



CITY OF HAM LAKE

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CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES MONDAY, NOVEMBER 18, 2024

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, November 18, 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, Jesse Wilken, Al Parranto and Gary Kirkeide

MEMBERS ABSENT: None

OTHERS PRESENT: City Attorney, Mark Berglund; City Engineer, Tom Collins; City Administrator, Denise Webster; Finance Director, Andrea Murff; 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

Mayor Kirkham stated that item 5.2 on the agenda will not be open for discussion and if there are concerns about this item, they should be brought up during public comment.

Christine Dahlman, 17540 Highway 65 NE, Ham Lake, Minnesota, stated that she is in favor of having a snowmobile trail constructed in the proposed plat of Elwell Farms. Ms. Dahlman stated with new City Councilmembers taking office, she wants the land in front of her house to be vacated as they have been maintaining it for 80 years. Ms. Dahlman also asked that if Tammy Gimpl, owner of Gratitude Farms, takes a dog from the City of Ham Lake, would the owner of the dog be required to pay Gratitude Farms to get the dog back.

Amber Hoppe, 1826 163rd Lane NE, Ham Lake, Minnesota, stated that she is for having the snowmobile access in the newly proposed Elwell development. Ms. Hoppe stated that they purchased their home in Ham Lake because of the snowmobile trail behind her lot and having the availability to leave the house on snowmobiles and access trails.

Bob Ross, 4637 169th Lane NE, Ham Lake, Minnesota, stated that running the snowmobile trail along Lexington Avenue NE, will be a problem with the future expansion of Lexington Avenue NE. Mr. Ross stated that City Council should look at the snowmobile industry and the need for the trail. Mr. Ross stated that the snowmobile club would maintain the trail. Mr. Ross added that snowmobiling needs to be brought back.

Josh Bydlon, 14744 4th Street NE, Ham Lake, Minnesota, stated that snowmobiling is one of the reasons he lives in Ham Lake. Mr. Bydlon stated that trails are disappearing and becoming extinct because of

developments. Mr. Bydlon introduced his son, Sam Bydlon. Sam stated it was a blessing to move to Ham Lake to be able to snowmobile to a friend's house and go snowmobiling. Sam added that taking the trails away would not be great.

John Hippe, 13935 Frazier Street NE, Ham Lake, Minnesota, stated he just heard about the proposed development and stated that he does not want the street connection. Mr. Hippe is wondering how much additional traffic this will cause if the road goes through. Mr. Hippe stated that he enjoys watching snowmobilers.

Engineer Collins stated that the Planning Commission discussed extending the street near Mr. Hippe's property, and it was determined that the Planning Commission would not be pursuing the connection.

Kent Anderson, member of the Rice Creek Trail Association, has attended the Planning Commission meetings and stated that the snowmobile trail is vital for the system for inner connectivity. Mr. Anderson stated that they are working with Joe Radach, the property developer, to come up with a satisfactory agreement. Mr. Anderson stated he would like to see a 20-foot-wide easement developed. Mr. Anderson stated that the City Council can use parkland dedication to designate the trail. Mr. Anderson stated that the trail easement would be best being located on high and dry land; but can go through wetlands. Mr. Anderson stated that a concern with placing the trail along the southern boundary and connecting to Lexington Avenue NE is a problematic solution because of utilities, etc. Mr. Anderson would like to set-up a meeting with the developer, City Council, City Staff, Board of Water and Resources to meet and discuss placement of a trail. Mr. Anderson stated that the trail would not be a part of the wetland bank and would need to be 20-feet wide and about 2,000-feet long and link with Lexington Avenue NE. Mayor Kirkham asked if a trail can be placed over a gas easement. Mr. Anderson stated that that would be a last resort, but there is an option that shows following the gas line easement.

John Pierce, 14331 Packard Street NE, Ham Lake, Minnesota, reiterated what others have said. Mr. Pierce wants a trail that will connect and work for everyone.

Joel Ritchie, 14137 Packard Street NE, Ham Lake, Minnesota, reiterated what others have said. Mr. Ritchie also is concerned with points of entry to the development and the "S" curve on 143rd Avenue NE is already troublesome and will be problematic with additional traffic. Mr. Ritchie stated that he abuts the northeast corner of the proposed development, and the gas line easement is a part of his property. Mr. Ritchie would like to keep the trail placement on the south end of the development. Mr. Ritchie stated he has concerns with the trail easement being dangerous for kids playing in the area if it was in his backyard.

