

**CITY OF HAM LAKE  
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES  
MONDAY, FEBRUARY 5, 2024**

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, February 5, 2024 at 6:00 p.m. in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

**MEMBERS PRESENT:** Mayor Brian Kirkham and Councilmembers Gary Kirkeide, Jim Doyle, Jesse Wilken and Al Parranto

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** City Attorney, Mark Berglund; City Engineer, Dave Krugler; City Administrator Denise Webster; and Deputy City Clerk, Dawnette Shimek

**1.0 CALL TO ORDER - 6:00 P.M.** – Pledge of Allegiance

Mayor Kirkham called the meeting to order and the Pledge of Allegiance was recited by all in attendance.

**2.0 PUBLIC COMMENT** – None

**3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS**

**3.1 Karen Skepper, Executive Director of Anoka County HRA, discussion of the county-wide housing study**

Karen Skepper, Executive Director of Anoka County HRA, was present to discuss the Anoka County Housing Needs Assessment completed in October 2023. Ms. Skepper stated key findings of the assessment which included: robust household growth in Anoka County and the Twin Cities metro area; remaining labor shortages; a tight rental market with a vacancy rate of 2.3%; a dramatic increase in for-sale home prices; a decrease in housing affordability in all markets, but especially for low and moderate-income households; a demand for all types of housing through the year 2030; and potential demand for 18,041 new housing uses. Ms. Skepper stated the final report of the study will be available in about 30 days and asked that the City post the information on its website.

**4.0 CONSENT AGENDA**

These items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in normal sequence. (All items listed on the Consent Agenda are recommended for approval.)

4.1 Approval of minutes of January 16, 2024 and Workshop Meeting Minutes of January 29, 2024

4.2 Approval of claims in the amount of \$360,986.33

4.3 Approval of scheduling the Recycling Days for Saturday, May 4th and Saturday, September 7, 2024

- 4.4 Approval of the Arbor Day Proclamation for May 4, 2024
- 4.5 Approval of Excluded Bingo for four dates (March 7<sup>th</sup>, April 7<sup>th</sup>, October 7<sup>th</sup>, and November 7, 2024) for Blaine Central Alano, 13536 Highway 65 NE
- 4.6 Approval of the reappointment of Erin Dixson, Jonathan Fisher and Jeff Entsminger as Planning Commissioners with the term of March 15, 2024 to March 15, 2027
- 4.7 Approval of purchasing Aluminum Park Bleachers and Hip Shade replacement fabric
- 4.8 Approval of hiring part-time snowplow driver John Abbott
- 4.9 Approval of Resolution No. 24-04 appointing Election Judges for the Presidential Nomination Primary on March 5, 2024 and allowing the City Clerk to appoint additional judges as needed
- 4.10 Approval of purchasing a Pumper Tanker for the Fire Department using Public Safety Aid
- 4.11 Approval of Amendment to Hidden Forest East Fourth Addition Development Agreement and adoption of Resolution No. 24-05

**Motion by Parranto, seconded by Doyle, to approve the consent agenda as written. All in favor, motion carried.**

**5.0 PLANNING COMMISSION RECOMMENDATIONS**

- 5.1 Angela Oldenburger of Paxton Properties, LLC, requesting a Conditional Use Permit to operate White & Sable, LLC, an event center at 15485 Baltimore Street NE and adoption of Resolution No. 24-06

**Motion by Wilken, seconded by Parranto, to concur with the recommendation of the Planning Commission and approve Angela Oldenburger’s request for a Conditional Use Permit to operate White and Sable, LLC, an event center, at 15485 Baltimore Street NE, subject to not exceeding the total occupant load of 299 at any time, outdoor event activities only occurring between the hours of 7:01 am and 10:00 pm, no outside storage, maintaining the landscaping, outdoor lighting, parking lot surface and parking lot striping, clearly marking fire truck access with no parking signs and meeting all City, County and State requirements; and adoption of Resolution No. 24-06. All in favor, motion carried.**

- 5.2 Angela Oldenburger of Paxton Properties, LLC, requesting Commercial Site Plan approval to construct a 10,381 square foot event center at 15485 Baltimore Street NE, PID# 20-32-23-12-0027

**Motion by Kirkeide, seconded by Doyle, to concur with the recommendation of the Planning Commission and approve Angela Oldenburger’s request for commercial site plan approval to construct a 10,381 square foot event center at 15485 Baltimore Street NE, subject to the following conditions: not exceeding the total occupant load of 299 at any time, outdoor event activities only occurring between the hours 7:01 am and 10:00 pm, meeting the requirements of the DNR, obtaining a demolition permit to demolish the existing office and small shed, the exterior finish of the buildings meeting CD-1 building standards, meeting the requirements of the Building Official and City Engineer and meeting all City, County and State requirements. All in favor, motion carried.**

- 6.0 **ECONOMIC DEVELOPMENT AUTHORITY – None**
- 7.0 **APPEARANCES – None**
- 8.0 **CITY ATTORNEY – None**
- 9.0 **CITY ENGINEER – None**
- 10.0 **CITY ADMINISTRATOR – None**

**11.0 COUNCIL BUSINESS**

11.1 Committee Reports – None

11.2 Discussion of the request for funding for Trunk Highway 65 and Bunker Lake Boulevard NE (CSAH 116) engineering interchange design

Mayor Kirkham stated that it has been determined that HRA (Housing and Redevelopment Authority) cannot be used to fund the engineering interchange design of Trunk Highway 65 and Bunker Lake Boulevard NE project. Mayor Kirkham stated that he met with Senator Kruen and he stated that historically if a City does not contribute to a road improvement, the State may pass on that portion of the improvement. Councilmember Kirkeide stated that the City has not contributed to improvements at Crosstown Boulevard NE, Constance Boulevard NE and Bunker Lake Boulevard NE. Councilmember Kirkeide added that that this what the gas tax is for. Councilmember Kirkeide stated that the City supports the project but does not feel the City should contribute. Councilmember Parranto stated he does not want to see this portion of the project be overlooked. Councilmember Doyle stated that this improvement is important to the safety of Ham Lakers and agrees with contributing. Councilmember Parranto questioned if they will expect funds from the City for future improvements of Constance Boulevard NE and Crosstown Boulevard NE. Councilmember Wilken stated he agrees with the City funding \$25,000.00. **Motion by Kirkham, seconded by Doyle, to approve \$25,000 for the funding towards the engineering interchange design for Trunk Highway 65 and Bunker Lake Boulevard NE (CSAH 116). Mayor Kirkham and Councilmembers Doyle, Parranto and Wilken voted yes. Councilmember Kirkeide voted no. Motion carried.**

11.3 Announcements and future agenda items – None

**Motion by Kirkeide, seconded by Parranto, to adjourn the meeting at 6:32 p.m. All in favor, motion carried.**

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Dawnette Shimek, Deputy City Clerk