

**CITY OF HAM LAKE
SPECIAL MEETING
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES
TUESDAY, AUGUST 24, 2021**

The Ham Lake City Council and Economic Development Authority met for a special meeting on Tuesday, August 24, 2021 at 8:00 a.m. in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Acting Mayor Gary Kirkeide and Councilmembers Brian Kirkham and Jesse Wilken

MEMBERS ABSENT: Mayor Mike Van Kirk and Councilmember Jim Doyle

OTHERS PRESENT: City Engineer, Tom Collins; City Administrator, Denise Webster; and Deputy City Clerk, Dawnette Shimek

1.0 CALL TO ORDER - 8:00 A.M.

2.0 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.)

- 2.1 Approval of changes to the Ham Lake Fire Department Relief Association Bylaws, Appendix C for a pension increase from \$4,000 to \$4,500 per year of service, effective August 25, 2021
- 2.2 Approval of Ordinance No. 21-05 rezoning Evergreen Estates
- 2.3 Approval of the Outdoor Lighting and Maintenance Energy Agreement for street lights in Evergreen Estates
- 2.4 Park Committee Recommendations:
Approval of the painting, netting and fencing quotes for the tennis courts at Lion's Park

Councilmember Wilken requested that item 2.1 be removed from the Consent Agenda.

Motion by Kirkham, seconded by Wilken, to approve the August 24, 2021 Consent Agenda with the omission of item 2.1. All present in favor, motion carried.

Motion by Kirkham, seconded by Kirkeide, to approve the Consent Agenda, as written. Acting Mayor Kirkeide and Councilmember Kirkham voted yes. Councilmember Wilken abstained. Motion carried.

3.0 PLANNING COMMISSION RECOMMENDATIONS

- 3.1 Holiday Stationstores LLC requesting Preliminary Plat and Final Plat approval to rezone portions of land from CD-1 (Commercial Development I) to CD-2 (Commercial Development II) and portions of land from CD-2 (Commercial Development II) to CD-1 (Commercial Development I for

the Holiday Station Store Ham Lake Development (one commercial lot, two commercial outlots and one residential outlot) in Section 5 (this is considered the First Reading of a rezoning Ordinance)

Motion by Kirkham, seconded by Wilken, to concur with the Planning Commission and approve the Preliminary Plat and Final Plat of the Planned Unit Development of the Holiday Station Store Ham Lake Development in Section 5 as presented by Holiday Stationstores LLC subject to Lot 1 and Outlot A being zoned CD-1, Outlot B being zoned CD-2 and Outlot C being zoned R-1 and adhering to plans as submitted; and also include dedicating parkland when Outlot C is developed, vacating a septic easement per Document 1374927, vacating the existing easement referenced on the A.L.T.A Survey in the northeast corner of Parcel 2 along with the access easement per Document 257868, providing proof of recording of a deed dedicating a 20-foot-wide trail easement from Chisholm Street NE right-of-way to Soderville Park, constructing 375 feet (+/-) of municipal state aid (MSA) route of Chisholm Street NE and Baltimore Street NE between Crosstown Boulevard NE and 171st Avenue NE, recording an easement for the temporary cul-de-sac on the southerly portion of Chisholm Street NE being constructed with the plat, meeting the recommendations of the City Engineer, and meeting all City, State and County requirements. All present in favor, motion carried.

3.2 Holiday Stationstores LLC requesting a Commercial Site Plan approval for the construction of a 7,108 square foot convenience store and car wash at 1442 Crosstown Boulevard NE (Lot 1, Block 1, Holiday Station Store Ham Lake Development)

Motion by Kirkham, seconded by Wilken, to concur with the Planning Commission and approve the Commercial Site Plan to construct a 7,108 square foot convenience store and car wash at 1442 Crosstown Boulevard NE (Lot 1, Block 1, Holiday Station Store Ham Lake Development) as presented by Holiday Stationstores LLC, subject to meeting the requirements of the City Engineer, the Minnesota DNR, the Coon Creek Watershed District, including obtaining an Operations and Maintenance Agreement for Stormwater Facilities, obtaining a right-of-way permit from the Anoka County Transportation Department prior to the start of construction, providing proof of approval of the removal of the existing fuel tank from the Minnesota Pollution Control Agency to the Building Official, obtaining a Construction Stormwater Permit from the Minnesota Pollution Control Agency, providing signs limiting the time trucks can park at the site and meeting all City, State and County requirements. All present in favor, motion carried.

3.3 Jim Malvin and Tim Lang, Evergreen Development LLC (formerly Timber Valley Development), requesting Final Plat approval for Evergreen Estates (36 Single Family Residential lots) in Section 21

Motion by Wilken, seconded by Kirkham, to concur with the Planning Commission and approve the Final Plat of Evergreen Estates in Section 21 as presented by Evergreen Development Company LLC subject to rezoning to R-1, trail construction to the west of Quamba Street NE, dedication of a 15-foot-wide trail easement offset by 10-feet from the Xylite Street NE right-of-way, meeting the recommendations of the City Engineer, and meeting all City, State and County requirements. All present in favor, motion carried.

Motion by Kirkeide, seconded by Kirkham, to adjourn the meeting at 8:03 a.m. All present in favor, motion carried.

Dawnette Shimek, Deputy City Clerk