

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 AGENDA

MONDAY, APRIL 15, 2024

- 1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance
- 2.0 PUBLIC COMMENT
- 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 1, 2024
- 4.2 Approval of claims
- 4.3 Approval of a lot line adjustment for Jesse Osborne located at Pin #08-32-23-23-0002 and 16759 Polk Street NE in Section 8
- 4.4 Approval of accepting the Catchers Creek of Ham Lake Development project and releasing the maintenance security

5.0 PLANNING COMMISSION RECOMMENDATIONS

- 5.1 Jesse Osborne of Storage World, requesting rezoning of 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 (*this is considered the First Reading of a Rezoning Ordinance*)
- 5.2 Wesam Alkubaisy of Ewaz LLC, dba Pioneer Auto Tronics, requesting a Conditional Use Permit to operate an automobile repair shop at 15903 Central Ave NE (PID# 17-32-23-34-0019) and adoption of a Resolution

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY

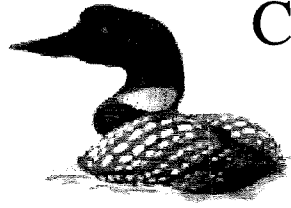
9.0 CITY ENGINEER

10.0 CITY ADMINISTRATOR

11.0 COUNCIL BUSINESS

- 11.1 Committee Reports
- 11.2 Announcements and future agenda items

CLOSED MEETING - Pursuant to Minn. Stat. §13D.05, Subd. 3(c)(3) to discuss the purchase of real property identified as PIN #17-32-23-24-0014 (during a recess of the regularly scheduled City Council meeting)



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CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES MONDAY, APRIL 1, 2024

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, April 1, 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 March 18, 2024

4.2 Approval of claims in the amount of \$247,078.70

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

4.4 Approval of a Temporary On-Sale Liquor License for the Brown Boys Benefit (non-profit) at the Willow Tree Winery, 828 Constance Boulevard NE on July 19 and July 20, 2024

4.5 Approval of a Large Assembly License for the Ham Lake Chamber of Commerce at Lion's Park, 1220 157th Avenue NE, for the Freedom Festival on Saturday, June 29, 2024

4.6 Approval of an Off-Site Gambling Permit for the Ham Lake Chamber of Commerce to conduct bingo and pull-tabs on June 29, 2024 at Lion's Park, 1220 157th Avenue NE, for the Freedom Festival

4.7 Approval of a Field Party Permits for Maxx Bar & Grill, 17626 Central Avenue NE on May 17, 18 & 19, 2024 and September 27, 28 & 29, 2024

4.8 Approval of Resolution No. 24-11 for the application to the Minnesota Department of Natural Resources (DNR) for an Outdoor Recreation Grant Program for the proposed park upgrade in Hidden Forest East Park

4.9 Approval of Resolution No. 24-12 requesting the use of Anoka County Housing and Redevelopment Authority (HRA) funds to pay for the 2024 Voluntary Cost Sharing Agreement

- 4.10 Approval of Resolution No. 24-13 accepting a \$5,000 donation from the Ham Lake Fire Relief Association
- 4.11 Approval of Resolution No. 24-14 accepting the low bid for the replacement of County Ditch 58 cross-culvert underneath 152nd Avenue NE Project
- 4.12 Approval of Plans and Specifications and authorization to advertise for bids for the Meadow Park North of Constance Boulevard NE reconstruction project
- 4.13 Approval to award seal coating, striping/symbols and crack sealing to the low bidders, Allied Blacktop Company, Sir Lines-A-Lot, and Allied Blacktop Company
- 4.14 Approval of purchasing a used 2013 GMC 1-Ton Pick-up for the Fire Department
- 4.15 Road Committee Recommendations:
 - 1. Approval of the Expansion of the 2024 bituminous overlay project to include Idlewood 1st Addition, Idlewood 3rd Addition, 175th Lane NE West of Swedish Drive NE, Wisen's 11th Addition, Westlund's Creekside and a portion of McKay Drive NE
 - 2. Approval to Authorize the City Engineer to prepare the fiscal year 2026 LPP grant application for construction of the 162nd Lane NE and Buchanan Street NE backage road
 - 3. Approval of the proposed 901 Bunker Lake Boulevard NE cul-de-sac
 - 4. Approval of the MSA designation of Aberdeen Street NE and 165th Avenue and adoption of Resolution No. 24-15

Motion by Kirkeide, 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 – None

7.0 APPEARANCES

7.1 Angela Brumbaugh, Finance Director – Discussion of Conduit Bonding request

Finance Director Brumbaugh stated that a non-profit has been given permission to build a senior living facility in the City of St. Francis. Finance Director Brumbaugh stated the Cities of St. Francis, Nowthen, and Fairmont have agreed to issue tax-exempt bonds for the project. Finance Director Brumbaugh stated that each city that issues a conduit bond will receive a fee of \$50,000.00. Finance Director Brumbaugh stated that Conduit Bonding does not impact the City's credit rating, has no financial burden for the City and it will not show as a debt for the City of Ham Lake. **Motion by Kirkham, seconded by Doyle, to consider the request for the conduit bonding on behalf of a senior living facility located in St. Francis, Minnesota. All in favor, motion carried.**

8.0 CITY ATTORNEY

Attorney Berglund stated that Noel Foster, Foster Trucking & Excavating at 1561 Bunker Lake Boulevard NE, has reached out to try to come to a resolution with the City Council to operate his business. Attorney Berglund stated that the Council should schedule a future workshop meeting to discuss the operation of Foster Trucking and Excavating with Noel Foster.

9.0 CITY ENGINEER

City Engineer Krugler stated that the contractor at Fire Station 3 is working on the final punch-list and the City should be able to take ownership within a month. Engineer Krugler stated that there is a \$35,000 - \$40,000 change order because the design missed a necessary plumbing element. Attorney Berglund stated that the AIA (American Institute of Architects) is reviewing this as to whether the cost should be to the

City of go back to the architect. Engineer Krugler stated that the error was found early enough during construction that it did not cause cost overruns.

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

11.1 Committee Reports

Councilmember Kirkeide stated that the Charter Commission held its annual meeting and the Commission had asked if there could be language incorporated into the City's Charter to make it difficult for future Council's to raise taxes on utility fees, sales tax and excise tax. Councilmember Kirkeide stated that there are regulations per Minnesota Statute, some of which include asking the legislature to proceed with a tax increase and also require the City to hold a referendum.

11.2 Announcements and future agenda items – None

Motion by Kirkeide, seconded by Parranto, to adjourn the meeting at 6:11 p.m. All in favor, motion carried.

Dawnette Shimek, Deputy City Clerk

CITY OF HAM LAKE
CLAIMS SUBMITTED TO COUNCIL
April 15, 2024

CITY OF HAM LAKE

EFTS, CHECKS, AND BANK DRAFTS	04/02/24 - 04/15/24	
EFT # 2033 - 2045		\$ 101,855.89
REFUND CHECKS #		
CHECKS # 65967 - 66009		\$ 634,279.78
BANK DRAFTS DFT0002696 -DFT0002701		\$ 29,062.05
TOTAL EFTS, CHECKS, AND BANK DRAFTS		<u>\$ 765,197.72</u>
PAYROLL CHECKS		
04/05/24 Direct Deposits		\$ 38,217.11
TOTAL PAYROLL CHECKS		<u>\$ 38,217.11</u>
VOID CHECKS		
CHECKS #65851		\$ (625.00)
ZERO CHECKS #65974, 65982, 65991		\$ -
ZERO EFT #2043		\$ -
BANK DRAFTS		\$ -
TOTAL VOIDS		<u>\$ (625.00)</u>
TOTAL OF ALL PAYMENTS		<u>\$ 802,789.83</u>

