

**CITY OF HAM LAKE
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES
MONDAY, APRIL 17, 2023**

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, April 17, 2023 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 Jim Doyle, Gary Kirkeide, Al Parranto and Jesse Wilken

MEMBERS ABSENT: None

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

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 Lt. Schuldt, Anoka County Sheriff's Office Monthly Report

Lt. Schuldt gave a summary of the Sheriff's Report for the month of March 2023.

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 April 3, 2023

4.2 Approval of claims in the amount of \$624,577.82

4.3 Approval of the Ham Lake Member City Grant Agreement with Twin Cities Gateway

4.4 Approval of the 2024 Budget for the Upper Rum River Watershed Management Organization

4.5 Approval of Resolution No. 23-17 for the American Rescue Plan Act (ARPA) Funding of equipment for Public Works and City Hall

4.6 Approval of an oversized accessory building at 4114 158th Avenue NE

4.7 Approval of an agreement to contract with Isanti County Animal Control for Temporary Animal Control

4.8 Approval of a Field Party Permit for Maxx Bar & Grill, 17646 Central Avenue NE on May 19-21, 2023

4.9 Approval of relocating a power pole for Great River Energy (GRE) in Crosstown Shopping Center
Councilmember Wilken asked that item 4.9 be removed from the consent agenda.

Motion by Kirkeide, seconded by Doyle, to approve the April 17, 2023 consent agenda with the omission of item 4.9. All in favor motion carried.

Councilmember Wilken asked Engineer Krugler if the \$15,000.00 cost to move the power pole for the Crosstown Shopping Center street reconstruction will be reimbursed to the City. Engineer Krugler stated that the funds would be refunded to the City through MSA Funds. **Motion by Wilken, seconded by Parranto, to approve item 4.9 on the April 17, 2023 consent agenda. All in favor, motion carried.**

5.0 PLANNING COMMISSION RECOMMENDATIONS - None

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES - None

8.0 CITY ATTORNEY

8.1 Discussion of reimbursement for the appraisal for PIN #17-32-23-24-0009

Attorney Berglund stated that they have been in discussions with Mary Bottineau regarding the city obtaining easements for a potential service road on the Southwest corner of Constance Boulevard NE and Highway 65 NE. Ms. Bottineau has obtained an appraisal on the property at a cost of \$1,400.00. Attorney Berglund stated that the appraisal is needed to negotiate the cost with Ms. Bottineau on the cost for the easement. Attorney Berglund stated that he is recommending that the City reimburse Ms. Bottineau for the cost of the appraisal. **Motion by Kirkham, seconded by Doyle, to reimburse Mary Bottineau in the amount of \$1,400.00 for the cost she incurred for the appraisal at property identified as PIN#17-32-23-24-0009. All in favor, motion carried.**

9.0 CITY ENGINEER - None

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

11.1 Committee Reports - None

11.2 Discussion of the low bid for the construction of Fire Station #3 and adoption of Resolution No. 23-18

Mayor Kirkham stated the City has been financially planning for the construction of Fire Station #3. Mayor Kirkham stated that bids were opened on April 5, 2023 and ten bids were received and the low bid came in at \$2,482,000.00 from Ebert Construction; which is higher than was anticipated. Mayor Kirkham has been exploring the pros and cons of going forward with the construction and doesn't see costs going down. The Fire Station can be built with no additional cost for the residents because bonding is not needed. Mayor Kirkham stated that construction of Fire Station #3 will be the last piece of infrastructure to be constructed in the City. Mayor Kirkham stated that he is in favor of moving forward with the construction of Fire Station #3 and the bid overage of approximately \$700,000.00 can be used from reserves in the General Fund. The General Fund reserves would remain at a favorable debt ratio of 62%. Councilmember Kirkeide stated that the bid received is probably the best the city can obtain for a long time. Councilmember Kirkeide added that with the additional development in the southeast area of the City, the Fire Station is needed and will save in response time. Councilmember Parranto stated that every time they have looked at moving

forward with the construction, the price has gone up. Councilmember Doyle stated that he is in agreement with moving forward with the construction. Randy Pavey, Project Manager for Ebert Construction, was present and gave a history of public construction projects Ebert Construction has done. Mr. Pavey stated that they would like to finish construction by the end of the year; and maybe leave seeding for Spring 2024. Mr. Pavey stated that the \$18,000.00 for landscaping and irrigation is not included in the bid as that would be an add-on. Councilmember Kirkeide stated the City has a construction committee and can meet whenever the contractor would need. **Motion by Kirkham, seconded by Wilken, to accept the low bid from Ebert Construction for the construction of Fire Station #3 and adoption of Resolution No 23-18. All in favor, motion carried.**

11.3 Announcements and future agenda items

Mayor Kirkham stated that there are new lots on the north end of the new frontage road south of Crosstown Boulevard NE, behind the new Holiday Station and part of the Holiday plat. Mayor Kirkham stated he would like to see these lots be used exclusively for restaurants or retail shopping. Mayor Kirkham stated that he would like the Planning Commission to discuss a new zoning for this type of use. Administrator Webster asked if this could be incorporated in a development agreement. Attorney Berglund stated this could be part of the development agreement and they would need to talk to the property owner.

CLOSED MEETING - Pursuant to Minn. Stat. §13D.05, Subd. 3(c)(3) to discuss the purchase of real property identified as PIN #17-32-23-24-0009 (during a recess of the regularly scheduled City Council meeting)

Mayor Kirkham called a recess at 6:29 p.m. in order to conduct a closed meeting.

Mayor Kirkham called the closed meeting to order at 6:30 p.m. The closed meeting was adjourned at 6:32 p.m.

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

Dawnette Shimek, Deputy City Clerk