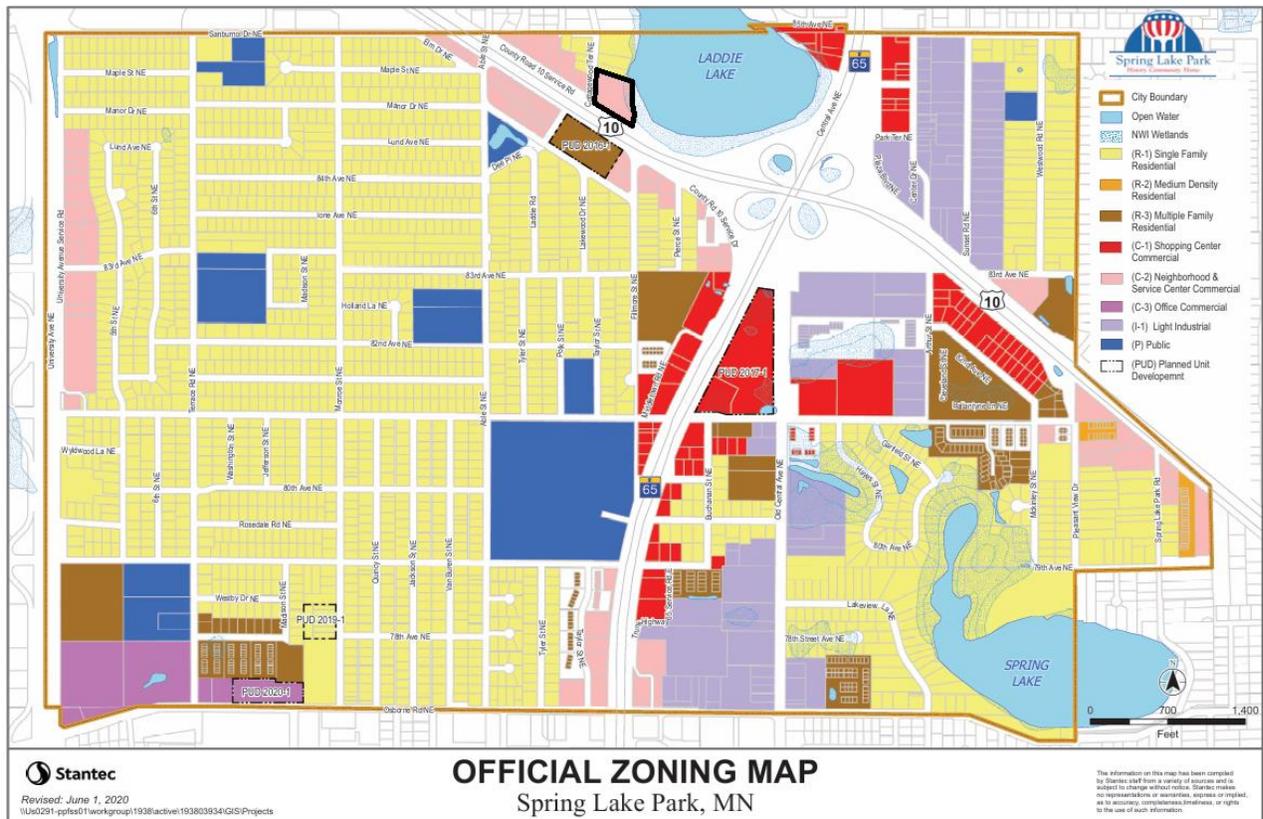


Figure 4: Zoning Map of the city.

Criteria for Review

Section 16.58.030 lists the criteria for review of an interim use request. These criteria are listed below in *italics*, with staff findings following:

- a. *Meets the standards of a conditional use permit as set forth in SLPC 16.56.*

The proposed interim use meets the standards of conditional use permit as stated in Section 16.56.030 Standards for Conditional Use Permit (see criteria and findings listed on page 5 and 6 of this report).

- b. *Conforms to the zoning regulations, performance standards and other requirements.*

The existing site conforms to the city’s zoning regulations, performance standards, and other applicable requirements. The applicant has not proposed making any exterior changes to the building. Any future changes to the building and signage would have to adhere to the applicable requirements of the city’s zoning code.

- c. *Is allowed as an interim use in the zoning district.*

Auto and marine sales are allowed as an interim use in the C-2 zoning district.

- d. *Will terminate upon a date or event that can be identified with certainty.*

The interim use permit will automatically expire upon closure of the proposed business or upon transfer of ownership, whichever occurs first.

- e. *Will not impose, by agreement, additional costs on the public if it is necessary for the public to take the property in the future.*

The proposed use of the building for auto and marine sales will not impose additional costs on the public if it is necessary for the public to take the property in the future

- f. *Will be subjected to, by agreement with the owner, any conditions that the City Council has deemed appropriate for permission of the use, including, but not limited to, a condition that the owner will provide an appropriate financial security to cover the cost of removing the interim use and any interim structures upon the expiration of the interim use permit.*

The owner or applicant can provide additional financial security, if required by the city.

Standards for Conditional Use Permit

The criteria in Section 16.56.030(E)(1) of the Zoning Code related to Conditional Uses are as follows in *italics*:

- a. *The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;*

The proposed use – ‘Auto and marine; sales, leasing, and rental’ – is assumed to be necessary and desirable.

- b. *The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;*

The use, if conducted properly, will not be detrimental to people in the vicinity.

- c. *The proposed use will comply with the regulations specified in this title for the district in which the proposed use is to be located;*

The proposed business will not make any changes to the existing building. The existing building conforms to the city’s zoning regulations, performance standards, and other applicable requirements.

- d. *The use is one of the conditional uses specifically listed for the district in which it is to be located;*

Not applicable.

- e. *The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;*

The proposed business does not include any alterations to the existing building. The use does not create any additional impacts or impact the use and enjoyment of other nearby properties.

- f. *The use will not lower property values or impact scenic views in the surrounding area;*

The conduct of the use itself will not lower property values, but as noted, the appearance of the site with many cars and little green space and landscaping does impact the scenic value of the area.

- g. *Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;*

The existing streets are adequate to serve the proposed use.

- h. *Sufficient off-street parking and loading space will be provided to serve the proposed use;*

Managing the number of cars on-site has been discussed previously with this property. The business is planning to occupy four spaces for outdoor display. There are 73 off-street parking stalls on the site currently. The site provides more parking than is required for the proposed and current uses on the site.

- i. *The use includes adequate protection for the natural drainage system and natural topography;*

There are no changes to the site being proposed that would impact drainage.