APPROVED BY THE HAM LAKE CITY COUNCIL THIS 15TH DAY OF APRIL 2024

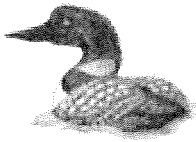
MAYOR

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER



Payment Dates 4/2/2024 - 4/15/2024

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2033	ARAMARK UNIFORM & CAREE	PW UNIFORMS	Clothing & personal protectiv	100-43101-2210	95.88
2033	ARAMARK UNIFORM & CAREE	FIRST AID CABINET	Safety supplies	100-43101-2240	14.99
2033	ARAMARK UNIFORM & CAREE	PARK UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.46
2033	ARAMARK UNIFORM & CAREE	PW UNIFORMS	Clothing & personal protectiv	100-43101-2210	91.56
2033	ARAMARK UNIFORM & CAREE	FIRST AID CABINET	Safety supplies	100-43101-2240	14.99
2033	ARAMARK UNIFORM & CAREE	PARK UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.08
2034	BLAINE BROTHERS INC	#75 REAR AXLE DIFF, WHEEL,	Vehicle repair & maintenance	100-43101-3470	12,181.86
2035	DAWNETTE SHIMEK	ELECTION MILEAGE	Mileage	100-41302-3960	5.36
2036	FES, INC	COATS & PANTS	Clothing & personal protectiv	100-42201-2210	26,642.00
2037	JIM KAPPELHOFF	ELECTION MILEAGE	Mileage	100-41302-3960	30.55
2038	MARTIN-MCALLISTER	SAFETY ASSESSMENT-MV	Personnel testing & recruitme	100-42201-3150	625.00
2039	NICOLE WHEELER	ELECTION MILEAGE	Mileage	100-41302-3960	30.56
2039	NICOLE WHEELER	21ST CENTURY BANK MILEAG	Mileage	100-41401-3960	4.56
2040	O'REILLY AUTOMOTIVE STORE	#78 AXLE SEAL & STABILIZER	Vehicle parts & supplies	100-43101-2340	108.91
2040	O'REILLY AUTOMOTIVE STORE	#104 OIL SEAL	Equipment parts & supplies	100-43101-2320	34.55
2040	O'REILLY AUTOMOTIVE STORE	JACK STANDS	Small tools	100-43101-2410	34.99
2040	O'REILLY AUTOMOTIVE STORE	POWER PULL	Small tools	100-43101-2410	64.99
2040	O'REILLY AUTOMOTIVE STORE	POWER OUTLET	Operating supplies	100-43101-2290	11.99
2040	O'REILLY AUTOMOTIVE STORE	#81 LTR ASSBLY	Vehicle parts & supplies	100-43101-2340	7.99
2041	QUADIENT LEASING USA INC	MAY - JULY POSTAGE METER L	Equipment rentals	100-41701-3320	462.06
2042	RFC ENGINEERING, INC.	MEADOW PARK RECONSTRUC	Engineering	431-43301-3135	1,338.08
2042	RFC ENGINEERING, INC.	CROSSTOWN BUSINESS PARK	Capital assets	262-46101-5110	5,546.24
2042	RFC ENGINEERING, INC.	CROSSTOWN SHOPPING CENT	Engineering	431-43301-3135	1,207.51
2042	RFC ENGINEERING, INC.	HAM LAKE STORM NETWORK	Engineering	100-41101-3135	252.72
2042	RFC ENGINEERING, INC.	BASE MAP	Engineering	100-41101-3135	209.44
2042	RFC ENGINEERING, INC.	ROAD COMMITTEE MEETING	Engineering	100-41101-3135	132.32
2042	RFC ENGINEERING, INC.	COUNCIL MEETING	Engineering	100-41101-3135	67.30
2042	RFC ENGINEERING, INC.	AERIAL MAPPING	Engineering	100-41101-3135	1,123.20
2042	RFC ENGINEERING, INC.	TWIN BIRCH ACRES PARKING	Engineering	100-41101-3135	1,564.55
2042	RFC ENGINEERING, INC.	2023 ASSETS	Engineering	100-41101-3135	3,400.20
2042	RFC ENGINEERING, INC.	ANOKA COUNTY GIS DATA EX	Engineering	100-41101-3135	14.04
2042	RFC ENGINEERING, INC.	COON LAKE CHANNEL DREDG	Engineering	100-41101-3135	390.37
2042	RFC ENGINEERING, INC.	CITY CODE UPDATE	Engineering	100-41102-3135	1,558.41
2042	RFC ENGINEERING, INC.	VOTING MAP	Engineering	100-41302-3135	13.46
2042	RFC ENGINEERING, INC.	ZONING MAP	Engineering	100-41601-3135	231.08
2042	RFC ENGINEERING, INC.	PLANNING/POTENTIAL DEVEL	Engineering	100-41601-3135	1,695.51
2042	RFC ENGINEERING, INC.	L3 B1 MAPLE RIDGE EASEME	Engineering	100-41601-3135	120.68
2042	RFC ENGINEERING, INC.	AVAILABLE RESIDENTIAL LOTS	Engineering	100-41601-3135	13.46
2042	RFC ENGINEERING, INC.	15155 UNIVERSITY AVE LOT LI	Engineering	100-41601-3135	40.38
2042	RFC ENGINEERING, INC.	L6 B1 CROSSTOWN RILLING A	Engineering	100-42401-3135	336.51
2042	RFC ENGINEERING, INC.	HAM LAKE BUILDING PERMIT	Engineering	100-42401-3135	437.14
2042	RFC ENGINEERING, INC.	THOROUGHFARE PLAN	Engineering	100-43101-3135	85.73
2042	RFC ENGINEERING, INC.	5-YR PLAN	Engineering	100-43101-3135	2,220.00
2042	RFC ENGINEERING, INC.	CCWD RULES AMENDMENTS	Engineering	100-43201-3135	53.84
2042	RFC ENGINEERING, INC.	SRWMO TAXING DISTRICT	Engineering	100-43201-3135	44.11
2042	RFC ENGINEERING, INC.	CCWD JURISDICTIONAL BOUN	Engineering	100-43201-3135	560.58
2042	RFC ENGINEERING, INC.	SWPPP UPDATE	Engineering	100-43201-3135	148.07
2042	RFC ENGINEERING, INC.	URRWMO TAXING DISTRICT	Engineering	100-43201-3135	44.11
2042	RFC ENGINEERING, INC.	PARK & TREE MAP	Engineering	100-44101-3135	13.46
2042	RFC ENGINEERING, INC.	NPDES	Engineering	230-43201-3135	100.43
2042	RFC ENGINEERING, INC.	FIRE #3	Capital assets	420-42201-5110	336.53
2042	RFC ENGINEERING, INC.	162ND LANE CONNECTION TO	Engineering	431-43301-3135	28.08
2042	RFC ENGINEERING, INC.	BALTIMORE, 177TH - 181ST	Engineering	431-43301-3135	96.28
2042	RFC ENGINEERING, INC.	162ND LANE/BUCHANAN ST	Engineering	431-43301-3135	630.94

Council Approval List

Payment Dates: 4/2/2024 - 4/15/2024

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2042	RFC ENGINEERING, INC.	CSAH 116/BUNKER ROUNDAB	Engineering	431-43301-3135	13.46
2042	RFC ENGINEERING, INC.	BUNKER, JEFFERSON - 65	Engineering	431-43301-3135	788.95
2042	RFC ENGINEERING, INC.	COUNTY DITCH #58 CROSS CU	Engineering	431-43301-3135	17,519.73
2042	RFC ENGINEERING, INC.	181ST, CONCORD - 65	Engineering	431-43301-3135	14.70
2042	RFC ENGINEERING, INC.	BUNKER LAKE BLVD INTERCH	Engineering	431-43301-3135	102.91
2042	RFC ENGINEERING, INC.	2024 REHAB	Engineering	431-43301-3135	5,329.72
2042	RFC ENGINEERING, INC.	HIDDEN FOREST EAST WETLA	Engineering	440-44103-3135	147.02
2042	RFC ENGINEERING, INC.	HIDDEN FOREST EAST PARK U	Engineering	440-44103-3135	5,795.39
2042	RFC ENGINEERING, INC.	CREEKSIDE FARMS	Engineering	890-90001-3135	690.99
2042	RFC ENGINEERING, INC.	ENCHANTED ESTATES 4TH	Engineering	890-90001-3135	983.40
2042	RFC ENGINEERING, INC.	SWEDISH CHAPEL ESTATES	Engineering	890-90001-3135	1,761.85
2042	RFC ENGINEERING, INC.	HIDDEN FOREST EAST 4TH	Engineering	890-90001-3135	228.84
2042	RFC ENGINEERING, INC.	HENTGES	Engineering	890-90001-3135	392.32
2042	RFC ENGINEERING, INC.	LIVE WIRE ELECTRIC	Engineering	890-90001-3135	13.46
2042	RFC ENGINEERING, INC.	16759 POLK LOT LINE ADJ	Engineering	890-90001-3135	25.00
2042	RFC ENGINEERING, INC.	TOBY'S TRAILS	Engineering	890-90001-3135	26.92
2042	RFC ENGINEERING, INC.	RADISSON SUNSET ESTATES	Engineering	890-90001-3135	27.85
2042	RFC ENGINEERING, INC.	FLAMINGO TERRACE EXPANSI	Engineering	890-90001-3135	26.92
2042	RFC ENGINEERING, INC.	4536 CROSSTOWN BLVD LOT L	Engineering	890-90001-3135	63.18
2042	RFC ENGINEERING, INC.	TWIN TOWN DEMOLITION	Engineering	890-90001-3135	67.30
2042	RFC ENGINEERING, INC.	L12 B1 TIMBER WOODS EASE	Engineering	890-90001-3135	74.26
2042	RFC ENGINEERING, INC.	ENTMINGER FARMS LOT LINE	Engineering	890-90001-3135	146.67
2042	RFC ENGINEERING, INC.	H&H LANDSCAPE	Engineering	890-90001-3135	148.07
2042	RFC ENGINEERING, INC.	WHITE & SABLE	Engineering	890-90001-3135	29.40
2042	RFC ENGINEERING, INC.	GROUP PERMIT BILLING	Engineering	100-43501-3135	1,331.70
2042	RFC ENGINEERING, INC.	MSA GROUP BILLING	Engineering	431-43301-3135	627.35
2044	STAR TRIBUNE MEDIA COMPA	COUNTY DITCH #58	Legal notices/publications/bid	431-43301-3950	153.26
2044	STAR TRIBUNE MEDIA COMPA	HIDDEN FOREST EAST VACATI	Legal notices/publications/bid	890-90001-3950	188.02
2044	STAR TRIBUNE MEDIA COMPA	PIONEER AUTO CUP	Legal notices/publications/bid	890-90001-3950	56.88
2044	STAR TRIBUNE MEDIA COMPA	16759 POLK ST REZONE	Legal notices/publications/bid	890-90001-3950	262.28
2045	WRUCK SEWER & PORTABLE	FEB LION'S PLAYGROUND REN	Rentals-other	100-44101-3390	45.50
2045	WRUCK SEWER & PORTABLE	FEB HAM LAKE BOAT LANDIN	Rentals-other	100-44101-3390	45.50
2045	WRUCK SEWER & PORTABLE	MARCH HAM LAKE BOAT LAN	Rentals-other	100-44101-3390	45.50
2045	WRUCK SEWER & PORTABLE	MARCH LION'S PLAYGROUND	Rentals-other	100-44101-3390	45.50
65967	ACCESS	MARCH SHREDDING	Waste management & recycli	231-43601-3630	146.42
65968	ACE SOLID WASTE INC	APRIL ORGANICS	Waste management & recycli	231-43601-3630	363.14
65969	AKER DOOR SALES INC	SHERIFF'S GARAGE TORSION S	Building repair & maintenanc	100-41702-2310	148.72
65970	ALL CITY ELEVATOR INC	2ND QTR MAINTENANCE	Building repair & maintenanc	100-41702-3420	223.18
65971	ANOKA COUNTY PROPERTY	HALTER DRIVEWAY AGREEME	Refunds & reimbursements	100-37601	46.00
65971	ANOKA COUNTY PROPERTY	SYLVESTER DRIVEWAY AGREE	Refunds & reimbursements	100-37601	46.00
65971	ANOKA COUNTY PROPERTY	L1B1 ENTSMINGER FARMS D	Filing fees	890-90001-3980	46.00
65971	ANOKA COUNTY PROPERTY	HIDDEN FOREST EAST VACATI	Filing fees	890-90001-3980	66.00
65972	ANOKA COUNTY TREASURY D	2ND QTR LAW ENFORCEMENT	Police protection	100-42101-3155	360,923.50
65973	BERGLUND, BAUMGARTNER,	GOOD FELLAS & LIVE WIRE	Attorney	100-41101-3110	645.01
65973	BERGLUND, BAUMGARTNER,	MEET WITH DAVE K	Attorney	100-41101-3110	135.79
65973	BERGLUND, BAUMGARTNER,	CODE ISSUES	Attorney	100-41101-3110	186.71
65973	BERGLUND, BAUMGARTNER,	COUNCIL/WORKSHOP MEETI	Attorney	100-41101-3110	716.19
65973	BERGLUND, BAUMGARTNER,	CERTIFICATE OF INSURANCE	Attorney	100-41101-3110	67.90
65973	BERGLUND, BAUMGARTNER,	RESOLUTION PREP TIMING	Attorney	100-41101-3110	84.87
65973	BERGLUND, BAUMGARTNER,	3419 CONSTANCE LOT LINE	Attorney	100-41101-3110	135.79
65973	BERGLUND, BAUMGARTNER,	LETTER OF CREDIT	Attorney	100-41101-3110	84.87
65973	BERGLUND, BAUMGARTNER,	PROSECUTIONS	Attorney	100-41501-3110	6,895.85
65973	BERGLUND, BAUMGARTNER,	901 BUNKER BOULEVARD	Attorney	100-41601-3110	186.72
65973	BERGLUND, BAUMGARTNER,	HEDBERG HOMES	Attorney	100-41601-3110	220.66
65973	BERGLUND, BAUMGARTNER,	CODE ISSUES	Attorney	100-42401-3110	186.71
65973	BERGLUND, BAUMGARTNER,	VIOLATIONS	Attorney	100-42401-3110	135.79
65973	BERGLUND, BAUMGARTNER,	CROSSTOWN BUSINESS PARK/	Capital assets	262-46101-5110	806.27
65973	BERGLUND, BAUMGARTNER,	CROSSTOWN BUSINESS PARK/	Capital assets	262-46101-5110	823.23
65973	BERGLUND, BAUMGARTNER,	162ND/BUCHANAN CRAWFO	Attorney	431-43301-3110	695.91
65973	BERGLUND, BAUMGARTNER,	WHITE & SABLE	Engineering	890-90001-3135	84.87

