



City of Spring Lake Park
Engineer's Project Status Report

To: Council Members and Staff
From: Phil Gravel

Re: **Status Report for 07.20.26 Meeting**
File No.: R:\client\municipal\spring_lake_park_ci_mn (18GEN)

Note: Updated information is shown in *italics*.

2026 Street Project (193807587). This project consists of a street mill and overlay project on Plaza Blvd., Theorin Terrace, Center Drive, Sunset Rd. and a portion of the Hwy-10 Frontage Road. Neighborhood Meeting was held on March 31st. First Improvement Hearing was on 4/7/2026. Bids came lower than anticipated. Public Assessment Hearing was held on June 15th. Council awarded bid to ASTECH on June 15th. *Construction Contracts have been received and can be signed after City Attorney Review. A Preconstruction Conference will be held in July (waiting to hear from Contractor).*

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.*

American Water Infrastructure Act Plan Update (19380____). The City is required to conduct and certify a Risk and Resilience Assessment (RRA) and an Emergency Response Plan (ERP) this year (every 5 years). *The RRA and ERP are currently being revised. THE RRA was certified on 6/30/26. The ERP will be updated to meet the 12/30/26 submittal deadline.*

2027-2028 Water Tower Maintenance Project (193807712). The CIP includes new coatings on the Able and Arthur water towers in 2027 and 2028. City Administrator has applied for Congressional funding. *Next steps are to have KLM review previous inspections and to begin the design process.*

2025 AT&T on Arthur tower [Escrow # ME2025-0001]. AT&T replaced equipment under this project. *The Contractor (Venco) has completed their work. KLM Engineering (representing the City) completed a final inspection on 4/28/2026 and issued a final approval letter on 6/7/26. City can deal with cash escrow once final invoices are received.*

Terrace Park Drainage Improvements Project (193807324). The Parks and Rec. Director has indicated that a drainage and drain tile project might be necessary for Terrace Park. A letter outlining the project and a request to proceed to bidding will be presented at a forthcoming meeting.

Terrace Park New Park Building (193807324 and 222702844). Working with the Parks and Rec. Director on drawings for a new park building. *Plan preparation continues. Bids will be received on August 18th.*

Please contact Evan Monson, Bruce Paulson, Jack Menke, Mark Janovek, or me if you have questions.

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

Feel free to contact Harlan Olson, Phil Carlson, Jim Engfer, Mark Rolfs, Marc Janovec, Peter Allen, or me if you have any questions or require any additional information.

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Please contact Phil Carlson, Bruce Paulson, Zach Naslund, Eric Stommes, or me if you have questions or require additional information.

2026 T-Mobile on Able tower (A1O0806E) [Escrow # ME2026-0001]. T-Mobile is replacing equipment. Construction drawing review letter was sent on 2026-04-21. Revised Construction Drawings *have been approved. Building permit can now be processed. KLM will inspect for City.*

2026 T-Mobile on Arthur tower (A1O0091A) [Escrow # ME2026-0002]. T-Mobile is replacing equipment. Construction drawing review letter was sent on 2026-04-22. Revised Construction Drawings *have been approved. Building permit can now be processed. KLM will inspect for City.*

Storm Sewer Televising Project. The Public Works Director obtained quotes for storm sewer televising and inspection to use for evaluating the need for storm lining projects. The contractor, American Environmental, *sent data to the City on 4/22/26. Need to determine next steps.*

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.*

2026 Seal Coat and Crack Repair Project (193807599). **Project was cancelled in May 2026.** The 2026 Street Seal Coat and Crack Repair Project includes the area north of 81st Ave. between Monroe and Able. Council authorized this project in December 2025. *Bids were opened on March 24, 2026. Construction begins in late June.*

As of 2-1-26:

Environmental Assessments at 8478 and 8492 (along with 8480 and 8484) Highway 65 NE (Stantec project 227707092).

... [contact Eric Stommes (eric.stommes@stantec.com) for update]

The City received a No Association Determination letter dated January 30, 2025 from the Minnesota Pollution Control Agency (MPCA) Voluntary Brownfield Programs. A vapor mitigation contractor was authorized by the City to complete the vapor mitigation work at the Site.

Sample Tower Painting schedule using Drinking Water Revolving Loan Funds (DWRF). Fiscal year 2027 (July 1, 2026 to June 30, 2027).

Project Priority List (PPL) Application	April 2025 (COMPLETED).
New KLM inspections on towers	March 2026 to verify the extent of work required and provide updated cost estimates). Budget \$50,000 for the new KLM reports.
Apply for State Revolving Fund Intended Use Plan (IUP)	May 2026 (deadline is June). This is for project that plan to construct in 2027.
Begin Plans and Specifications	June 2026 (will want KLM to complete updated interior and exterior inspections).
IUP finalized by PFA (2027 IUP)	October 2026 (funding before 6/30/27).
Notify Antenna Companies	???
Finished Plans and Specs to MDH	December 2026 (begin in June).
Bid	February 2027.
Loan Application to PFA	February 2027 (deadline is March – see Loan Application Guide).
MDH Certified Construction Plans to PFA (this is when the project gets “funded”)	May 2027.
Award Const. Contract	May 2027.
Begin Construction	June 2027.
Substantial completion	October 2028.

- Assume an Able tower full reconditioning in 2027. Budget \$812,500.
- Assume an Arthur tower full reconditioning in 2028. Budget \$1,000,000.

Other issues/projects.

