



## **SPECIAL CITY COUNCIL MEETING AGENDA**

**MONDAY, OCTOBER 26, 2026**

**SPRING LAKE PARK CITY HALL at 5:30 PM**

### **1. CALL TO ORDER**

- [A.](#) Mayor's Call for Special City Council Meeting

### **2. DISCUSSION ITEMS**

- [A.](#) Discussion Regarding Potential Acquisition of 8455 Terrace Road NE for Expansion of Sanburnol Park
- B. Closed Session Pursuant to Minn. Stat. § 13D.05, Subd. 3(c)(3), to Develop or Consider Offers or Counteroffers for the Purchase of Real Property Located at 8455 Terrace Road NE *(if needed)*

### **3. ADJOURN**

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 1301 81<sup>st</sup> 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 (M.S. §13D.02).

**CITY OF SPRING LAKE PARK  
CALL FOR SPECIAL CITY COUNCIL MEETING**

Pursuant to Minnesota Statutes § 412.191, subdivision 2, and Spring Lake Park City Code (SLPC) § 3.04.010, Paragraph B, Subparagraph 2, I, Robert Nelson, Mayor of the City of Spring Lake Park, hereby call a special meeting of the Spring Lake Park City Council to be held as follows:

**Date:** Monday, October 26, 2026

**Time:** 5:30 p.m.

**Location:** Spring Lake Park City Hall  
1301 81st Avenue NE  
Spring Lake Park, MN 55432

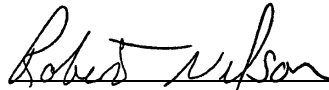
**Purpose of Meeting:**

The purpose of this special meeting is to discuss the potential acquisition of real property located at 8455 Terrace Road NE for the expansion of Sanburnol Park.

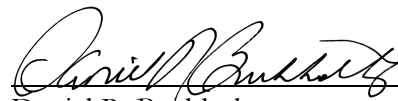
The City Council may also enter into a closed session pursuant to Minnesota Statutes § 13D.05, subdivision 3(c)(3), to develop or consider offers or counteroffers for the purchase of real property located at 8455 Terrace Road NE.

No other business shall be considered at this special meeting.

Dated: October 23, 2026

  
Robert Nelson, Mayor

**ATTEST:**

  
Daniel R. Buchholtz  
Administrator, Clerk/Treasurer



# Memorandum

**To:** Mayor Nelson and Members of the City Council  
**From:** Daniel R. Buchholtz, ICMA-CM, Administrator, Clerk/Treasurer  
**Date:** October 23, 2026  
**Subject:** 8455 Terrace Road NE

Mayor Nelson has called a special City Council meeting for Monday, October 26 at 5:30pm to discuss the potential acquisition of property located at 8455 Terrace Road NE.

The approximately 0.65-acre property is immediately adjacent to Sanburnol Park and directly south of the City-owned Morgan property at 8463 Terrace Road NE. Acquisition would allow the City to square off the southwestern corner of Sanburnol Park and provide additional land to support future park improvements.

The potential acquisition of this property has been discussed informally since the City's purchase of the Morgan property in 2006, particularly as it relates to the possible construction of a recreation building at Sanburnol Park. Acquiring the property would provide additional space and flexibility for the development of such a facility, including associated parking and other recreational amenities.



## Background

The City has a history of acquiring property along Terrace Road for expansion of Sanburnol Park. In 1995, the City Council approved the purpose of approximately 0.41 acres from the Morgan property for parking lot improvements. In 2006, the City acquired the remaining Morgan property, with the long-term goal of expanding the park and potentially constructing a recreation building. The acquisition of the 8455 Terrace Road NE property has been discussed informally since 2006 to further facilitate the construction of a recreation building at this site.

The property was historically owned by Marlin and Doris Ferrian and has an extensive history of property maintenance issues dating back to the early 1980s. The City undertook a court-ordered cleanup of the property in 1996. In 2008, the City Council declared the residence as hazardous building and ordered its removal. Subsequent court proceedings allowed the owners to rehabilitate the residence rather than demolish it, with the required improvements reported complete in January 2013. Transfer of the property from Marlin and Doris Ferrian to Denny Ferrian took place in 2011. Denny Ferrian passed away on October 10, 2025. The heirs listed the property for sale this week.

The property is currently listed for sale for \$250,000. It contains a single-family home constructed in 1957 and an attached two-car garage. The home is in a state of disrepair, with flooring torn up throughout the residence and a strong ammonia odor believed to be associated with cat urine. The basement is unfinished as well.

The City has resources available in the Park Improvement Fund that could potentially be used toward the acquisition. However, these funds are currently earmarked to address additional costs associated with the Terrace Park building project. Redirecting these resources would require the City Council to reconsider its existing funding priorities and evaluate the potential impact on that project.

Redirecting these funds toward the acquisition could have significant implications for the Terrace Park building project. Without an alternative funding source, the City may not have sufficient resources to proceed with that project as currently contemplated. This could jeopardize the City's \$450,000 Community Development Block Grant (CDBG) award and potentially require the City to return the grant funds if the project cannot be completed in accordance with the grant requirements.

The City has also requested \$1.2 million in federal Community Project Funding for the Terrace Park building project, of which \$500,000 was included in the FY 2027 House Appropriations Bill. If ultimately approved by Congress, these funds would supplement the CDBG award and reduce the City's need to utilize Park Improvement Fund resources. However, this funding has not been finalized and should not be relied upon when considering the potential acquisition.

The central tradeoff for the City Council is whether the long-term opportunity to expand Sanburnol Park justifies redirecting funds currently earmarked for the Terrace Park building project, particularly while additional federal funding remains uncertain. Proceeding with the acquisition could require the City to identify alternative funding for Terrace Park, modify the project's scope, or reconsider its ability to proceed as currently planned.

## **Recommendation**

Staff is seeking City Council direction on whether to pursue the acquisition of 8455 Terrace Road NE for expansion of Sanburnol Park.

If you have any questions, please do not hesitate to contact me at 763-784-6491.