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
65973	BERGLUND, BAUMGARTNER,	H & H LANDSCAPING	Engineering	890-90001-3135	84.87
65973	BERGLUND, BAUMGARTNER,	TOBY'S TRAILS	Engineering	890-90001-3135	169.74
65975	BLAINE LOCK & SAFE, INC.	KEYS	Operating supplies	100-43101-2290	60.00
65976	BLUE CROSS BLUE SHIELD OF	MAY VISION	Vision Insurance	100-21715	37.98
65977	BOYER FORD TRUCK INC	#81 LOW AIR WARNING SWIT	Vehicle parts & supplies	100-43101-2340	21.04
65978	CENTERPOINT ENERGY	CITY HALL PIPELINE REFUND	Natural gas	100-41702-3620	-9.94
65978	CENTERPOINT ENERGY	CITY HALL	Natural gas	100-41702-3620	388.82
65978	CENTERPOINT ENERGY	FIRE #2	Natural gas	100-42202-3620	409.67
65978	CENTERPOINT ENERGY	FIRE #1	Natural gas	100-42202-3620	280.22
65978	CENTERPOINT ENERGY	FIRE #1 PIPELINE REFUND	Natural gas	100-42202-3620	-4.86
65978	CENTERPOINT ENERGY	PW	Natural gas	100-43104-3620	805.66
65978	CENTERPOINT ENERGY	PW PIPELINE REFUND	Natural gas	100-43104-3620	-21.24
65978	CENTERPOINT ENERGY	H.L. PARK BUILDING	Natural gas	100-44102-3620	412.95
65978	CENTERPOINT ENERGY	H.L. PARK PAVILION PIPELINE	Natural gas	100-44102-3620	-1.67
65978	CENTERPOINT ENERGY	H.L. PARK PAVILION	Natural gas	100-44102-3620	116.22
65978	CENTERPOINT ENERGY	SR CENTER	Natural gas	100-44202-3620	209.36
65978	CENTERPOINT ENERGY	SR CTR PIPELINE REFUND	Natural gas	100-44202-3620	-5.35
65979	CITY OF WYOMING	SUITE LIVING SEPTIC PLAN RE	Comm Septic Plan Rev/Inspec	890-90001-3461	94.88
65980	CONNEXUS ENERGY	FIRE #3	Electricity	100-42202-3610	40.83
65981	CONNEXUS ENERGY	CITY HALL	Electricity	100-41702-3610	725.67
65981	CONNEXUS ENERGY	GARAGE	Electricity	100-41702-3610	31.61
65981	CONNEXUS ENERGY	CITY SIGN	Electricity	100-41703-3610	228.66
65981	CONNEXUS ENERGY	SOUTH WELCOME	Electricity	100-41703-3610	15.52
65981	CONNEXUS ENERGY	FIRE #2	Electricity	100-42202-3610	270.06
65981	CONNEXUS ENERGY	FIRE #1	Electricity	100-42202-3610	365.74
65981	CONNEXUS ENERGY	SIRENS	Electricity	100-42302-3610	68.25
65981	CONNEXUS ENERGY	PW	Electricity	100-43104-3610	720.57
65981	CONNEXUS ENERGY	BUNKER/JEFFERSON SIGNALS	Electricity	100-43401-3610	59.78
65981	CONNEXUS ENERGY	HWY 65/ANDOVER BLVD SIGN	Electricity	100-43401-3610	67.84
65981	CONNEXUS ENERGY	CROSSTOWN/HWY 65 SIGNAL	Electricity	100-43401-3610	68.53
65981	CONNEXUS ENERGY	STREET LIGHTS #2	Electricity	100-43401-3610	264.49
65981	CONNEXUS ENERGY	STREET LIGHTS #1	Electricity	100-43401-3610	22.98
65981	CONNEXUS ENERGY	HWY 65/CONSTANCE SIGNALS	Electricity	100-43401-3610	105.71
65981	CONNEXUS ENERGY	RADISSON/BUNKER SIGNALS	Electricity	100-43401-3610	68.99
65981	CONNEXUS ENERGY	LEXINGTON/CROSSTOWN SIG	Electricity	100-43401-3610	45.63
65981	CONNEXUS ENERGY	BUNKER/LEXINGTON SIGNALS	Electricity	100-43401-3610	60.43
65981	CONNEXUS ENERGY	HWY 65/BUNKER SIGNALS	Electricity	100-43401-3610	74.23
65981	CONNEXUS ENERGY	SODERVILLE PARK	Electricity	100-44101-3610	35.51
65981	CONNEXUS ENERGY	SODERVILLE PARK WELL	Electricity	100-44101-3610	14.50
65981	CONNEXUS ENERGY	HAM LAKE PARK	Electricity	100-44101-3610	122.73
65981	CONNEXUS ENERGY	HAM LAKE WELL	Electricity	100-44101-3610	132.98
65981	CONNEXUS ENERGY	HAM LAKE AERATOR	Electricity	100-44101-3610	14.50
65981	CONNEXUS ENERGY	HAM LAKE PARK CONCESSION	Electricity	100-44102-3610	14.50
65981	CONNEXUS ENERGY	HAM LAKE PARK BUILDING	Electricity	100-44102-3610	99.35
65981	CONNEXUS ENERGY	HAM LAKE PARK SHELTER	Electricity	100-44102-3610	26.70
65981	CONNEXUS ENERGY	LION'S PARK CONCESSION	Electricity	100-44102-3610	14.50
65981	CONNEXUS ENERGY	LION'S PARK PAVILION	Electricity	100-44102-3610	59.08
65981	CONNEXUS ENERGY	SR CENTER	Electricity	100-44202-3610	390.74
65981	CONNEXUS ENERGY	STREET LIGHTS	Electricity	232-43701-3610	4,456.20
65983	DEHN OIL CO	390 GALS DIESEL	Fuel	100-43101-2230	1,133.89
65983	DEHN OIL CO	52 GAL GASOLINE	Fuel	100-43101-2230	144.82
65983	DEHN OIL CO	650.3 GAL DIESEL	Fuel	100-43101-2230	1,863.56
65984	EBERT COMPANIES	FIRE #3	Capital assets	420-42201-5110	16,646.28
65985	H & L MESABI INC	#57 GRADER BLADE	Equipment parts & supplies	100-43101-2320	462.00
65986	HAM LAKE FIRE RELIEF ASSN	FIREFIGHTER REIMBURSEMEN	Fire relief pension contributio	100-42201-1220	2,000.00
65987	HAM LAKE HARDWARE INC	COMPRESSED AIR	Operating supplies	100-43101-2290	21.25
65987	HAM LAKE HARDWARE INC	FLAT BORING BIT	Small tools	100-43101-2410	12.99
65988	LANO EQUIPMENT, INC.	STUMP GRINDER TEETH	Equipment parts & supplies	100-43101-2320	304.48
65989	LEAGUE OF MN CITIES INS. TR	WORK COMP 1/25 - 3/25	Prepaid expense	100-15501	15,886.00
65989	LEAGUE OF MN CITIES INS. TR	WORK COMP 4/24 - 12/24	Worker's comp insurance	100-41101-1510	41.25