- j. *The proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance; and*

The proposed use will have to adhere to requirements under city code regarding odor, fumes, dust, noise, and vibration.

- k. *The proposed use will not stimulate growth incompatible with prevailing density standards.*

Not applicable.

Based on the findings above, the proposed use meets the criteria in Section 16.58.030 for approval of an interim use permit, including the criteria in Section 16.56.030(E)(1).

OTHER REVIEW

Engineering staff reviewed the project plans, and had no comments. Staff with the Coon Creek Watershed District and Anoka County were contacted regarding the request, but had not provided comments at the time of writing this report.

OPTIONS

The Planning Commission can do one of the following:

1. Recommend approval of the request, with findings for approval and with or without conditions.
2. Recommend denial of the request, with findings for denial.
3. Table the request for further review and/or study.

RECOMMENDATION

Staff recommend the Planning Commission recommend the City Council approve of the requested interim use permit to allow for an 'Auto and marine; sales, leasing, and rental' business at 1109 County Highway 10 (parcel 01-30-24-22-0138), with the following conditions and findings of fact:

Findings of Fact:

1. The applicant proposes to operate a retail business selling recreational equipment, marine and boating products, boats, and utility task vehicles (UTVs) within the existing building. No exterior building modifications are proposed. Two other businesses currently occupy tenant spaces within the building, and the applicant would be the third tenant.
2. Retail sales of recreational equipment, marine/boating products, boats, and UTVs are classified as "Auto and Marine Sales" under the City Code. This use is allowed as an interim use within the Neighborhood & Service Center Commercial (C-2) zoning district in which the subject property is located.
3. The applicant proposes utilizing four parking spaces on the southeast corner of the site for outdoor display of merchandise (boats and UTVs).
4. The site currently provides 73 off-street parking spaces. After accounting for the four spaces proposed for outdoor display, 69 parking spaces remain available, which exceeds the minimum off-street parking required for the proposed use and existing uses on the site.
5. The applicant intends to occupy the building in its current condition and has not proposed any changes to the building exterior or existing landscaping.

Conditions of Approval:

1. Expansion of the use on the site, and expansion of outdoor display on the site, shall require an amendment of this permit to be approved by the city.
2. The interim use permit shall remain valid only while the proposed business is in operation. The permit shall automatically expire upon closure of the business or upon transfer of ownership, whichever occurs first.
3. The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
4. The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
5. The applicant shall pay any fees and escrows associated with this request.

RESOLUTION NO. 2026-08

**A RESOLUTION GRANTING APPROVAL OF AN INTERIM USE PERMIT
FOR REC DIRECT INC. TO PERMIT AUTO AND MARINE SALES AT
1109 COUNTY HIGHWAY 10 NE**

WHEREAS, Chad Moren, on behalf of Rec Direct Inc. (the “Applicant”), submitted an application for approval of an Interim Use Permit (“IUP”) to allow “Auto and Marine; sales, leasing, and rental” at 1109 County Highway 10 NE (PID 01-30-24-22-0138); and

WHEREAS, the subject property is legally described as follows:

WHEREAS, the subject property is guided Commercial under the City’s 2040 Comprehensive Plan and zoned C-2, Neighborhood and Service Center Commercial; and

WHEREAS, “Auto and Marine; sales, leasing, and rental” is permitted as an Interim Use within the C-2 zoning district pursuant to SLPC 16.64.040, Appendix D; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on February 17, 2026 and recommended approval of the request; and

WHEREAS, the City Council has considered the application pursuant to SLPC 16.58 (Interim Use Permits).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING LAKE PARK, MINNESOTA AS FOLLOWS:

1. *Findings of Fact.*

- a. The Applicant proposes to occupy approximately 5,725 square feet of an existing 11,480 square foot multi-tenant commercial building for retail sales of recreational equipment, marine and boating products, boats, and utility task vehicles (UTVs), with no exterior building modifications proposed.
- b. The property is guided Commercial in the 2040 Comprehensive Plan, and the proposed use is consistent with that designation.
- c. The property is zoned C-2, Neighborhood and Service Center Commercial, and “Auto and Marine; sales, leasing, and rental” is permitted as an Interim Use in that district.
- d. The Applicant proposes to use four (4) existing parking spaces for limited outdoor display. The site currently contains 73 off-street parking spaces, and even after allocation of four spaces for display, the remaining parking exceeds minimum zoning requirements for the existing and proposed uses.
- e. Existing streets, including County Highway 10 and Cottagewood Terrace NE, are adequate to accommodate anticipated traffic associated with the proposed use.
- f. No site grading, drainage, or exterior alterations are proposed; therefore, stormwater management and natural drainage systems will not be adversely impacted.

- g. The use, if operated in compliance with City Code and the conditions of this permit, will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, nor injurious to property values.
 - h. The Interim Use Permit will automatically expire upon closure of the business or transfer of ownership, consistent with SLPC 16.58.030(d).
2. *Approval.* The Interim Use Permit for “Auto and Marine; sales, leasing and rental” at 1109 County Highway 10 NE is hereby approved subject to the following conditions:
- a. The use shall be limited to operation within the existing building and to a maximum of ten (10) designated parking spaces for outdoor display, with no more than six (6) such spaces located in the front of the building, as generally depicted in the approved application materials.
 - b. Expansion of the use, including additional outdoor display or outdoor storage, shall require amendment of this Interim Use Permit.
 - c. No outdoor storage of inoperable vehicles, parts, or equipment is permitted.
 - d. All activities shall comply with applicable provisions of the Spring Lake Park City Code, including but not limited to performance standards related to noise, odor, vibration, and lighting.
 - e. The Applicant shall obtain and maintain all required local, county, state, and federal licenses and permits.
 - f. The Interim Use Permit shall expire upon (a) closure of the business, (b) transfer of ownership of the business or property, or (c) violation of the conditions of this permit.

The foregoing resolution was moved for adoption by

Upon roll call, the following voted aye

And the following voted nay:

Whereupon the Mayor declared said resolution duly passed and adopted this 2nd day of March 2026.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer



City of Spring Lake Park Feasibility Report

2026 Street Improvements Project

Plaza Boulevard, Theorin Terrace, Center Drive,
Sunset Drive, and part of the TH 10 Service Drive

March 2026
Stantec Project No. 193807587



Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis MN 55402
Tel: (612) 712-2000

March 2, 2026

Honorable Mayor and City Council
City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432-2116

Re: Feasibility Report
2026 Street Improvements Project - Plaza Boulevard, Theorin Terrace, Center Drive,
Sunset Drive, and part of the TH 10 Service Drive
Stantec Project No.: 193807587

Dear Mayor and Council:

A Feasibility Report has been prepared for providing street improvements on Plaza Boulevard, Theorin Terrace, Center Drive, Sunset Road, and a portion of the TH 10 Service Drive. The report was authorized by the City Council on November 3, 2025 (Resolution 2025-38).