Nathan Hoppe, 1826 163rd Lane NE, Ham Lake, Minnesota, stated that his wife spoke earlier and that Ham Lake is for country living where you can snowmobile and stop for food and drinks which increases tourism. Mr. Hoppe stated that he works for Polaris and can ride from his back yard. Mr. Hoppe added that losing trails hurts the snowmobile industry.

Todd Olson, 17023 Quincy Street NE, Ham Lake, Minnesota, stated that he has lived in Ham Lake for a long time and snowmobiling is slowly pulling away. Mr. Olson said he moved to Ham Lake because there is no city sewer and water and he does not want dense development. Mr. Olson stated that people move to Ham Lake for space.

Mayor Kirkham stated he spoke with Anoka County Commissioner Julie Braastad and she said when Lexington Avenue NE is widened between Bunker Lake Boulevard NE north to Coon Lake Beach, there will be a multi-use trail along Lexington Avenue NE. Councilmember Parranto stated he is totally supportive of having a snowmobile trail connection.

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS

3.1 Lt. Anthony Mendoza, Anoka County Sheriff's Office Monthly Report

Lt. Mendoza gave a summary of the Sheriff's Report for the month of October 2024.

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 November 4, 2024, Budget Meeting minutes of November 4, 2024, and Board of Canvass minutes of November 13, 2024
- 4.2 Approval of claims in the amount of \$528,099.31
- 4.3 Approval of the upgrade to the Emergency Siren Transmittal Equipment and Software
- 4.4 Approval of Ordinance No. 24-05 regarding extreme curves under Article 10 of the Ham Lake City Code
- 4.5 Approval of Findings of Fact Resolution No. 24-56 for 2509 Bunker Lake Boulevard NE
- 4.6 Approval of Resolution No. 24-57 scheduling a public hearing to vacate a portion of the drainage and utility easements on Lot 1, Block 6, Enchanted Estates and Lot 1, Block 7, Enchanted Estates
- 4.7 Approval of accepting the resignation of Public Works employee Matt Schommer
- 4.8 Approval of the Joint Powers Agreement (JPA) with Anoka County for Local Partnership in the project development of the Highway 65 Intersection Improvements at CSAH 116 (Bunker Lake Boulevard NE)

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

5.0 PLANNING COMMISSION RECOMMENDATIONS

- 5.1 Roger and Sue Haugen, S & R Developers LLC/Haugen Family Real Estate Trust, requesting Final Plat approval for Enchanted Estates 4th Addition (9 Single Family Residential lots) in Section 14

Motion by Kirkham, seconded by Doyle, to concur with the recommendation of the Planning Commission and approve the Final Plat of Enchanted Estates 4th Addition in Section 14 as presented by Roger and Sue Haugen of S & R Developers LLC/Haugen Family Real Estate Trust, subject to reaching an agreement with the city regarding the terms of escrow for both buildings which would be the demolition cost plus fifty percent for the building on proposed Lot 8, Block 1 and the residing cost, plus fifty percent, for the building that needs to be resided on proposed Lot 9, Block 1, obtaining completion timelines for both of those projects, completing a right to trespass agreement with the city should the projects not be completed, meeting the requirements of the City Engineer and meeting all State, County and City requirements. All in favor, motion carried.

5.2 Joseph Radach of Contour Development LLC, requesting Sketch Plan approval for Elwell Farms (107 Single Family Residential lots and 4 outlots) in Section 36. (Previously reviewed by the Planning Commission on September 9, 2024)

Mayor Kirkham stated he would add to the motion that a snowmobile trail easement be further discussed with the developer and the snowmobile club. **Motion by Kirkham, seconded by Parranto, to concur with the recommendation of the Planning Commission and approve the Revised Sketch Plan of Elwell Farms (107 Single Family Residential lots and 4 outlots) in Section 36 as presented Joseph Radach of Contour Development LLC subject to:**