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
65989	LEAGUE OF MN CITIES INS. TR	WORK COMP 4/24 - 12/24	Worker's comp insurance	100-41201-1510	480.48
65989	LEAGUE OF MN CITIES INS. TR	WORK COMP 4/24 - 12/24	Worker's comp insurance	100-41301-1510	320.69
65989	LEAGUE OF MN CITIES INS. TR	WORK COMP 4/24 - 12/24	Worker's comp insurance	100-41302-1510	165.31
65989	LEAGUE OF MN CITIES INS. TR	WORK COMP 4/24 - 12/24	Worker's comp insurance	100-41401-1510	631.26
65989	LEAGUE OF MN CITIES INS. TR	WORK COMP 4/24 - 12/24	Worker's comp insurance	100-41601-1510	266.85
65989	LEAGUE OF MN CITIES INS. TR	WORK COMP 4/24 - 12/24	Worker's comp insurance	100-42201-1510	24,387.25
65989	LEAGUE OF MN CITIES INS. TR	WORK COMP 4/24 - 12/24	Worker's comp insurance	100-42401-1510	1,255.16
65989	LEAGUE OF MN CITIES INS. TR	WORK COMP 4/24 - 12/24	Worker's comp insurance	100-43101-1510	17,528.25
65989	LEAGUE OF MN CITIES INS. TR	WORK COMP 4/24 - 12/24	Worker's comp insurance	100-44101-1510	2,581.50
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 1/2	Prepaid expense	100-15501	27,906.50
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-41101-3940	534.52
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-41201-3940	315.40
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-41301-3940	285.46
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-41302-3940	27.77
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-41401-3940	582.96
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-41601-3940	291.89
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-41701-3940	24,506.00
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-41703-3940	507.43
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-42101-3940	842.12
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-42201-3940	19,538.79
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-42302-3940	209.07
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-42401-3940	1,529.36
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-43101-3940	15,934.72
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-44101-3940	18,353.72
65990	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS 4/2	Insurance	100-44201-3940	260.29
65992	LINCOLN NATIONAL LIFE INSU	JAN-APR ST DISABILITY ADJ	STD/LTD	100-21713	75.08
65992	LINCOLN NATIONAL LIFE INSU	MAR-APR LT DISABILITY ADJ	STD/LTD	100-21713	180.16
65992	LINCOLN NATIONAL LIFE INSU	MAY LT DISABILITY	STD/LTD	100-21713	861.41
65992	LINCOLN NATIONAL LIFE INSU	MAY ST DISABILITY	STD/LTD	100-21713	884.91
65993	LITTLE FALLS MACHINE INC	#89 CROSS TUBE	Vehicle parts & supplies	100-43101-2340	988.30
65993	LITTLE FALLS MACHINE INC	#54 LEG HANGER	Vehicle parts & supplies	100-43101-2340	234.89
65993	LITTLE FALLS MACHINE INC	UBS STOP TUBE	Vehicle parts & supplies	100-43101-2340	17.54
65993	LITTLE FALLS MACHINE INC	#89 UBS LEG HANGER	Vehicle parts & supplies	100-43101-2340	233.32
65994	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41201-2510	39.36
65994	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41301-2510	31.76
65994	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41401-2510	55.93
65994	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41601-2510	24.16
65994	METRO - INET	PHONES	Phones/radios/pagers	100-41701-3210	124.00
65994	METRO - INET	IT SUPPORT	Computer & software support	100-41707-3120	5,370.00
65994	METRO - INET	2024 ADD'L CHARGES	Computer & software support	100-41707-3120	279.00
65994	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-42201-2510	55.93
65994	METRO - INET	PHONES	Phones/radios/pagers	100-42201-3210	52.00
65994	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-42401-2510	95.30
65994	METRO - INET	PHONES	Phones/radios/pagers	100-42401-3210	62.00
65994	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-43101-2510	21.56
65994	METRO - INET	PHONES	Phones/radios/pagers	100-43101-3210	31.00
65994	METRO - INET	PHONES	Phones/radios/pagers	100-44101-3210	10.00
65994	METRO - INET	PHONES	Phones/radios/pagers	100-44201-3210	41.00
65995	MN DEPARTMENT OF NATUR	G-3 2012 GMC 3500	Capital assets	420-42201-5110	14,400.00
65996	MN METRO NORTH TOURISM	FEB LODGING TAX	Convention bureau	263-46101-4120	1,381.40
65997	MN PEIP	MAY HEALTH INSURANCE	Health Insurance	100-21710	10,162.32
65998	NEWMAN TRAFFIC SIGNS INC	BLANK SIGNS	Street signs	100-43401-2250	320.94
65999	PARK SUPPLY OF AMERICA IN	PARK BATHROOM REPAIR PAR	Building repair & maintenanc	100-44102-2310	259.90
66000	PREMIUM WATERS INC	MARCH WATER BOTTLE RETU	Equipment rentals	100-41701-3320	-12.00
66000	PREMIUM WATERS INC	MARCH WATER	Equipment rentals	100-41701-3320	32.90
66000	PREMIUM WATERS INC	APRIL WATER COOLER RENTAL	Equipment rentals	100-41701-3320	14.00
66001	RJ KOOL MIDWEST INC	FIRE #3 WASHER	Covid 19	100-41701-4153	9,879.00
66001	RJ KOOL MIDWEST INC	FIRE #3 WASHER	Capital assets	100-42201-5110	9,879.00
66001	RJ KOOL MIDWEST INC	FIRE #3 WASHER	Capital assets	100-42201-5110	-9,879.00
66002	S & S INDUSTRIAL SUPPLY INC	CONNECTORS, SHUTOFF PLUG	Operating supplies	100-43101-2290	32.51

Council Approval List

Payment Dates: 4/2/2024 - 4/15/2024

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
66003	SIEGFRIED FAMILY TOOLS INC	BIT SET	Covid 19	100-41701-4153	188.88
66003	SIEGFRIED FAMILY TOOLS INC	HEX BIT DRIVER	Covid 19	100-41701-4153	59.50
66003	SIEGFRIED FAMILY TOOLS INC	HAMMER, HEADLAMP	Covid 19	100-41701-4153	122.00
66003	SIEGFRIED FAMILY TOOLS INC	FUEL RATCHET	Covid 19	100-41701-4153	324.20
66004	STATE CHEMICAL SOLUTIONS	DISINFECTANT & AIR FRESHEN	Operating supplies	100-44101-2290	441.90
66005	SUMMIT COMPANIES	SHERIFF ANNUAL FIRE EXT IN	Inspections	100-41701-3460	5.80
66005	SUMMIT COMPANIES	CITY HALL ANNUAL FIRE EXT I	Inspections	100-41701-3460	192.80
66005	SUMMIT COMPANIES	SR CTR ANNUAL FIRE EXT INS	Inspections	100-44201-3460	273.40
66005	SUMMIT COMPANIES	ANNUAL FIRE EXTINGUISHER I	Inspections	100-42201-3460	297.00
66005	SUMMIT COMPANIES	ANNUAL FIRE EXTINGUISHER I	Inspections	100-43101-3460	1,579.00
66006	SUMMIT CONSTRUCTION GR	DUPLICATE PERMIT #2024-00	Surcharge	100-22801	1.00
66006	SUMMIT CONSTRUCTION GR	DUPLICATE PERMIT #2024-00	Building permits	100-32201	60.00
66007	VERIZON WIRELESS	MR	Phones/radios/pagers	100-42201-3210	41.24
66007	VERIZON WIRELESS	TD, MJ & 2 LAPTOPS	Phones/radios/pagers	100-42401-3210	162.50
66007	VERIZON WIRELESS	JK, JW, JC, CS, EH, & 2 LAPTOP	Phones/radios/pagers	100-43101-3210	294.23
66007	VERIZON WIRELESS	DH, AC, MS	Phones/radios/pagers	100-44101-3210	123.70
66008	WRIGHT-HENNEPIN COOPERA	ELEVATOR MONITORING	Monitoring	100-41702-3145	10.00
66008	WRIGHT-HENNEPIN COOPERA	SECURITY MONITORING	Monitoring	100-41702-3145	33.95
66008	WRIGHT-HENNEPIN COOPERA	PW FIRE PANEL MONITORING	Monitoring	100-43104-3145	52.95
66009	XCEL ENERGY	MAR FIRE #3 NATURAL GAS	Natural gas	100-42202-3620	179.62
DFT0002696	COMPENSATION CONSULTAN	Health Savings Account	HSA Account	100-21712	150.00
DFT0002697	EMPOWER	Deferred Compensation	Deferred compensation	100-21704	2,210.00
DFT0002697	EMPOWER	Roth IRA	Deferred compensation	100-21704	200.00
DFT0002698	IRS-Payroll Tax	Federal Withholding	Federal WH/FICA/MC	100-21701	6,429.41
DFT0002698	IRS-Payroll Tax	Medicare Payable	Federal WH/FICA/MC	100-21701	1,702.36
DFT0002698	IRS-Payroll Tax	Social Security Payable	Federal WH/FICA/MC	100-21701	6,741.22
DFT0002699	MN STATE DEPT OF REVENUE-	MN State Withholding	State W/H	100-21702	2,764.29
DFT0002700	PERA	Retirement-Coordinated	PERA	100-21703	7,341.70
DFT0002700	PERA	Retirement-Police & Fire	PERA	100-21703	1,280.53
DFT0002701	MN STATE DEPT OF REVENUE-	MARCH '24 FUEL TAX	Fuel	100-43101-2230	242.54
Grand Total:					765,197.72

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL	679,942.32
230 - FUTURE DRAINAGE	100.43
231 - RECYCLING	509.56
232 - STREET LIGHT	4,456.20
262 - HAM LAKE EDA	7,175.74
263 - LODGING TAX	1,381.40
420 - FIRE EQUIPMENT	31,382.81
431 - REVOLVING STREET	28,546.88
440 - PARK & BEACH LAND	5,942.41
890 - TRUST FUND	5,759.97
Grand Total:	765,197.72

Account Summary

Account Number	Account Name	Payment Amount
100-15501	Prepaid expense	43,792.50
100-21701	Federal WH/FICA/MC	14,872.99
100-21702	State W/H	2,764.29
100-21703	PERA	8,622.23
100-21704	Deferred compensation	2,410.00
100-21710	Health Insurance	10,162.32
100-21712	HSA Account	150.00
100-21713	STD/LTD	2,001.56
100-21715	Vision Insurance	37.98
100-22801	Surcharge	1.00
100-32201	Building permits	60.00
100-37601	Refunds & reimburseme	92.00
100-41101-1510	Worker's comp insuranc	41.25
100-41101-3110	Attorney	2,057.13
100-41101-3135	Engineering	7,154.14
100-41101-3940	Insurance	534.52
100-41102-3135	Engineering	1,558.41
100-41201-1510	Worker's comp insuranc	480.48
100-41201-2510	Software licenses & upgr	39.36
100-41201-3940	Insurance	315.40
100-41301-1510	Worker's comp insuranc	320.69
100-41301-2510	Software licenses & upgr	31.76
100-41301-3940	Insurance	285.46
100-41302-1510	Worker's comp insuranc	165.31
100-41302-3135	Engineering	13.46
100-41302-3940	Insurance	27.77
100-41302-3960	Mileage	66.47
100-41401-1510	Worker's comp insuranc	631.26
100-41401-2510	Software licenses & upgr	55.93
100-41401-3940	Insurance	582.96
100-41401-3960	Mileage	4.56
100-41501-3110	Attorney	6,895.85
100-41601-1510	Worker's comp insuranc	266.85
100-41601-2510	Software licenses & upgr	24.16
100-41601-3110	Attorney	407.38
100-41601-3135	Engineering	2,101.11
100-41601-3940	Insurance	291.89
100-41701-3210	Phones/radios/pagers	124.00
100-41701-3320	Equipment rentals	496.96
100-41701-3460	Inspections	198.60
100-41701-3940	Insurance	24,506.00
100-41701-4153	Covid 19	10,573.58
100-41702-2310	Building repair & mainte	148.72