The Report includes a discussion of the existing condition of the streets, as well as a description of the improvements recommended for inclusion in this project. The improvements primarily include street rehabilitation (mill and overlay) and select repairs to the existing concrete curb and gutter.

A planning-level cost estimate for the recommended improvements is also included in the Report, along with a possible method of cost allocation for division of costs between the City and properties that will benefit from the improvements.

We would be pleased to meet with the City Council and Staff at any mutually convenient time to discuss the findings of this Report.

Sincerely,
STANTEC

Phil Gravel, City Engineer

I hereby certify that this report, plan, or specification was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Phil Gravel, PE

Date: March 2, 2026 Registration No. 19864

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Executive Summary

Since the late 1990's, the City of Spring Lake Park has undertaken a comprehensive city-wide street maintenance program. Street Improvement Projects have occurred regularly since that time. Recent projects were completed in 2014-2015, 2022, 2024, and 2025. This report presents information for completing improvements on the following:

- Plaza Boulevard (from 85th Ave to south end),
- Theorin Terrace (between Plaza Blvd. and Center Drive),
- Center Drive (from 85th Ave. to TH 10 Service Drive),
- Sunset Road (from 85th Ave. to TH 10 Service Drive), and
- The TH 10 Service Drive (from the Co. Rd. 10 traffic signal to west driveway for Oak Crest).

The proposed improvements presented herein are similar to recent street improvement projects.

The estimated total project cost is \$577,200. The estimated amount to be assessed is \$501,592.15. The net estimated City of Spring Lake Park share of the project \$75,607.85 (total project cost less proposed assessments).

The proposed assessment rates presented herein are consistent with the city's assessment practice. The proposed assessment rates are similar to rates from previous projects when adjusted for inflation. If the Council wishes to proceed with the project, the next steps include preparation of a detailed financial analysis, sharing information with the public, and final preparation of plans and specifications.

Introduction and Existing Roadway Conditions

The City Council authorized preparation of a Feasibility Report to complete a street improvements project on the streets in the project area on November 11, 2025.

The streets in the project areas are urban, bituminous roadways with concrete curb and gutter. Most of the streets are 32-feet wide (face of curb to face of curb). Plaza Boulevard is 35-feet wide (face of curb to face of curb).

Plaza Boulevard, Theorin Place, Center Drive, and Sunset Drive were last paved in 1997. The TH-10 Service Drive was last paved in 2001.

Existing street information is presented below.

Plaza Boulevard And Theorin Place:

Street Width	35-feet (Plaza) and 32-feet (Theorin) face of curb to face of curb
Bituminous Wear	1.5-inches (from 1997)
Bituminous Base	2.0-inches (from 1997)
Aggregate Base	6.0-inches depth of reclaimed material from 1997
Number of Driving Lanes	2 (one in each direction)
Sidewalk	None

Center Drive and Sunset Road:

Street Width	32-feet (face of curb to face of curb)
Bituminous Wear	1.5-inches (from 1997)
Bituminous Base	2.0-inches (from 1997)
Aggregate Base	6.0-inches depth of reclaimed material from 1997
Number of Driving Lanes	2 (one in each direction)
Sidewalk	None.

TH-10 Service Drive (traffic signal to Oak Crest west driveway):

Street Width	Variable tapering to 32-feet (face of curb to face of curb)
Bituminous Wear	1.57-inches (from 2001)
Bituminous Base	1.57 inches (from 2001)
Aggregate Base (CI5)	5.90 inches (from 2001)
Number of Driving Lanes	2 (one in each direction)
Sidewalk	None.

The existing curb and gutter on all roads within the project area is generally in fair condition. Minor cracks and settlements exist in some spot locations.

In place storm sewer catch basin structures in the project area need repair or replacement. The Public Works Supt. will determine which structures require repairs or replacement.

Geotechnical Investigation

Because the project is limited to surface replacement work, no geotechnical investigation or environmental sampling has been completed.

Roadway Design Considerations

STREET SECTION

According to available record documents, the existing street sections in the project area are generally 3.5-inches of bituminous over +/- 6-inches of reclaimed aggregate material and/or Class 5 aggregate.

Upon review as part of the process of preparing this report, the surface condition of the streets in the project area was reviewed. It was determined that pavement maintenance is necessary to maintain the integrity of the street base.

The proposed construction will include removing the top layer of bituminous by milling. The mill thickness will be 2-inches deep maximum. After milling, patching of any areas of distress will occur. Finally, the road will be resurfaced by placing a new 2-inch thick bituminous surface.

CONCRETE CURB AND GUTTER

The streets included in this project have existing B618 (high back) concrete curb and gutter. Based on a field review and discussions with the Public Works Director, the majority of the curb appears to be in satisfactory condition. The City has indicated that they prefer to save the curb and gutter if possible. Therefore, it is proposed to limit the replacement of curb and gutter to spot areas. Proposed curb replacement segments include those sections currently showing damage or deterioration and at those locations where storm sewer repairs and pedestrian ramp replacements are proposed.

SIDEWALK

Currently there is no existing sidewalk within the project area. No new sidewalk is proposed as part of this street maintenance project. However, it is proposed to add pavement markings on Sunset Road in order to mark the street edges to provide areas for possible pedestrian walking.

Storm Sewer

No storm sewer pipe work is proposed. The existing storm sewer structures will be inspected by the Public Works Director to determine pipe conditions and identify necessary repairs. The existing storm sewer catch basins in the project area will all be maintained by resetting the existing frame and casting.

Water Main

No water main work is proposed. The existing water distribution system in the project area is deemed to be in an acceptable condition based on the history of past repairs in the project area and discussions with the Public Works Director. No improvements or extensions will be made to the water distribution system as part of this project. Work on the system will be limited to adjustment of valve boxes or hydrants as part of the street improvements.

Sanitary Sewer

No sanitary sewer work is proposed. Sanitary sewer mains exist along the length of the streets in the project area. The existing sewer mains have all been lined as part of past sewer lining projects. No extensions or upgrades to the sanitary sewer system are proposed as part of this project.

