



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@ci.ham-lake.mn.us

CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES MONDAY, MAY 6, 2024

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, May 6, 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 – None

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 15, 2024 and Workshop Minutes of April 15, 2024
- 4.2 Approval of claims in the amount of \$256,054.72
- 4.3 Approval of appointing Andrea Murff as the Finance and Human Resource Director
- 4.4 Approval of Resolution No. 24-17 to appoint signers and authorized traders for bank and investment accounts
- 4.5 Approval of a Temporary On-Sale Liquor License for the Ham Lake Lion's at Lion's Park, 1220 157th Avenue NE, for the Freedom Festival on Saturday, June 29, 2024
- 4.6 Approval of an Exempt Permit for Special Olympics Minnesota to hold a raffle on July 22, 2024 at Majestic Oaks Golf Club, 701 Bunker Lake Boulevard NE
- 4.7 Approval of Ordinance No. 24-01 rezoning portions of land from R-M (Residential-Manufactured Mobile Home) to R-A (Rural Single Family Residential) and portions of land from CD-2 (Commercial Development II) to R-A (Rural Single Family Residential) in Section 8
- 4.8 Approval of hiring summer season employees in Public Works
- 4.9 Approval of Resolution No. 24-18 accepting a \$2,500 donation from the Ham Lake Chamber of Commerce
- 4.10 Approval of a Change Order for the 2024 Bituminous Overlay Project

4.11 Approval of Resolution No. 24-19 accepting the low bid for the Meadow Park North of Constance Boulevard NE (163rd Lane NE from Hasting Street NE to Isanti Street NE and Isanti Street NE from 163rd Lane NE to 164th Lane NE) Street Reconstruction Project

Motion by Doyle, seconded by Parranto, to approve the Consent Agenda as written. All in favor, motion carried.

5.0 PLANNING COMMISSION RECOMMENDATIONS – None

6.0 ECONOMIC DEVELOPMENT AUTHORITY

6.1 Discussion of property PIN # 05-32-23-42-0003

Mayor Kirkham stated that there is a 2-acre property located at 17535 Chisholm Street NE just north of Crosstown Boulevard NE that is zoned CD-2 (Commercial Development Tier 2) with a non-conforming home on the property that is currently bank owned. Mayor Kirkham stated that the City currently has 3.5 million dollars in HRA (Housing & Redevelopment Authority) funds. Mayor Kirkham stated that he contacted Karen Skepper, the Anoka County HRA Executive Director, and she confirmed that these funds can be used to purchase the property, clean it up, tear down the house, so it can be sold as commercial property. Mayor Kirkham stated that he spoke with Engineer Collins about the property and he said a Phase II study should be completed before the City would purchase the property. Mayor Kirkham stated that the current price on the property is \$290,000. Mayor Kirkham stated he spoke with the real estate agent and currently the property is bank owned. Mayor Kirkham stated he did speak with PGM about demoing the house and cleaning up the property and they came back with a quote of \$49,000, if all went well. Mayor Kirkham stated he also spoke with Marty Fisher, Premier Commercial Properties, and Mr. Fisher stated that if the property were flat-level graded, it could sell for about \$215,000, which would be a loss to the City, but that is what these funds are for. Engineer Krugler stated that after speaking with Building Official Jones, the property was owned by an HVAC contractor and there could be refrigerant, asbestos, etc. on the property because of the cars, furnaces and air conditioners being stored on the property for years. Engineer Krugler stated that the septic would need to be removed and the well capped. Engineer Krugler stated that he was unsure whether HRA funds would be used to cover the clean-up costs. Attorney Berglund stated that the Sheriff's sale was on December 11, 2023, so the redemption period would be for six-month, which would be June 11, 2024. Attorney Berglund stated that currently the City would work with the property owner to purchase the property, but after the redemption period, it would be with the highest bidder at the Sheriff's sale, which is the lender out of Virginia Beach, Virginia. Attorney Berglund stated that it looks like the highest bidder was around \$213,000 in the Sheriff's sale. Councilmember Kirkeide stated that the City could abate the property due to code violations and add the costs to the property's taxes. Councilmember Kirkeide questioned if the private sector could buy the property and do the same thing and maybe we should allow that to happen as the property has been on the market for months already. Councilmember Parranto stated they should let it run its course and then see where things stand. Engineer Krugler stated that he would recommend an Environmental Assessment be done by the bank. Councilmember Kirkeide stated the best move is to find out when the property was abandoned as residential and whether the property could continue to be a non-conforming use.

7.0 APPEARANCES – None

8.0 CITY ATTORNEY

Attorney Berglund stated that there was a question on the valve that was missing on the AIA (American Institutes of Architects) by the architect for Fire Station 3 and by omission, it is the responsibility of the City to install a double back-flow preventer, which is necessary to make the project code compliant.

9.0 CITY ENGINEER

Engineer Krugler stated that the substantial completion for Fire Station 3 was signed off last week and there are only minor punch list items that need to be completed, which should be done by the end of the month. Engineer Krugler stated that the Fire Chief is hoping to move into the station soon.

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

11.1 Committee Reports

Councilmember Kirkeide stated that at a previous workshop meeting with B&L Farms requesting to use a building on their property as an event center was cut short because of the scheduled City Council meeting following it. Councilmember Kirkeide stated that the property does not have 20 acres and therefore the activity would not be allowed. Councilmember Kirkeide stated that even with parking and restrooms in the building, the zoning still disallows that activity entirely and there is nothing else to discuss that he is aware of. There was discussion if it could still be allowed under a CUP (Conditional Use Permit). Councilmember Kirkeide stated that a CUP in R-A (Rural Single Family Residential) zoning is based on how much land you have and it must be over 20 acres, just like if you have more acreage you can have larger garages or multiple garages on a property. Councilmember Kirkeide stated that the Building Official previously made the comment that you cannot compare this property to other properties. Mayor Kirkham stated that they were comparing themselves to Anoka County Farms and the Winery, where these uses are allowed with a Conditional Use Permit in R-A zoning being on parcels larger than 20 acres. Councilmember Kirkeide stated that zoning is everything and it supersedes the building code. There was discussion that a letter was sent by Attorney Berglund letting them know that they currently cannot run an event center on the property and gave them a list of some conditions they needed to do to try and get a Conditional Use Permit and as far as he knows, they have not been in contact with the City. Councilmember Kirkeide stated that you cannot disturb the residential character of a neighborhood. Councilmember Doyle stated that they were sent a letter by the Attorney and have not communicated to staff so this is where he also stands.

11.2 Announcements and future agenda items – None

Motion by Kirkeide, seconded by Parranto, to adjourn the meeting at 6:30 p.m. All in favor, motion carried.


Dawnette Shimek, Deputy City Clerk