Account Summary

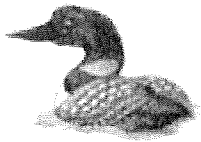
Account Number	Account Name	Payment Amount
100-41702-3145	Monitoring	43.95
100-41702-3420	Building repair & mainte	223.18
100-41702-3610	Electricity	757.28
100-41702-3620	Natural gas	378.88
100-41703-3610	Electricity	244.18
100-41703-3940	Insurance	507.43
100-41707-3120	Computer & software su	5,649.00
100-42101-3155	Police protection	360,923.50
100-42101-3940	Insurance	842.12
100-42201-1220	Fire relief pension contri	2,000.00
100-42201-1510	Worker's comp insuranc	24,387.25
100-42201-2210	Clothing & personal prot	26,642.00
100-42201-2510	Software licenses & upgr	55.93
100-42201-3150	Personnel testing & recr	625.00
100-42201-3210	Phones/radios/pagers	93.24
100-42201-3460	Inspections	297.00
100-42201-3940	Insurance	19,538.79
100-42201-5110	Capital assets	0.00
100-42202-3610	Electricity	676.63
100-42202-3620	Natural gas	864.65
100-42302-3610	Electricity	68.25
100-42302-3940	Insurance	209.07
100-42401-1510	Worker's comp insuranc	1,255.16
100-42401-2510	Software licenses & upgr	95.30
100-42401-3110	Attorney	322.50
100-42401-3135	Engineering	773.65
100-42401-3210	Phones/radios/pagers	224.50
100-42401-3940	Insurance	1,529.36
100-43101-1510	Worker's comp insuranc	17,528.25
100-43101-2210	Clothing & personal prot	187.44
100-43101-2230	Fuel	3,384.81
100-43101-2240	Safety supplies	29.98
100-43101-2290	Operating supplies	125.75
100-43101-2320	Equipment parts & suppl	801.03
100-43101-2340	Vehicle parts & supplies	1,611.99
100-43101-2410	Small tools	112.97
100-43101-2510	Software licenses & upgr	21.56
100-43101-3135	Engineering	2,305.73
100-43101-3210	Phones/radios/pagers	325.23
100-43101-3460	Inspections	1,579.00
100-43101-3470	Vehicle repair & mainten	12,181.86
100-43101-3940	Insurance	15,934.72
100-43104-3145	Monitoring	52.95
100-43104-3610	Electricity	720.57
100-43104-3620	Natural gas	784.42
100-43201-3135	Engineering	850.71
100-43401-2250	Street signs	320.94
100-43401-3610	Electricity	838.61
100-43501-3135	Engineering	1,331.70
100-44101-1510	Worker's comp insuranc	2,581.50
100-44101-2210	Clothing & personal prot	118.54
100-44101-2290	Operating supplies	441.90
100-44101-3135	Engineering	13.46
100-44101-3210	Phones/radios/pagers	133.70
100-44101-3390	Rentals-other	182.00
100-44101-3610	Electricity	320.22
100-44101-3940	Insurance	18,353.72
100-44102-2310	Building repair & mainte	259.90

Account Summary

Account Number	Account Name	Payment Amount
100-44102-3610	Electricity	214.13
100-44102-3620	Natural gas	527.50
100-44201-3210	Phones/radios/pagers	41.00
100-44201-3460	Inspections	273.40
100-44201-3940	Insurance	260.29
100-44202-3610	Electricity	390.74
100-44202-3620	Natural gas	204.01
230-43201-3135	Engineering	100.43
231-43601-3630	Waste management & r	509.56
232-43701-3610	Electricity	4,456.20
262-46101-5110	Capital assets	7,175.74
263-46101-4120	Convention bureau	1,381.40
420-42201-5110	Capital assets	31,382.81
431-43301-3110	Attorney	695.91
431-43301-3135	Engineering	27,697.71
431-43301-3950	Legal notices/publicatio	153.26
440-44103-3135	Engineering	5,942.41
890-90001-3135	Engineering	5,045.91
890-90001-3461	Comm Septic Plan Rev/l	94.88
890-90001-3950	Legal notices/publicatio	507.18
890-90001-3980	Filing fees	112.00
Grand Total:		765,197.72

Project Account Summary

Project Account Key	Payment Amount
None	728,965.54
201102.033-100	788.95
202002.048-100	28.08
202002.057-100	14.70
202103-100	1,338.08
202111-100	5,546.24
202111-130	1,629.50
202205-100	1,207.51
202302.032-100	630.94
202302.032-130	695.91
202302.038-101	17,672.99
231009001	363.14
231010001	146.42
MISC-100	6,169.72
Grand Total:	765,197.72



City of Ham Lake, MN

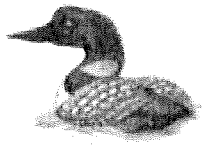
EFT Payroll Check Register Report Summary

Pay Period: 3/17/2024-3/30/2024

Packet: PYPKT01605 - PPE 03/30/24 PAID 04/05/24

Payroll Set: City of Ham Lake - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	33	38,217.11
Total	33	38,217.11



City of Ham Lake, MN

Payment Register

APPKT01985 - VOID CK#65851

01 - Vendor Set 01

Bank: APBNK - A/P BANK

Vendor Number	Vendor Name	Total Vendor Amount
<u>MARTIN</u>	MARTIN-MCALLISTER	0.00

Payment Type	Payment Number
Check	<u>65851</u>

Payment Date	Payment Amount
04/10/2024	-625.00

Payable Number	Description
-----------------------	--------------------

Payable Date	Due Date
---------------------	-----------------

Discount Amount	Payable Amount
0.00	0.00

Payment Register

APPKT01985 - VOID CK#65851

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
APBNK	Voided Check	0	1	0.00	-625.00
Packet Totals:		0	1	0.00	0.00

Cash Fund Summary

Fund	Name	Amount
999	POOLED CASH	625.00
Packet Totals:		625.00

Memorandum

Date: April 10, 2024
To: Mayor and Councilmembers
From: Tom Collins, City Engineer *TPC*
Subject: Proposed lot line adjustment –08-32-23-23-0002 and 16759 Polk Street (08-32-23-32-0007)

Introduction:

A lot line adjustment is proposed between the 20.31-acre 08-32-23-23-0002 parcel and the 21.75-acre parcel and 16759 Polk Street. The proposed lot line adjustment will increase the 08-32-23-23-0002 parcel (Parcel A) by 3.12 acres to 23.43 acres and will decrease the 16759 Polk Street parcel (Parcel B) by 3.12 acres to 18.63 acres. A 400-scale aerial photo is attached.

Discussion:

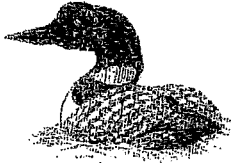
Per the attached 500 scale zoning map, the 08-32-23-23-0002 parcel is zoned Rural Single Family Residential (R-A) and the 16759 Polk Street parcel is zoned both Residential - Manufactured Home (R-M) and Commercial Development Tier 2 (CD-2). The CD-2 portion of 16759 Polk Street is due to the prior combination of Parcel B-1 and the CD-2 zoned Outlot A of Creekside Farms. The Lot Line Adjustment with Parcel B-1 and the Creekside Farms Plat cover sheet with Outlot A are attached.

Both of the resulting parcels are proposed to be rezoned to R-A, although it is anticipated that Parcel B will be rezoned to CD-2 with the future Creekside Farms 2nd Addition and associated extension of Polk Street. As required, the Lot Line Adjustment exhibit includes the dedication of a 10-foot drainage and utility easement around the perimeter of Parcel A and Parcel B. The easement dedication on the westerly portion of Parcel A is adjacent to the 33-foot-wide ingress and egress easement that will be Polk Street right-of-way in the future.

The Building Official does not have any concerns with Code compliance of the existing buildings located on the 16759 Polk Street parcel. Upon approval of the Lot Line Adjustment, a City Council public hearing will be scheduled for vacation of the 10-foot drainage and utility easement that was dedicated over the northerly portion of Outlot A of Creekside Farms.

Recommendation:

It is recommended that the lot line adjustment be approved, subject to dedicating a 10-foot-wide drainage and utility easement on both sides of the revised property lines.



CITY OF HAM LAKE

**REQUEST FOR
AN APPEARANCE
BEFORE THE CITY COUNCIL**

**15544 Central Avenue NE
Ham Lake, MN 55304
Phone (763) 434-9555**

DATE OF APPLICATION 1-24-24

DEPOSIT \$ \$500.00
RECEIPT # 98679

CITY COUNCIL MEETING DATE
(if all required information is received) _____

APPLICANT'S NAME Jesse Osborne

MAILING ADDRESS 16800 hwy 65 NE

CITY, STATE, ZIP CODE Ham Lake MN 55304

PHONE (daytime) 651-403-0782

EMAIL ADDRESS Jesse@StorageWorldMN.com

SITE ADDRESS / NATURE OR REQUEST:

(Please attach any relevant information including maps, diagrams, and a descriptive narrative of the request)**

PID 08-32-23-32-0006 116759 Polk St

Lot Line Adjustment

[Signature]
Signature of Applicant

1-24-24
Date

[Signature]
Signature of Current Property Owner

1-24-24
Date

(If the applicant is not the property owner - the property owner signature is required)

****You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required information has been submitted to the City of Ham Lake.**



**NOTICE TO ALL APPLICANTS FOR MUNICIPAL
PERMITS, LICENSES,
OR OTHER MUNICIPAL ACTION**

1. *If you are requesting municipal action on any request for any of the above, you will be required to furnish certain information about yourself, the project you are involved in, or other matters pertaining to the subject. Some of the information you are asked to provide is classified by state law as either private or confidential. Private data is information which generally cannot be given to the public but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data.*

2. *The purpose of this information is to enable the City Staff, Commissions, Council or other government agencies to evaluate relevant factors in considering your request. You are not legally required to provide this information. If you do not provide the requested information, the City may not act upon your request.*

3. *The information you supply will be public and available to any entity requesting to inspect the information.*

**DATA PRACTICES ADVISORY
TENNESSEN WARNING**

REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04

SIGNED BY _____

COMPANY/TITLE: _____

General Manager

DATE: _____

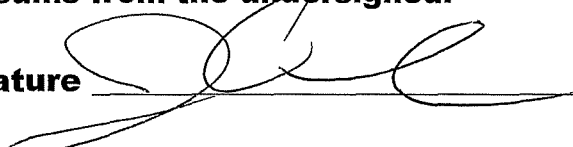
1-24-24

**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

The undersigned, Jesse Osborne, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Lot Line adjustment
Type of Application

acknowledges that the sum of \$ 500⁰⁰, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature  Dated 1-24-24

The following statement must be signed if the applicant is not the property owner:

_____, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

Property Owner Signature _____ Dated _____

LOT LINE ADJUSTMENT

of 16759 POLK STREET NE
for STORAGE WORLD INC.
16800 HWY. 65 NE
HAW LAKE, MN 55304
(651) 403-0782

LEGEND

- 1. 20' SETBACK FROM NEIGHBORING PROPERTY
- 2. 20' SETBACK FROM NEIGHBORING PROPERTY
- 3. 20' SETBACK FROM NEIGHBORING PROPERTY
- 4. 20' SETBACK FROM NEIGHBORING PROPERTY
- 5. 20' SETBACK FROM NEIGHBORING PROPERTY
- 6. 20' SETBACK FROM NEIGHBORING PROPERTY
- 7. 20' SETBACK FROM NEIGHBORING PROPERTY
- 8. 20' SETBACK FROM NEIGHBORING PROPERTY
- 9. 20' SETBACK FROM NEIGHBORING PROPERTY
- 10. 20' SETBACK FROM NEIGHBORING PROPERTY
- 11. 20' SETBACK FROM NEIGHBORING PROPERTY
- 12. 20' SETBACK FROM NEIGHBORING PROPERTY
- 13. 20' SETBACK FROM NEIGHBORING PROPERTY
- 14. 20' SETBACK FROM NEIGHBORING PROPERTY
- 15. 20' SETBACK FROM NEIGHBORING PROPERTY
- 16. 20' SETBACK FROM NEIGHBORING PROPERTY
- 17. 20' SETBACK FROM NEIGHBORING PROPERTY
- 18. 20' SETBACK FROM NEIGHBORING PROPERTY
- 19. 20' SETBACK FROM NEIGHBORING PROPERTY
- 20. 20' SETBACK FROM NEIGHBORING PROPERTY

PROPOSED LEGAL DESCRIPTIONS

PARCEL A:

The subject parcel of the proposed adjustment is located in the unincorporated area of the County of Hennepin, State of Minnesota, and is bounded by the following: North by the 16759 Polk Street NE, East by the 16800 Highway 65 NE, South by the 16759 Polk Street NE, and West by the 16759 Polk Street NE. The subject parcel is shown in red on the attached plan.