Permits

To construct the proposed improvements discussed herein, it is anticipated the following permits will need to be obtained prior to the start of construction:

- Minnesota Pollution Control Agency: A NPDES General Storm Water Permit for Construction Activities will be required from the Minnesota Pollution Control Agency.
- Coon Creek Watershed District (CCWD):
Per the current CCWD rules (Effective 01/01/2023), an erosion and sediment control plan will be required, but a Rule 3 (Stormwater Management) permit should not be required because the method of construction proposed (milling and patching) does not meet the CCWD definition of Full Reconstruction.

CCWD Rule 3 - Stormwater Management

- **Fully Reconstructed Impervious Surface.** An area where impervious surface is removed down to the underlying native soil, and the underlying native soil (as distinguished from roadway subbase material) is disturbed. The following are among those actions that do not constitute impervious surface reconstruction: structure renovation; impervious surface mill, reclamation and overlay; paving of an existing gravel road that will remain rural-section road; hard surface removal and replacement associated with an isolated maintenance activity (as opposed to broader-scale replacement) such as repair of a catch basin or pipe section or replacement at the same hydraulic capacity; and pedestrian ramp installation.

Project Schedule

The following schedule outlines the major project tasks necessary to complete the project.

Authorize Feasibility Report	November 11, 2025
Accept Report and Call for Improvement Hearing	March 2, 2026
Public Improvement Hearing	April 6, 2026
Authorize Preparation of Plans and Specifications	April 6, 2026
City Council Approve Plans and Specifications	April 20, 2026
Open Bids	May 2026
Declare Costs and Order Final Assessment Roll	May 18, 2026

Receive Assessment Roll & Order Assessment Hearing	June 1, 2026
Public Assessment Hearing	June 15, 2026
Award Contract (Award Bid)	June 15, 2026
Begin Construction	July 2026

Opinion of Probable Project Costs

An opinion of Probable Project Costs has been prepared for the proposed improvements based on current information, including an allowance for engineering, administrative fees, and financing. Costs are not included for capitalized interest that will accrue. It is understood that a separate financing analysis of the project will be prepared when funding and financing decisions are made.

A detailed list of the estimated improvement costs is included in an attachment to this report. The total estimated project cost is \$577,200.

Cost Allocation and Assessments

The costs for the improvements will be recovered through a combination of assessments to the properties benefiting from this project and City funding. The total estimated project cost is \$577,200.

CITY ASSESSMENT POLICY AND PRACTICE

The City Council adopted Resolution 98-48 on November 16, 1998 establishing a Pavement Management Policy. The City adopted an addendum to the policy in January 1999 to clarify construction issues. Resolution 98-48 established assessment policy to be applied to street improvement projects.

The policy provides that commercial, industrial, school, and church properties shall pay 100 percent of the actual cost based on the front footage of the property adjacent to the streets being improved. On previous city improvement projects, public land (city property) is treated the same as school and church properties.

For residential properties, the policy says that costs will be split, with approximately 45% being assigned to the residential properties, and approximately 55% being funded by the City. The assignment of costs to residential properties will be made on a per single family residential equivalent unit basis. For this method, a single-family lot is assigned a value of one unit. Per the policy, single family corner lots are to be assessed for improvements on the street in front (shorter length side), and not on the side street (longer length side). There is one corner lot within the 2026 Project (Sunset Td. And 85thg Ave.). This corner lot has the short side facing Sunset Drive and therefore is proposed to be assessed under this project.

Multiple housing lots are counted as proportions of equivalent single-family lots. Duplex units are counted at a rate of 0.8 single-family lots per unit, town homes are counted at a rate of 0.6 single-family lots per unit, and apartments are counted as 0.4 single-family lots per unit. No differentiation is made between attached and detached town home units.

In accordance with recent city practice, costs of public utility improvements incurred on a project (sanitary sewer, water main, and storm sewer piping), will be completely funded by the City, with no portion assessed.

ASSESSMENT RATE ASSUMPTIONS FOR THIS PROJECT

The 2026 Street Improvement work proposed does not include any oversizing beyond that of a typical city residential street. The proposed assessments herein do not include any reduction for oversizing.

There are no sidewalk repair or pedestrian curb ramp replacements proposed. If there were, the costs would not be included in the assessable costs.

ASSESSMENT RATE CALCULATIONS

To determine the proposed assessment rates for this project, a cost estimate was determined for the proposed pavement preservation (mill and overlay). A copy of Opinion of Probable Construction Costs is attached to this report. The assessable project costs amount was used as the assessable project cost for determining assessments.

For residential properties, the City assessment practice calls for assessing 45% of the assessable project cost on a per parcel basis.

For non-residential properties, the City Assessment call for assessing on a front foot basis. The front footage assessment rate is based on 100% of the assessable project costs. The total front footage lengths were determined from Anoka County mapping.

PROPOSED ASSESSMENT RATES

Based on the assumptions and methodology presented above, the resulting estimated assessment rates for a standard residential street are shown below. An analysis of financing and funding options should be prepared based on the information contained herein.

Proposed Assessment Rates:
2026 Street Improvements Project

Single Family Unit Rate	\$2,456.25 per parcel
Per Front Foot Rate	\$ 59.57 per front foot

Estimated Total Assessments:
2025 Street Improvements Project

2026 Street Project Assessments	<u>\$501,592.15</u>
Total Estimated Assessments	\$501,592.15

Assessment Rate Comparison
Past Projects in Spring Lake Park

<u>Project</u>	<u>Unit Rate</u>	<u>Frontage Rate</u>
2025 Street Improvements Project	\$1,800.04	\$56.30
2024 Street Improvements Project	\$2,291.28	\$67.89
2022 Street Improvements Project	\$2,726.00	N / A
2014-2015 Street Imp. Project	\$3,079.55	\$68.22
Able Street/Terrace Road (actual 2011 rates)	\$2,992.93	\$67.92
CSAH 10 Frontage Roads (inflated from 2007)	N / A	\$72.08
81 st Avenue (inflated from 2005)	\$3,119.39	\$71.55
2004 Street Improvement Project (inflated)	\$3,055.77	\$70.50
2003 Street Improvement Project (inflated)	\$3,205.53	\$73.55

AREA TO BE ASSESSED

The area proposed to be assessed includes the parcels adjacent to the improvements. The area to be assessed is shown on Figure 1 of this report. The parcels are listed in the Preliminary Assessment Roll.