City Hall Building (193806049). Design started in January 2023. Plans approved on October 16, 2023. Contract awarded on February 5, 2024. Open house on May 22, 2025. *Construction continues with final issues being addressed.* **[moved item off of list on 6-10-25]**

Geographic Information System (GIS) and Mapping (193806747). Implementation of an online ArcGIS system to maintain public works documents and provide mapping of infrastructure. Training continues as requested. Updates can be completed if issues are identified. **[done]**

2022-2023 City of Mounds View Street Project (trail in Spring Lake Park along Co. Rd 10): SAP 183-020-009 (193805303). Spring Lake Park's portion of this project is a segment of bituminous trail along the south side of Co. Rd. 10 east of Sprig Lake Road to the east city limits (without lighting). *Highway 10 trail construction will occur in 2023. Spring Lake Park needs to consider pavement markings on Spring Lake Rd., Hillview Rd., and Pleasant View Dr.* **[done]**

2021 Storm Pond and Basin Inspections: Staff has inspected storm ponds in the area east of TH65 and north of 81st Ave. in 2021. Repair work on many of the city (public) ponds has been completed. *Letters have been sent to owners of private ponds to inform them of required maintenance.* **[need to do again in 2026]**

08-15-23 Status of Spring Lake Park Cellular Antenna Installations on Water Towers:

- **2021 T-Mobile/Sprint antennae replacement on Arthur Street tower (A1O0091).** This request is based on a 12-30-20 email message from Shane Bagley of Begley Wireless Consultants to Dan Buchholtz. Construction Drawings (CDs) prepared by Fullerton Engineering Design (dated 12/15/20 and updated 5/25/21). A second Construction Documents (CDs) Review memo was sent to applicant on 6/8/2021 - CDs are okay - remaining issues will be resolved at Preconstruction Conference. Lease negotiations complete as of 9/20/21 with approval of Lease Amendment #4. Contractor will need to provide insurance certificate and bond, then schedule precon. Responses received from Begley on 12/3/21, 12/17/21, and 12/30/21. SACW (Construction Contractor) asked to get started (as of 1/28/22). Preconstruction Conference has been held. E-mail sent to SAC on 3/28/22 requesting construction status update. *Joseph Caley e-mail on 3-29-22 says Contractor will be onsite the week on 4-4-22 for photo inspection – need to confirm galv. welds were painted. Message sent to Joseph Caley on 3-31-23. 8-15-2023 message recd. from Joseph Caley. Sent message on 9-25-23.*
- **T-Mobile Antenna Maintenance on Able Street Tower (2020 Anchor).** Building permit 2021-00048. This project includes antennae replacement. The contact person for the design is Tom Jemilo at insite inc. Review of the Construction Drawings (CDs) for this project were approved on 9/29/20. The Second Amendment to T-Mobile Lease Agreement was approved in January 2021. Preconstruction Conference was held with Premise Electrical on 2/17/21. The Electrical portion of the work was done as of 4/5/21. The antenna work has been completed. *9/20/21 msg to contractor: They need to remove the unused conduit as shown on the drawings and discussed at the pre-con. This project is **not** OK to finalize. See Email from Tom Jemilo on 4-25-22 and 8/24/22.*
- **T-Mobile Utility Upgrade/Generator - Able Street Tower (Network Hardening).** Building permit 2019-00229. Contact people for the project are Tom Jemilo at insite inc. and Jason Bayer from JDR (contractor). Review of the drawings was completed in 2020. Precon was held on 1/13/21. Construction was substantially complete as of 2/9/21. Natural gas has been installed. Generator startup has been completed. *Restoration is an issue (5/12/21): The turf not acceptable, fence is broken. Photos have been sent to the Contractor. 7/13/21: No Change. Site will be inspected this week. 9/20/21: This project is acceptable from an inspection standpoint. The City and the Contractor can take the next steps to finalizing the project. Building permit has been closed out as of 10-14-21.*
- **2021 Clearwire equipment removal from Able Street tower (MS52XC144).** Equipment removal project (from Qualtek Wireless - fall of 2020). City Building Permit Number for this project is 2020-00449. Precon was on March 20, 2021 (minutes sent on 4/2/21). Construction started on April 28, 2021. Removal work on tank completed June 2021. 7/13/21: Tom Slack has completed his paint touch-up work. 9/20/21: This project is acceptable from an inspection standpoint. 9/27/21: *City and Contractor can take the next steps to finalizing the project. Building permit 2020-00449 has been closed out as of 10-13-21. Escrow can be released in January 2022 – sent message to City Administrator on 1-19-22.*
- **2022 AT&T on Arthur tower.** 08-0-22 review CDs received. 193801776, New Task 509 AT&T at 8249Arthur authorized on 8-24-22. 10-5-22 message to applicant requesting more info. 11-15-2022 e-mail from Cherisa Small at Nexius said that AT&T had suspended work on this project until further notice. ...
- **2019-2021 Verizon on Arthur Street tower.** This was to be a new installation. The contact person was Michael Raia of TechScope. Revised CDs labeled Revision E were submitted in March 2019 and are considered approvable. Final Lease approved by council on 10/21/2019. *Lease termination request letter sent by Verizon on 6/28/2021. Lease payments will end on 12/31/2025.*
- **2018 AT&T on Arthur Street tower.** Replacement/modification project. 4th Amendment to Lease was approved on 11/19/18. Revision 4 Construction Drawings (CDs) dated 10/17/18 are approvable from an engineering standpoint. Preconstruction Conference was held on 2019-04-09. Final inspection was on 2019-05-03. *Project complete (notes filed in R Drive).*