PARCEL B:

The subject parcel of the proposed adjustment is located in the unincorporated area of the County of Hennepin, State of Minnesota, and is bounded by the following: North by the 16759 Polk Street NE, East by the 16800 Highway 65 NE, South by the 16759 Polk Street NE, and West by the 16759 Polk Street NE. The subject parcel is shown in green on the attached plan.

EXISTING LEGAL DESCRIPTIONS

The following is a description of the existing legal descriptions of the subject parcels, as shown on the attached plan. The subject parcels are shown in red and green on the attached plan.

PROPOSED EASEMENT DESCRIPTION FOR PARCEL A

The proposed easement for Parcel A is a 20-foot wide easement for the purpose of providing access to the subject parcel from the 16759 Polk Street NE. The easement is shown in red on the attached plan.

PROPOSED EASEMENT DESCRIPTION FOR PARCEL B

The proposed easement for Parcel B is a 20-foot wide easement for the purpose of providing access to the subject parcel from the 16759 Polk Street NE. The easement is shown in green on the attached plan.

PROPOSED EASEMENT DESCRIPTION FOR PARCEL C

The proposed easement for Parcel C is a 20-foot wide easement for the purpose of providing access to the subject parcel from the 16759 Polk Street NE. The easement is shown in blue on the attached plan.

PROPOSED EASEMENT DESCRIPTION FOR PARCEL D

The proposed easement for Parcel D is a 20-foot wide easement for the purpose of providing access to the subject parcel from the 16759 Polk Street NE. The easement is shown in yellow on the attached plan.

PROPOSED EASEMENT DESCRIPTION FOR PARCEL E

The proposed easement for Parcel E is a 20-foot wide easement for the purpose of providing access to the subject parcel from the 16759 Polk Street NE. The easement is shown in orange on the attached plan.

PROPOSED EASEMENT DESCRIPTION FOR PARCEL F

The proposed easement for Parcel F is a 20-foot wide easement for the purpose of providing access to the subject parcel from the 16759 Polk Street NE. The easement is shown in purple on the attached plan.

PROPOSED EASEMENT DESCRIPTION FOR PARCEL G

The proposed easement for Parcel G is a 20-foot wide easement for the purpose of providing access to the subject parcel from the 16759 Polk Street NE. The easement is shown in pink on the attached plan.

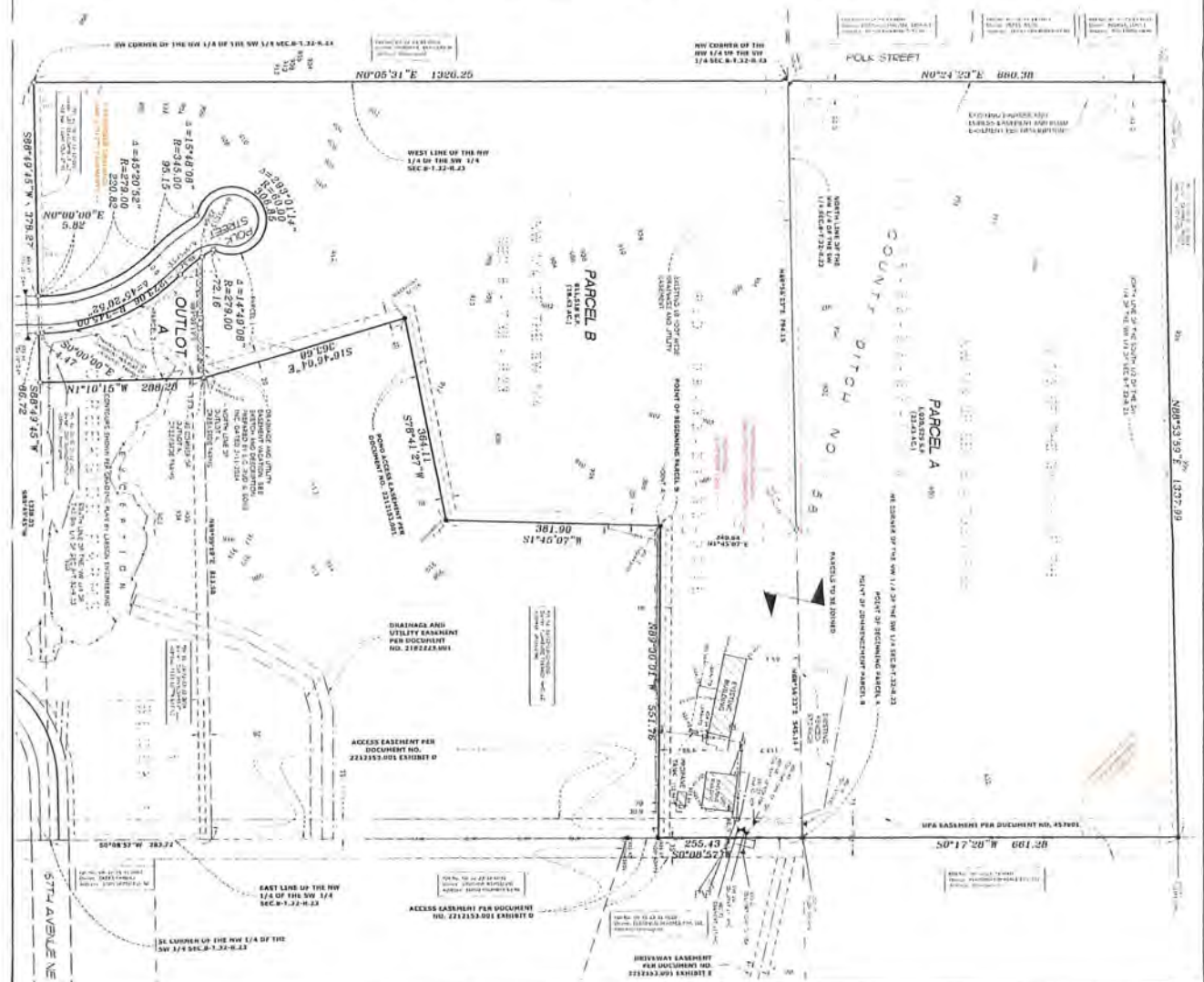
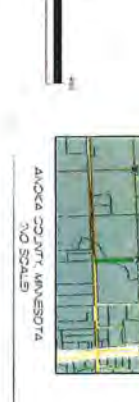
PROPOSED EASEMENT DESCRIPTION FOR PARCEL H

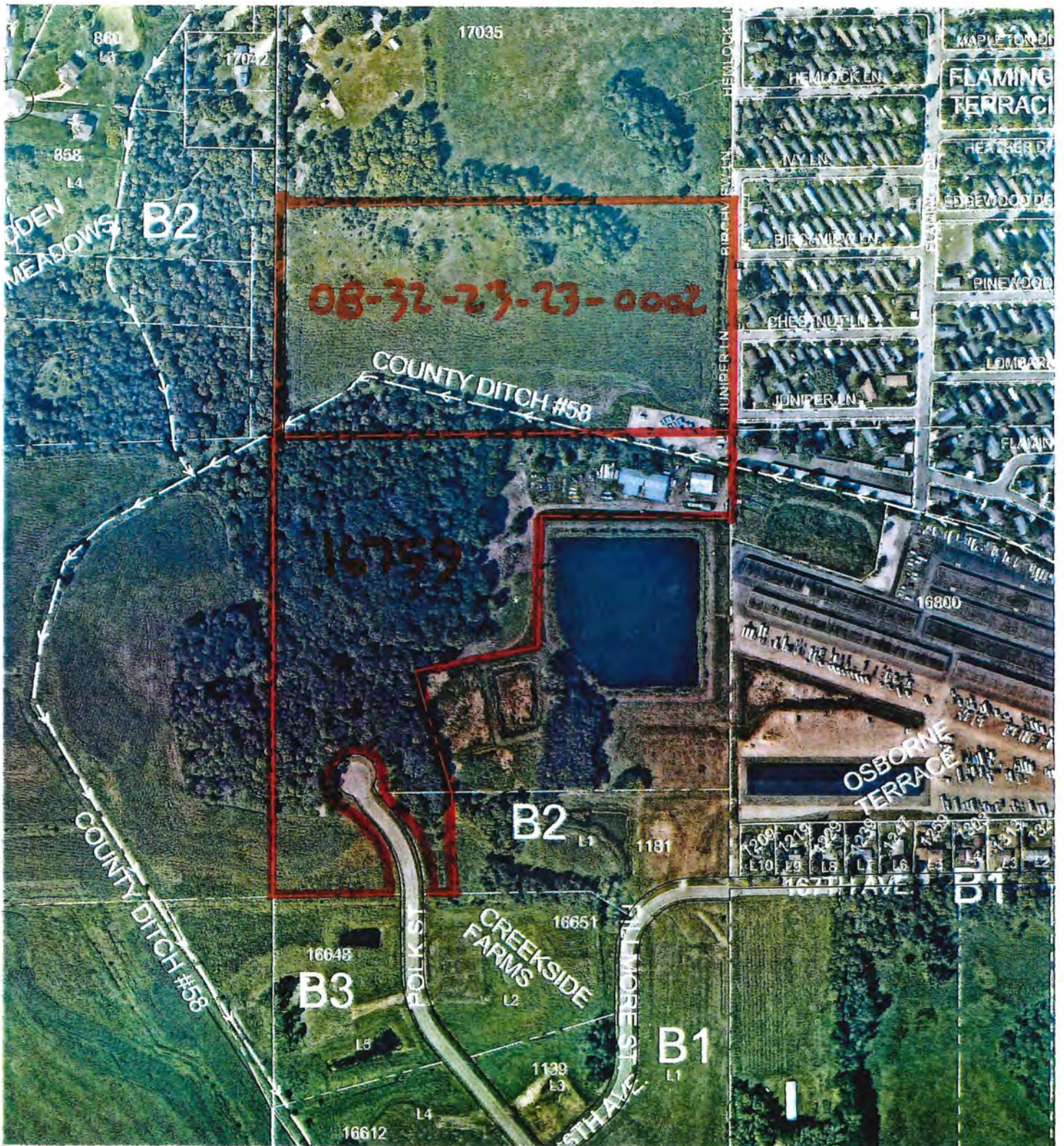
The proposed easement for Parcel H is a 20-foot wide easement for the purpose of providing access to the subject parcel from the 16759 Polk Street NE. The easement is shown in light blue on the attached plan.