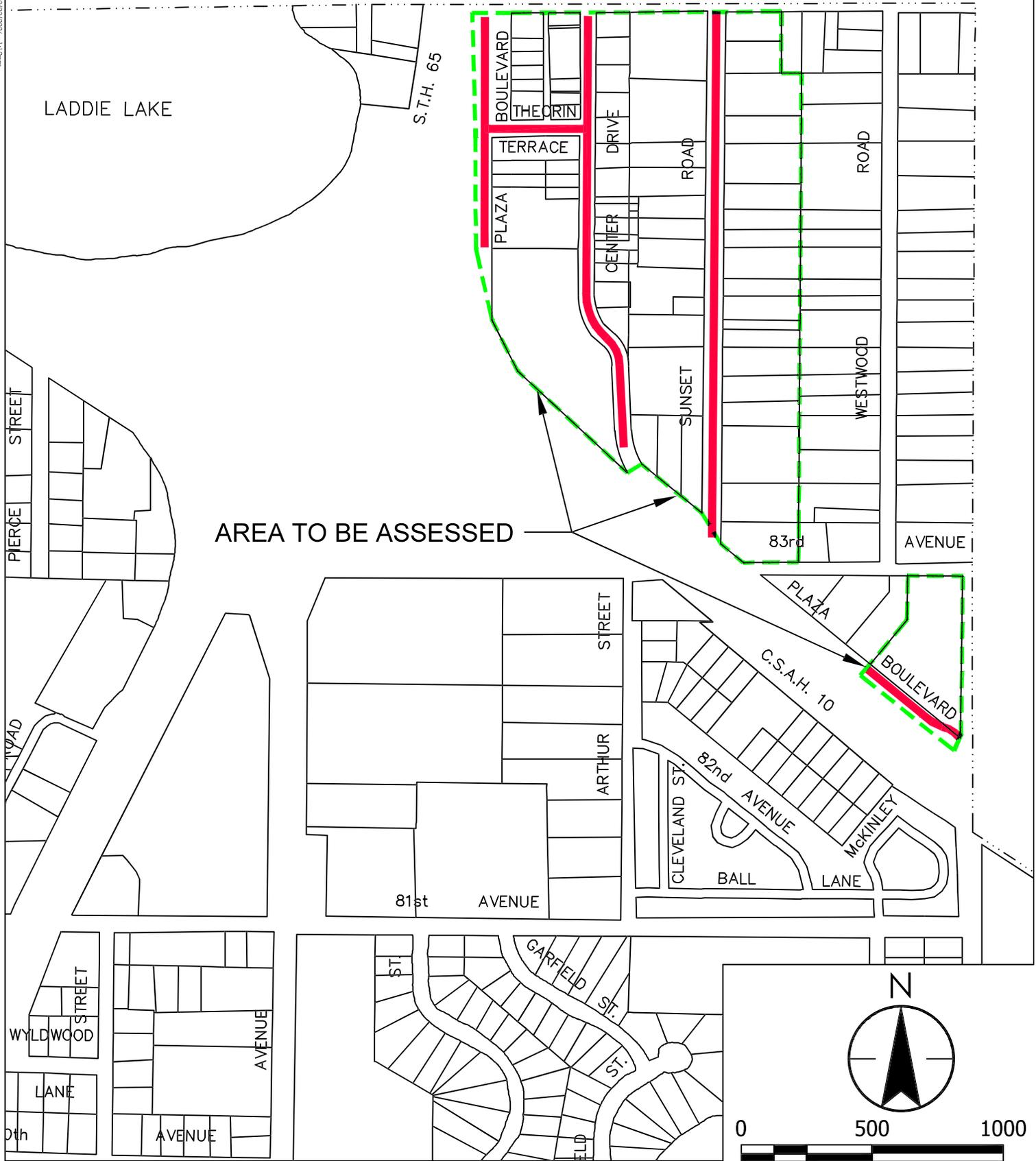
Conclusions and Recommendations

This Feasibility Report was ordered by the City Council based on the age and condition of streets included in the project area. It has been determined that a capital improvement project to reconstruct these streets should be undertaken.

The proposed improvements described in this report are feasible as they relate to general engineering principles and construction procedures. The feasibility of the project as a whole is subject to financial review. The improvements proposed are necessary to improve the condition of the roadway per the City's city-wide street maintenance practice. The improvements proposed are cost effective and feasible based on proven methods for street construction.

A project schedule has been presented for completing the improvements in one construction season. The following recommendations are presented for consideration by the Spring Lake Park City Council:

- A financing analysis for the project should be prepared.
- The City should accept this Report and adopt it as a guide for completion of the proposed improvements.
- The City should consider assessing a portion of the cost of this project to abutting properties in accordance with approved City policy.
- The City should schedule a public improvement hearing to receive input on the proposed improvements.
- Upon completion of the public hearing, if the City wishes to proceed, the City Council should formally order the project.



LOCATION MAP - AREA TO BE ASSESSED

Opinion Assessment Costs (Feasibility Report) - 2026 Street Improvements Project
 City of Spring Lake Park
 March 2026

2.0-inch mill and overlay				Opinion of Probable Costs	
Item	Item	Units	Quantity	Unit Price	Total
1	MOBILIZATION	LS	1	\$10,000.00	\$10,000.00
2	TRAFFIC CONTROL	LS	1	\$4,000.00	\$4,000.00
3	SAW CONCRETE PAVEMENT (FULL DEPTH)	EA	60	\$25.00	\$1,500.00
4	SAW BITUMINOUS PAVEMENT (FULL DEPTH)	LF	3300	\$2.50	\$8,250.00
5	REMOVE CONCRETE CURB AND GUTTER	LIN FT	1135	\$10.00	\$11,350.00
6	REMOVE CONCRETE VALLEY GUTTER	SF	200	\$10.00	\$2,000.00
7	REMOVE BITUMINOUS PAVEMENT	SF	9130	\$2.00	\$18,260.00
8	TYPE SP 12.5 NON WEAR 3-INCH STREET PATCH	SF	9130	\$6.00	\$54,780.00
9	MILL BITUMINOUS PAVEMENT (2.0 INCHES)	SQ YD	17615	\$2.25	\$39,633.75
10	BITUMINOUS MATERIAL FOR TACK COAT	GAL	900	\$3.25	\$2,925.00
11	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	2120	\$100.00	\$212,000.00
12	ADJUST EX VALVE BOX (WITH NEW TOP SECTION)	EACH	3	\$500.00	\$1,500.00
13	ADJUST EX FRAME & RING CASTING	EACH	12	\$1,000.00	\$12,000.00
14	MILL AROUND EXIST. FRAME & RING CASTING	EACH	12	\$100.00	\$1,200.00
15	REPLACE CB FRAME & RING CASTING	EACH	14	\$2,000.00	\$28,000.00
16	CONCRETE CURB AND GUTTER	LIN FT	1135	\$35.00	\$39,725.00
17	7-INCH CONCRETE VALLEY GUTTER	SF	272	\$17.00	\$4,624.00
18	EROSION CONTROL	LS	1	\$5,000.00	\$5,000.00
19	5" LOAM TOPSOIL, SEED, FERTILIZER, & HYDROMULCH	SQ YD	270	\$22.00	\$5,940.00
19	PAVEMENT MARKINGS	LS	1	\$3,000.00	\$3,000.00
20	CONTINGENCY	LS	1	\$16,512.25	\$16,512.25
TOTAL ESTIMATED CONSTRUCTION					\$482,200.00
Administration					\$95,000.00
Total Estimated Assessable Project Cost					\$577,200.00

