

# CITY OF HAM LAKE

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## CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES TUESDAY, SEPTEMBER 3, 2024

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Tuesday, September 3, 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 Jim Doyle, Gary Kirkeide, and Jesse Wilken

**MEMBERS ABSENT:** Councilmember Al Parranto

**OTHERS PRESENT:** City Attorney, Mark Berglund; City Engineer, Dave Krugler; City Administrator, Denise Webster; 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 Danette Lincoln, 2509 Bunker Lake Boulevard NE – requesting a variance to the 200-foot frontage road requirement for a lot split

Danette Lincoln was present before the City Council. Ms. Lincoln stated her current lot has about 350 feet of linear frontage and the lot split would create two lots with 175 feet linear frontage. City Attorney Berglund stated that this is a situation where the variance cannot be requested and that other conditions have not been met. Councilmember Kirkeide stated the 200 feet requirement for lots is for new subdivisions and wants to know if this lot has always been a single lot or if was combined at one time. Ms. Lincoln stated she did not combine the lot and after doing a survey of the property, she feels all other requirements of having the lot split would be met except for the 200 feet linear frontage since the logistics of the parcel were not changing due to the lots still being used as residential. City Attorney Berglund stated that the general intent and purpose to have 200 feet linear frontage lots is to have larger lots that can accommodate septic systems and a lot split would create non-conforming lots because the City cannot go backwards with City Code and need to enforce current City Code. Councilmember Kirkeide reiterated that old lots were 150 feet linear frontage and wants research of Anoka County records done to ensure the lot was not combined. City Engineer Krugler stated that looking at 1977 records from Anoka County, there was no indication at that time the lot was a double lot. City Attorney Berglund stated that legally speaking, the lot is currently conforming and it cannot go to non-conforming lots. City Attorney Berglund continued that City Code is there and needs to be enforced.

Sayed Alzman, 2509 Bunker Lake Boulevard NE, stated he does believe it was combined and he will look into the records. City Attorney Berglund reiterated it cannot be split. Mayor Kirkham stated if the property owners can find it was combined, he would be willing to look into it further. Mayor Kirkham inquired

about whether the owners looked into whether the property was suitable for building on the back part of the lot. Mr. Alzman stated that he has looked into this, and they still need to do a topography of the lot. **It was the consensus by of the City Council to have the property owners obtain a title search of the property to see if was previously a combined lot.**

#### 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 August 19, 2024 and Budget Meeting minutes of August 19, 2024
- 4.2 Approval of claims in the amount of \$591,409.43
- 4.3 Approval of scheduling the Truth-In-Tax meeting allowing public input for December 2, 2024 at 6:01 p.m. to consider the 2025 Budget and Property Tax Levy
- 4.4 Approval of the 2025 Law Enforcement Contract with the Anoka County Sheriff's Office
- 4.5 Approval of Resolution No. 24-40 accepting a \$2,000 donation from the Ham Laker Chamber of Commerce
- 4.6 Approval of Resolution No. 24-41 scheduling a public hearing to vacate a portion of roadway easement on Swedish Drive NE (within the plat of Swedish Chapel Estates)

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

5.0 PLANNING COMMISSION RECOMMENDATIONS – None

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 Report

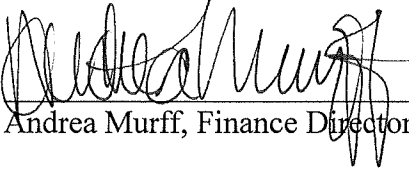
Mayor Kirkham stated he attended a Park Committee Meeting where he learned about two potential new developments with one of developments adding 107 new lots and the other adding 4 new lots and there would also be a wetland bank created. Mayor Kirkham continued that park equipment for Hidden Forest East Park was purchased with a grant from PlayTime, but they did not get the DNR grant the City applied for.

##### 11.2 Consideration of Resolution No. 24-42 approving the 2025 proposed budget and the proposed 2024 levy for payable in 2025

Councilmember Kirkeide stated that once approved the levy could not be increased, but only decreased going forward. Mayor Kirkham stated the three percent increase in the tax levy would increase the tax capacity rate 0.07 percent and he would approve the preliminary budget as is, but wanted to have further discussion on the levy to decrease the tax capacity rate further for the final budget. **Motion by Kirkham, seconded by Doyle, to adopt Resolution No. 24-42 approving the 2025 proposed budget and the proposed 2024 levy for payable 2025. All present in favor, motion carried.**

11.3 Announcements and future agenda items– None

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



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Andrea Murff, Finance Director