DATE	BY	REVISION
11/11/2024	JASON K. LARSEN	ISSUED
11/11/2024	JASON K. LARSEN	REVISED
11/11/2024	JASON K. LARSEN	REVISED
11/11/2024	JASON K. LARSEN	REVISED
11/11/2024	JASON K. LARSEN	REVISED
11/11/2024	JASON K. LARSEN	REVISED
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11/11/2024	JASON K. LARSEN	REVISED
11/11/2024	JASON K. LARSEN	REVISED

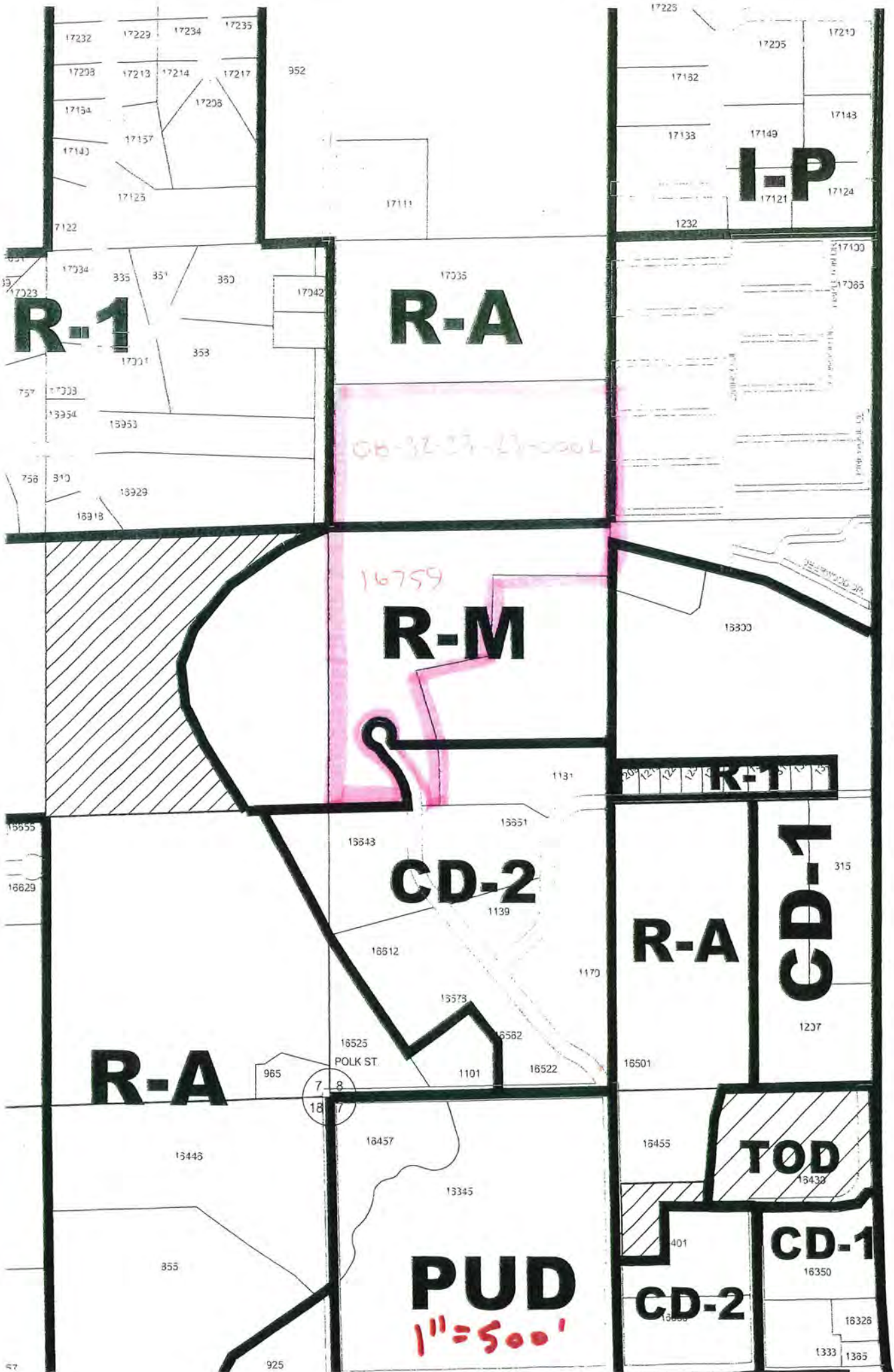
BENCHMARK
MAGNETIC NORTH
GRID ELEVATION: 454.8
ELEVATION: 811.43 (NAVD83)

NORTH
GRAPHIC SCALE
1 INCH = 100 FEET





1" = 400'



R-1

R-A

I-P

R-M

CD-2

R-A

CD-1

R-A

TOD

PUD

CD-2

CD-1

08-32-27-27-000 L

16759

1" = 500'

17232 17229 17234 17235
17208 17213 17214 17217
17154 17208
17157
17143
17125
7122

17225 17210
17205 17143
17182 17149
17133 17124
17121
1232

17034 335 351 360 17042
17033 17001 353
13954 13953
757 310 13929
18918

17035
17042

17100 17085
18300

15555 16629

1131
13843 13851
16812 1139
15573 15562
16525 POLK ST. 1101 16522

1170 16501

965 7 8 18 7

16501

315 1207

15446 355 925

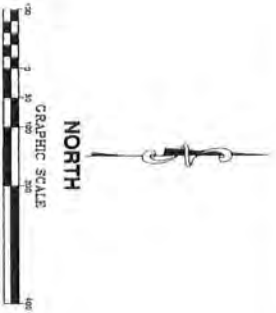
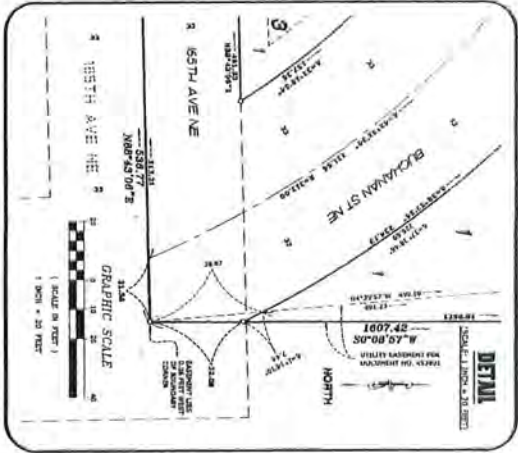
18457 13345

15455 15433 401 13630 13628 1333 1365

CREEKSIDE FARMS

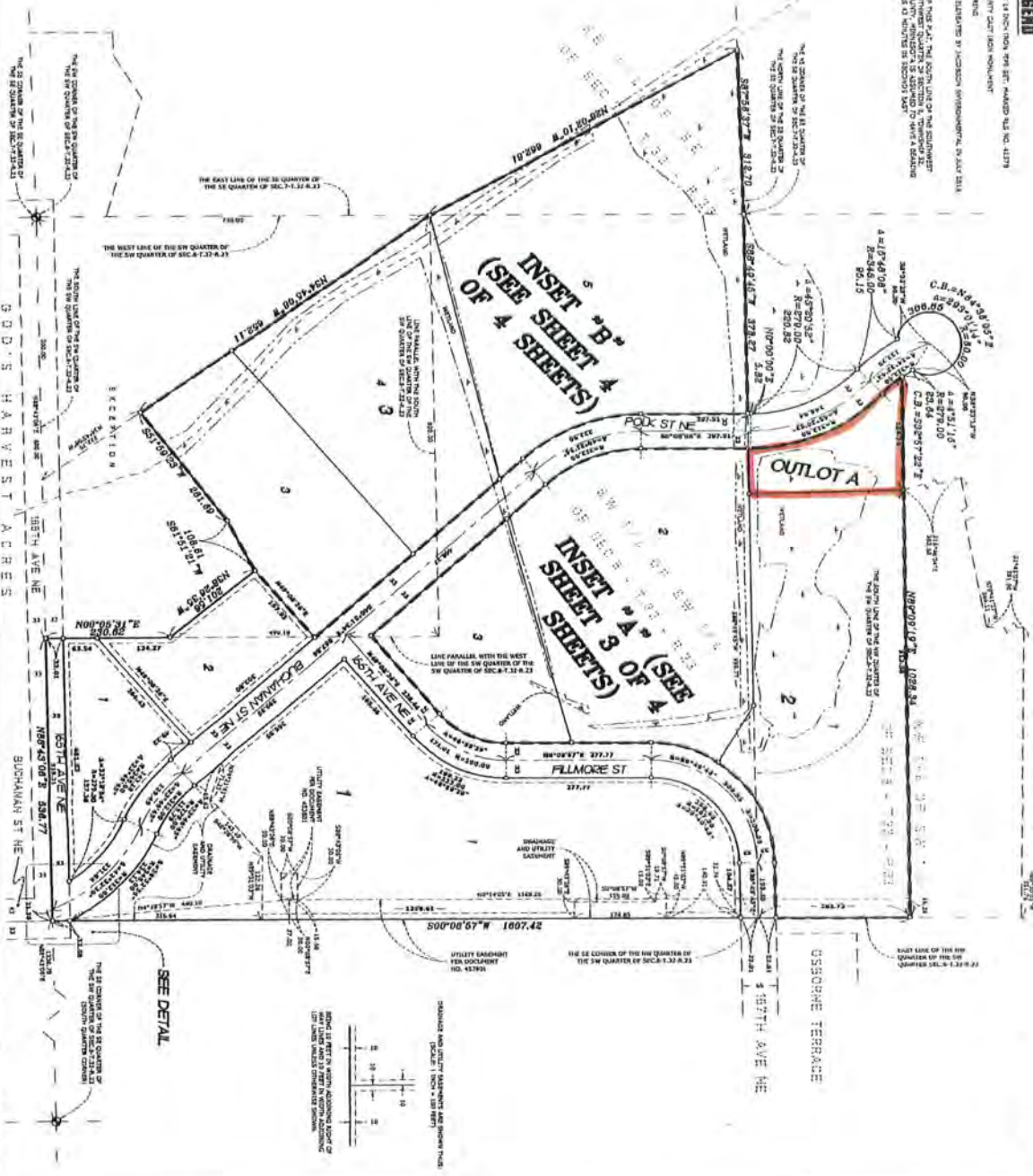
LEGEND

- DIMENSIONS 1/2" EACH BY 1/4" EACH FROM THE SET - ASSUMED U.S. NO. 1273
 - ⊕ DIMENSIONS FROM COUNTY SURVEY MONUMENT
 - C.B. = DIMENSIONS FROM BEARING
 - DIMENSIONS WITHIN DELIVERED BY JACKSON ENVIRONMENTAL, N.Y. STATE
- FOR THE PURPOSES OF THIS PLAN, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE 36th CONVERSE QUARTERS OF SECTION 16, TOWNSHIP 42N, RANGE 12E, COUNTY OF ANNEKE, STATE OF IOWA, IS BEING CONSIDERED AS A BOUNDARY LINE. THE BOUNDARY LINE OF THE SOUTHWEST QUARTER OF THE 36th CONVERSE QUARTERS OF SECTION 16, TOWNSHIP 42N, RANGE 12E, COUNTY OF ANNEKE, STATE OF IOWA, IS BEING CONSIDERED AS A BOUNDARY LINE.