Assumes standard SLP street.
 2.0-inch mill and overlay. 10% curb repair.
 Bit. base patch is 5% of area pls 2-feet for curb removal.

Front foot assmt. rate is total assessable cost divided by 9689.29 front feet = **\$59.57** per front foot

Assessment rate for residential lots:
 Using the city policy of assessing 45% of cost is $0.45 * 59.57 = 26.81$
 Average lot frontage is 91.617 feet. Per parcel rate = **\$2,456.25** per residential parcel

PRELIMINARY ASSESSMENT ROLL
2026 STREET IMPROVEMENTS PROJECT
 SPRING LAKE PARK, MINNESOTA

March 2026

193807587

2.0-inch Overlay
Proposed

Property ID	Property Address	Owner	Frontage	Assessment	Notes	Mailing address
01-30-24-12-0079	west side of Plaza Blvd	public	866			
01-30-24-12-0044	8485 PLAZA BLVD NE	LUNSETH PROPERTIES LLC	300	\$ 17,871.00	Plaza Blvd.	1923 GREEN AVE, Anoka MN 55303
01-30-24-12-0044	8465 PLAZA BLVD NE	8465 HOLDINGS LLC	100	\$ 5,957.00	Plaza Blvd (NE corner of Plaza and Theorin)	
01-30-24-12-0044	8465 PLAZA BLVD NE	8465 HOLDINGS LLC	128	\$ 7,624.96	Theorin Terrace (NE corner of Plaza and Theorin)	
01-30-24-12-0032	8462 CENTER DR NE	CAS PROPERTIES LLC	128	\$ 7,624.96	Theorin Terrace (NW corner of Center Dr. and Theorin)	733 EAST RIVER RD, Anoka MN 55303
01-30-24-12-0031	8455 PLAZA BLVD NE	WELLS FARGO BANK NA	256	\$ 15,249.92	Theorin Terrace (south side of the road)	PO BOX 2609, Carlsbad CA 92018
01-30-24-12-0038	1440 85TH AVE NE	PANTHER PLAZA LLC	50	\$ 2,978.50	Center Dr. (west side)	419 87TH LN NE, Blaine MN 55434
01-30-24-12-0038	1440 85TH AVE NE	PANTHER PLAZA LLC	5	\$ 297.85	Center Dr. (west side)	419 87TH LN NE, Blaine MN 55434
01-30-24-12-0079	8485 PLAZA BLVD NE	LUNSETH PROPERTIES LLC	195	\$ 11,616.15	Center Dr. (west side)	1923 GREEN AVE, Anoka MN 55303
01-30-24-12-0035	8470 CENTER DR NE	CAS PROPERTIES LLC	50	\$ 2,978.50	Center Dr. (west side)	733 EAST RIVER RD, Anoka MN 55303
01-30-24-12-0034	8470 CENTER DR NE	CAS PROPERTIES LLC	3.5	\$ 208.50	Center Dr. (west side)	733 EAST RIVER RD, Anoka MN 55303
01-30-24-12-0033	8470 CENTER DR NE	CAS PROPERTIES LLC	46.5	\$ 2,770.01	Center Dr. (west side)	733 EAST RIVER RD, Anoka MN 55303
01-30-24-12-0032	8462 CENTER DR NE	CAS PROPERTIES LLC	50	\$ 2,978.50	Center Dr. (NW corner of Center Dr. and Theorin)	733 EAST RIVER RD, Anoka MN 55303
01-30-24-12-0031	8455 PLAZA BLVD NE	WELLS FARGO BANK NA	256	\$ 15,249.92	Center Dr. (west side)	PO BOX 2609, Carlsbad CA 92018
01-30-24-12-0030	8455 PLAZA BLVD NE	WELLS FARGO BANK NA	50	\$ 2,978.50	Center Dr. (west side)	PO BOX 2609, Carlsbad CA 92018
01-30-24-12-0029	8455 PLAZA BLVD NE	WELLS FARGO BANK NA	50	\$ 2,978.50	Center Dr. (west side)	PO BOX 2609, Carlsbad CA 92018
01-30-24-12-0067	8407 PLAZA BLVD NE	NORTHLAND MANAGEMENT INC			Center Dr. (west side)	911 RICE ST, St. Paul MN 55117
01-30-24-12-0075	8329 CENTRAL AVE NE	SLP CENTRAL INDUSTRIAL LLC	33	\$ 1,965.81	Center Dr. (west side) [OL B of plat]	6390 CARLSON DR., Eden Prairie MN 55346
01-30-24-12-0073	8329 CENTRAL AVE NE	SLP CENTRAL INDUSTRIAL LLC	757.42	\$ 45,119.51	Center Dr. (west side) [L1 B1 of plat]	6390 CARLSON DR., Eden Prairie MN 55346
01-30-24-12-0007	8495 CENTER DR NE	EAGLE BROOK CHURCH	100	\$ 5,957.00	Center Dr. (east side)	7015 20TH AVE., Centerville MN 55038
01-30-24-12-0008	8495 CENTER DR NE	EAGLE BROOK CHURCH	100	\$ 5,957.00	Center Dr. (east side)	7015 20TH AVE., Centerville MN 55038
01-30-24-12-0009	8495 CENTER DR NE	EAGLE BROOK CHURCH	100	\$ 5,957.00	Center Dr. (east side)	7015 20TH AVE., Centerville MN 55038
01-30-24-12-0010	8465 CENTER DR NE	CASTRO PROPERTIES LLC	100	\$ 5,957.00	Center Dr. (east side)	
01-30-24-12-0011	8455 CENTER DR NE	EFC REAL ESTATE LLC	100	\$ 5,957.00	Center Dr. (east side)	
01-30-24-12-0012	8445 CENTER DR NE	CLIFTON PROPERTIES LLC	100	\$ 5,957.00	Center Dr. (east side)	
01-30-24-12-0013	8433 CENTER DR NE	JACOBS, MICHAEL B	100	\$ 5,957.00	Center Dr. (east side)	
01-30-24-12-0060	8427 CENTER DR NE	CENTER DRIVE HOLDINGS LLC	10	\$ 595.70	Center Dr. (east side)	2840 113TH LN NW, Coon Rapids MN 55433
01-30-24-12-0068	8421 CENTER DR NE	QUARVE CONTRACTING INC	59.51	\$ 3,545.01	Center Dr. (east side) [Tract A of RLS 205]	9220 BASS LAKE RD., New Hope MN 55428
01-30-24-12-0081	8419 CENTER DR NE	CENTER DRIVE HOLDINGS LLC	60.29	\$ 3,591.48	Center Dr. (east side) [Tracts B&C of RLS 205]	N8916 LAKESHORE DR., Hayward WI 54843
01-30-24-12-0080	8415 CENTER DR NE	CENTER DRIVE HOLDINGS LLC	36.2	\$ 2,156.43	Center Dr. (east side) [Part of L9 and Tract D of RLS 205]	9220 BASS LAKE RD., New Hope MN 55428
01-30-24-12-0075	8413 CENTER DR NE	CENTER DRIVE HOLDINGS LLC	28.5	\$ 1,697.75	Center Dr. (east side) [Irreg. shape]	9220 BASS LAKE RD., New Hope MN 55428
01-30-24-12-0082	8409 CENTER DR NE	CENTER DRIVE HOLDINGS LLC	37.5	\$ 2,233.88	Center Dr. (east side) [part of vacated ROW]	9220 BASS LAKE RD., New Hope MN 55428
01-30-24-12-0065	8407 CENTER DR NE	CENTER DRIVE HOLDINGS LLC	49.99	\$ 2,977.90	Center Dr. (east side)	9220 BASS LAKE RD., New Hope MN 55428
01-30-24-12-0064	8401 CENTER DR NE	PORATH, DIANE KAY	50.01	\$ 2,979.10	Center Dr. (east side)	555 43RD AVE NE, Columbia Heights 55421
01-30-24-12-0078	8401 CENTER DR NE	FRLJ, ADISA	344.95	\$ 20,548.67	Center Dr. (east side) [apartments]	1477 105TH AVE NW, Coon Rapids MN 55433
01-30-24-11-0086	8370 SUNSET RD NE	GRAHAMCO LLC	206	\$ 12,271.42	Center Dr. (east side) [Pro Courier]	
01-30-24-11-0096	1501 COUNTY ROAD 10 NE	FRANGEN INVESTMENTS LLC	218.77	\$ 13,032.13	Center Dr. (east side) [to where 2007 Frig. Rd. project ended]	965 141ST LN NE, Ham Lake MN 55304
01-30-24-11-0082	8498 SUNSET RD NE	EAGLE BROOK CHURCH	229.7	\$ 13,683.23	Sunset Rd. (west side)	7015 20TH AVE., Centerville MN 55038
01-30-24-11-0081	8498 SUNSET RD NE	EAGLE BROOK CHURCH	262.7	\$ 15,649.04	Sunset Rd. (west side) [parking lot]	7015 20TH AVE., Centerville MN 55038
01-30-24-11-0078	8498 SUNSET RD NE	SPRING LAKE PARK TREES LLC	100	\$ 5,957.00	Sunset Rd. (west side) [parking lot]	145 PATENT RD W, Bedford Hills NY 10507