- **Codification of wetland banking.**
- **Removal of the 137th Lane NE temporary cul-de-sac on the east side of Red Fox Hollow 2nd Addition, relocating the public utilities, paying the application fee for the subsequent public hearing for vacation of the cul-de-sac right-of-way beyond 66-feet and dedication of a 10-foot drainage and utility easement adjacent to the resulting 66-foot wide 137th Lane NE right-of-way.**
- **Outlot B conveyance to the adjacent 4611 139th Lane NE parcel.**
- **Relocation of the 4611 139th Lane NE driveway to Street A.**
- **Notification to the 4611 139th Lane NE property owner of the resulting address change from 139th Lane NE to Opal Street NE.**
- **Extinguishment of the ingress/egress easement per Anoka County Document #486528.**
- **Flint Hills Resources (Minnesota Pipeline) approval.**
- **Future plan submittals to include all removals, including existing buildings, accessory buildings and farm buildings.**
- **Existing wells will need to be sealed per Minnesota Department of Health requirements and proof submitted to the Building Official.**
- **The existing septic systems, including tanks, will need to be abandoned per MPCA requirements and proof submitted to the Building Official.**
- **Demolition permit applications submitted to the Building Official.**
- **Coon Creek Watershed District approval.**
- **Plans showing the existing pond being brought into Minnesota Stormwater Manual slope compliance - 4:1 slope above the normal water level and a 10:1 bench to one-foot below the normal water level.**
- **FEMA Letter of Map Amendments for the lots within the Zone A designation.**
- **Submittal of a habitat assessment/survey due to the possibility of rare, threatened or endangered species per the June 13th DNR Natural Heritage Review.**
- **Making a modification to Lot 107 to show additional parkland dedication for access to fishing pier.**
- **Requiring the developer, snowmobile club, and two Councilmembers to discuss options for placement of a snowmobile trail easement within the development.**
- **Meeting the requirements of the City Engineer**
- **Meeting all City, State and County requirements.**

All in favor, motion carried.

6.0 **ECONOMIC DEVELOPMENT AUTHORITY – None**

7.0 APPEARANCES

7.1 Finance Director Andrea Murff, 3rd Quarter Financial Report

Finance Director Murff gave the financial report for the 3rd Quarter of 2024. Finance Director Murff reported on the Overall Cash Position by Fund Type being down approximately \$2.7 million from December 31st, 2023. This is due to General Fund operation expenditures, the development of the Crosstown Business Park, the annual bond payment, the purchase of a pumper truck for Fire Station #3 and various street and park projects. The Cash Balances by Fund Compared to Prior Year had also decreased due to City Projects such as building and equipping Fire Station #3 and Park upgrades. The Revolving Street Fund decreased due to 2024 Bituminous project and reconstruction of Creek Valley and Meadow Park. The overall General Fund had expenditures in excess of revenues due to not yet receiving the tax settlement from Anoka County. Expenditures were over all favorable by coming in slightly under budget for the quarter. Finance Director Murff spoke about the City's investments continuing to rebound from previous years and coming in higher than budgeted. The City Council thanked Finance Director Murff.

8.0 CITY ATTORNEY

Attorney Bergland stated he is working on the City Code Wetland Banking Ordinance and a public hearing has been scheduled to be held before the Planning Commission.

9.0 CITY ENGINEER

Engineer Collins stated that the city did not receive the grant for the Southwest Constance Boulevard NE and Highway 65 NE backage road improvement. Engineer Collins stated the project can continue moving forward and a grant request will be re-submitted in June 2025.

Mayor Kirkham asked the status of the frontage road project located south of Holiday Stationstores on the southeast corner of Crosstown Boulevard NE. Engineer Collins stated that the Holiday Plat is ready to be filed. Engineer Collins stated that they do not know if the funding for the road will go through. Mayor Kirkham stated that Congressman Tom Emmer may need to ask for support from Senator Tina Smith.

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

11.1 Committee Reports

Councilmember Parranto stated that he would like to be included in the snowmobile trail discussions.

11.2 Announcements and future agenda items

Councilmember Kirkeide stated he would like to schedule a Code Committee prior to the regularly scheduled City Council meeting on December 2, 2024 at 5:00 p.m. to discuss variances and to explore the definition of a hardship; and the City Code relating to noise and ATV's.

Motion by Kirkeide, seconded by Parranto, to adjourn the meeting at 6:51 p.m. All in favor, motion carried.


Dawnette Shimek, Deputy City Clerk