Parcel ID	Address	Area (sq ft)	Value	Notes	Address
01-30-24-11-0079	8430 SUNSET RD NE	100	\$ 5,957.00	Sunset Rd. (west side)	145 PATENT RD W., Bedford Hills NY 10507
01-30-24-11-0080	8424 SUNSET RD NE	100	\$ 5,957.00	Sunset Rd. (west side)	
01-30-24-11-0074	8420 SUNSET RD NE	75	\$ 4,467.75	Sunset Rd. (west side)	
01-30-24-11-0071	8406 SUNSET RD NE	106.75	\$ 6,359.10	Sunset Rd. (west side)	8406 SUNSET RD NE
01-30-24-11-0072	RISE INC	100.05	\$ 5,959.98	Sunset Rd. (west side)	8406 SUNSET RD NE
01-30-24-11-0068	RISE INC	75	\$ 4,467.75	Sunset Rd. (west side)	8406 SUNSET RD NE
01-30-24-11-0069	RISE INC	131.3	\$ 7,821.54	Sunset Rd. (west side) [parking lot]	
01-30-24-11-0086	8370 SUNSET RD NE	262.7	\$ 15,649.04	Sunset Rd. (west side) [Pro Courier]	8365 SUNSET RD NE
01-30-24-11-0098	1541 COUNTY ROAD 10 NE DYN0 FIVE LLC	422.3	\$ 25,156.41	Sunset Rd. (west side)	
01-30-24-11-0091	8493 SUNSET RD NE	97.85	\$ 2,456.25	Sunset Rd. (east side) residential	25430 BLUFF SIDE RD., Deerwood MN 56444
01-30-24-11-0102	8483 SUNSET RD NE	114.85	\$ 2,456.25	Sunset Rd. (east side) residential	25430 BLUFF SIDE RD., Deerwood MN 56444
01-30-24-11-0048	8457 SUNSET RD NE	162	\$ 9,650.34	Sunset Rd. (east side)	
01-30-24-11-0047	COMPLETE COMMERCIAL STRUCTURES L	100.7	\$ 5,998.70	Sunset Rd. (east side)	
01-30-24-11-0049	JOCHUM CYRIL & JOANNE	162.7	\$ 9,692.04	Sunset Rd. (east side)	
01-30-24-11-0050	JOCHUM CYRIL & JOANNE	100	\$ 2,456.25	Sunset Rd. (east side) residential	
01-30-24-11-0052	HALL, SCOTT R.	75	\$ 2,456.25	Sunset Rd. (east side) residential	
01-30-24-11-0053	FREDERICKSON, SUSAN	75	\$ 2,456.25	Sunset Rd. (east side) residential	
01-30-24-11-0051	SCHENDEL, BARBARA	112.7	\$ 2,456.25	Sunset Rd. (east side) residential	
01-30-24-11-0055	SHAMSO, JAMIA MIRE	66	\$ 2,456.25	Sunset Rd. (east side) residential	
01-30-24-11-0054	BRANDT, JAN C	91.54	\$ 2,456.25	Sunset Rd. (east side) residential	
01-30-24-11-0054	SHERVA, ELIZABETH E.	105.16	\$ 6,264.38	Sunset Rd. (east side)	16531 REEDER RDG, Eden Prairie MN 55347
01-30-24-11-0103	VONDRACHEK FAMILY LLLP	110	\$ 6,552.70	Sunset Rd. (east side)	
01-30-24-11-0059	LARAS ERH PROPERTIES LLC	94	\$ 5,599.58	Sunset Rd. (east side)	8365 SUNSET RD NE c/o AGGRESSIVE INDUSTRIES
01-30-24-11-0058	DCB ENTERPRISES LLC	121.4	\$ 7,231.80	Sunset Rd. (east side)	8365 SUNSET RD NE c/o AGGRESSIVE INDUSTRIES
01-30-24-11-0060	DCB ENTERPRISES LLC	200	\$ 11,914.00	Sunset Rd. (east side)	8365 SUNSET RD NE c/o AGGRESSIVE INDUSTRIES
01-30-24-11-0061	BERQUIST, DEWAYNE D TRUSTE	294.15	\$ 17,522.52	Sunset Rd. (east side)	PO BOX 270170, Golden Valley MN 55427
01-30-24-11-0105	SUNSET MANAGEMENT LLC	514.6	\$ 30,654.72	Co. Rd. 10 Service Road	2845 N HAMLIN AVE., Roseville MN 55113
TOTALS		9689.29	\$501,592.15		

Total Frontage is 9689.29-feet.

Proposed rates:

2.0-inch overlay - non-residential \$ 59.57
2.0-inch overlay - residential \$2,456.25

RESOLUTION NO. 2026-09

A RESOLUTION RECEIVING FEASIBILITY REPORT AND CALLING HEARING ON IMPROVEMENT – 2026 STREET IMPROVEMENT PROJECT

WHEREAS, pursuant to Resolution 2025-38, approved by the City Council on November 3, 2025, Stantec has prepared a report regarding the proposed 2026 Street Improvement Project, consisting of improvements to Plaza Boulevard from the right-of-way line at 85th Avenue to its southern terminus approximately 250 feet south of the centerline of Theorin Terrace; Theorin Terrace from the centerline of Plaza Boulevard to the centerline of Center Drive; Center Drive from the right-of-way line at 85th Avenue to the centerline of the Trunk Highway 10 Service Drive; Sunset Road from the right-of-way line at 85th Avenue to the centerline of the Trunk Highway 10 Service Drive; and the Trunk Highway 10 Service Drive from the right-of-way line at Anoka County Highway 10 west approximately 570 feet by rehabilitating said streets, along with any needed sanitary sewer, storm sewer, water system and sidewalk repairs discovered during the project; and

WHEREAS, the report was received by the City Council on the 2nd day of March 2026; and

WHEREAS, the report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING LAKE PARK, MINNESOTA:

1. The Council will consider the improvement of such streets in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statute Chapter 429, at an estimated cost of the improvement of \$577,200.
2. A public hearing shall be held on such proposed improvement on the 6th day of April, 2026 in the Spring Lake Park City Council Chambers at 7:00pm, or as soon thereafter, and the Administrator, Clerk/Treasurer shall give mailed and published notice of such hearing and improvement as required by law.

The foregoing resolution was moved for adoption by

Upon roll call, the following voted aye

And the following voted nay:

Whereupon the Mayor declared said resolution duly passed and adopted this ____ day of _____ 2026.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer



City of Spring Lake Park
Engineer's Project Status Report

To: Council Members and Staff
From: Phil Gravel

Re: **Status Report for 03.02.26 Meeting**
File No.: R:\client\municipal\spring_lake_park_ci_mn (18GEN)

Note: Updated information is shown in *italics*.

2026 Sanitary Sewer Service Clean and Grout Project (193807597). Council authorized this sewer lateral cleaning and grouting project in December 2025. *Bids and construction will be in 2026.*

2026 Seal Coat and Crack Repair Project (193807599). The 2026 Street Seal Coat and Crack Repair Project will include the area north of 81st Ave. between Monroe and Able. Council authorized this project in December 2025. *Bids and construction will be in 2026.*

Possible 2026 Street Project (193807587). *A Feasibility Report is being prepared for a possible street mill and overlay project on Plaza Blvd., Theorin Terrace, Center Drive, and Sunset Rd. in the northeast area of the city. Receive report on 3/2/2026. Public Improvement Hearing on 4/7/2026.*

Storm Sewer Televising Project. The Public Works Director has obtained quotes for storm sewer televising and inspection to have information to use for evaluating future storm lining projects. *Televising will be completed in 2026.*

2025 AT&T on Arthur tower (Escrow # ME2025-0001). AT&T is replacing equipment. 2025-07-18 CDs are okay. Precon site meeting was on 11/12/2025. Bond has been submitted. *The Contractor (Vinco) has stated, will wait until spring to complete. KLM Engineering is doing the inspections.*

2026 Anoka County Highway 10 Paving Project: Anoka County is planning to repave Co. Rd. 10 between Able St. NE and Pleasant View Dr. in 2026. The construction will require shifting traffic on Co. Rd. 10 with short-term closures. Staff met with Anoka County representative on December 9th to discuss the project impacts and coordination with the separate MnDOT bridge repair project.

Future Water Tower Painting Project (19380xxxx). The CIP includes new coatings on the Able and Arthur water towers in 2027 and 2028. The Administrator submitted a PPL application for possible State of MN DWRF financing. *Next steps are to have KLM complete interior and exterior inspections in +/- April 2026 and to submit an IUP application in May 2026.*

2025 MS4 Permit and SWPPP Update (193801776 Task 450). Pond, structural BMP, and outfall inspections are due annually. Program analysis and annual training is due by December. Annual meetings are usually held in June but can be held anytime. Annual Reports to the MPCA are generally due in June. Part 1 of new Permit Application was submitted on April 17, 2025. MPCA Audit of MS4 Permit compliance was held on August 12th. Information was given to the MPCA on September 4th. A formal Notice letter of violation letter was received from the MPCA on September 18th. *A City response was submitted to the MPCA on December 15th. On December 17th, MPCA sent a message that said: All corrective actions have been satisfied Look for the Case Conclusion letter to be issued in the next couple of weeks.*

Please contact Evan Monson, Bruce Paulson, Zach Naslund, Eric Stommes, Jason Quisberg, or me if you have questions.