E. G. RUD & SONS, INC.
Professional Land Surveyors

OPTIONAL PAGE



THE SOUTH LINE OF THE 36th CONVERSE QUARTERS OF SECTION 16, TOWNSHIP 42N, RANGE 12E, COUNTY OF ANNEKE, STATE OF IOWA, IS BEING CONSIDERED AS A BOUNDARY LINE.

City of Ham Lake
County of Anoka
Sec. 7 and 8, T32, R23

237 9311, 001

Memorandum

Date: April 10, 2024
To: Mayor and Councilmembers
From: Tom Collins, City Engineer *TPC*
Subject: Catchers Creek

Introduction:

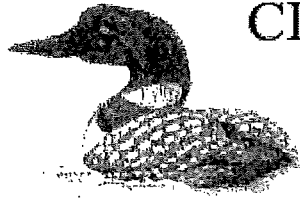
The Catchers Creek residential development project was accepted at the May 1, 2023 City Council meeting, which commenced the one-year maintenance period.

Discussion:

An inspection of the Catchers Creek project was completed on October 18, 2023. All of the maintenance items have been adequately corrected and there are no known deficiencies.

Recommendations:

It is recommended that the cash maintenance security, in the amount of \$13,320, be released.



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, APRIL 8, 2024

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: January 22, 2024

PUBLIC HEARING:

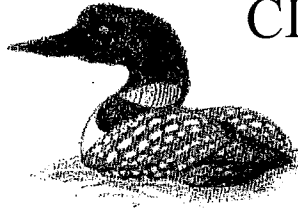
- 6:01 p.m.** Jesse Osborne of Storage World, requesting rezoning of portions of land from R-M (Residential – Manufactured Home) to R-A (Rural Single Family Residential) and portions of land from CD-2 (Commercial Development II) to R-A (Rural Single Family Residential) in Section 8
- 6:01 p.m.** Wesam Alkubaisy of Ewaz LLC, dba Pioneer Auto Tronics, requesting a Conditional Use Permit to operate an automobile repair shop at 15903 Central Ave NE (PID# 17-32-23-34-0019)

NEW BUSINESS:

1. None

COMMISSION BUSINESS:

1. City Council Update



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

CITY OF HAM LAKE PLANNING COMMISSION MINUTES MONDAY, APRIL 8, 2024

The Ham Lake Planning Commission met for its regular meeting on Monday, April 8, 2024 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Kyle Lejonvarn, Dave Ringler, Jeff Entsminger, David Ross, Jonathan Fisher and Erin Dixon

OTHERS PRESENT: City Engineer Dave Krugler and Building and Zoning Clerk Jennifer Bohr

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Ross, seconded by Fisher, to approve the minutes of the January 22, 2024 Planning Commission meeting as written. All in favor, motion carried.

PUBLIC HEARING:

Jesse Osborne of Storage World, requesting rezoning of portions of land from R-M (Residential – Manufactured 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

Mr. Jesse Osborne was present. Mr. Osborne stated the buildings in the upper northeast portion of the 16759 Polk Street NE parcel are shown as being owned by CSF Development, LLC but should be under the ownership of Storage World Inc. Mr. Osborne stated he is requesting rezoning, along with a lot line adjustment, to put the buildings under the ownership of the proper company. (The lot line adjustment will be reviewed by City Council.) Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the memo in the packet primarily addresses the requested lot line adjustment. Engineer Krugler stated rezoning has also been requested so that all of the land involved in this request will be under one zoning district, R-A (Rural Single Family Residential), instead of three zoning districts. Commissioner Entsminger completed the inspection; a copy which is on file. Commissioner Entsminger stated he met Mr. Osborne at the site. Commissioner Entsminger stated Mr. Osborne's request for rezoning is reasonable and straightforward.

Chair Pogalz opened the public hearing at 6:04 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:04 p.m.

Motion by Entsminger, seconded by Ross, to recommend approval of Jesse Osborne's request to rezone portions of land from R-M (Residential – Manufactured 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, subject to meeting the conditions of the City Engineer and meeting all City, County and State requirements. All in favor, motion carried. *This application will be placed on the City Council's Monday, April 15, 2024 agenda.*

PUBLIC HEARING:

Wesam Alkubaisy of Ewaz LLC, dba Pioneer Auto Tronics, requesting a Conditional Use Permit to operate an automobile repair shop at 15903 Central Ave NE (PID# 17-32-23-34-0019)

Mr. Ahmad Hassan, representing Mr. Wesam Alkubaisy, CEO of Pioneer Auto Tronics, was present. Mr. Hassan stated Pioneer Auto Tronics' headquarters is in Houston, TX. Mr. Hassan stated the company specializes in air bag services, seat belt repair and diagnostics, reprogramming and calibration of Advanced Driver Assistance Systems (ADAS). Mr. Hassan stated the company does diagnostics to determine what needs to be repaired after a vehicle has been involved in an accident and then reconditions the safety systems of the vehicle. Mr. Hassan stated they will be sub-leasing the location. Mr. Hassan stated they expect to service ten customer vehicles per day; six of the vehicles will be parked inside of the building and four will be parked outside. Mr. Hassan stated there will be five employees at the location which consist of four technicians, including himself, and one administrative staff person. Mr. Hassan stated business hours will be 9:00 a.m. to 5:00 p.m. Monday through Saturday. Mr. Hassan stated no mechanical repairs will be done at the site as all repairs are related to programming and calibrating various vehicle safety systems. Commissioner Fisher completed the inspection; a copy which is on file. Commissioner Fisher stated the building is currently occupied by another tenant. Commissioner Fisher stated the building has a large bay inside to park vehicles and is conducive to the type of work the company will perform there. Commissioner Fisher stated the site plan maximizes the space available for parking. Chair Pogalz asked Mr. Hassan if he was aware of the Conditional Use Permit conditions suggested by Building and Zoning Official Jones. Mr. Hassan acknowledged that he was aware of the conditions recommended Building and Zoning Official Jones.

Chair Pogalz opened the public hearing at 6:11 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:11 p.m.

Motion by Fisher, seconded by Entsminger, to recommend approval of the request of Wesam Alkubaisy of Ewaz LLC, dba Pioneer Auto Tronics, for a Conditional Use Permit to operate an automobile repair shop at 15903 Central Ave NE (PID# 17-32-23-34-0019) subject to:

- 1) **Limiting repairs to repairing seatbelts, repair or replacement of airbags and other Advanced Driver Assistance Systems (ADAS) safety programming services. No other auto repair services will be allowed, including the changing of any vehicle fluids or mechanical repairs.**
- 2) **A maximum of ten vehicles in need of repair (six parked inside of the building and four parked outside of the building) will be allowed on the site at any given time.**
- 3) **Hours of operation from 9:00 am to 5:00 pm Monday thru Saturday.**
- 4) **A maximum of five employees.**
- 5) **Meeting all City, County and State requirements.**
- 6) **Any change of use will require review by the Planning Commission and approval by the City Council.**

All in favor, motion carried. *This application will be placed on the City Council's Monday, April 15, 2024 agenda.*

Chair Pogalz asked Mr. Hassan if this is a new venture in Ham Lake. Mr. Hassan stated the Ham Lake location will be a new branch location. Mr. Hassan stated it is one of two new branch locations; the third location will be in Michigan.

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated the City Council concurred with the Planning Commission's recommendations to approve the Conditional Use Permit and Commercial Site Plan for the White and Sable wedding venue. A planning commissioner will not be present at the April 15, 2024 City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:15 p.m. All in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk



CITY OF HAM LAKE

PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application Storage World/lotline

Date of Receipt 3-21-24

Receipt # 99092

Meeting Appearance Dates:

Planning Commission 4-8-24

City Council 4-15-24

Please check request(s):

- Metes & Bounds Conveyance
- Sketch Plan
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning*
- Multiple Dog License*

- Commercial Building Permit
- Certificate of Occupancy
- Home Occupation Permit
- Conditional Use Permit (New)*
- Conditional Use Permit (Renewal)
- Other _____

**NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.*

Development/Business Name: Storage World

Address/Location of property: 16759 Polk St + PID 08-32-23-23-0002

Legal Description of property: _____

PIN # 08-32-23 32-0007 + 23-0002 CD-2, R-M+R-A
Current Zoning _____ Proposed Zoning R-A

Notes: Lot line adjs and rezoning

Applicant's Name: Jesse Osborne

Business Name: Storage World

Address 16800 Hwy 65 NE Ham

City Ham Lake State MN Zip Code 55304

Phone 651-403-0782 Cell Phone 651 Fax _____

Email address Jesse@StorageWorldMN.com

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE

DATE 3-20-24

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission 4-8-24
City Council _____

PROPERTY TAXES CURRENT YES NO

ORDINANCE NO. 24-XX

AN ORDINANCE AMENDING A PORTION OF CHAPTER 9 OF THE CITY OF HAM LAKE, COUNTY OF ANOKA, STATE OF MINNESOTA.

The City Council of the City of Ham Lake does hereby ordain as follows, pursuant to Article 9 of the Ham Lake City Code.

That the zoning classification for the following described property situated in the City of Ham Lake, Anoka County, Minnesota is hereby designated 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.

That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, 551.76 feet; thence South 01 degree 45 minutes 07 seconds West, 381.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence South 16 degrees 46 minutes 04 seconds East, a distance of 363.68 feet; thence North 89 degrees 09 minutes 19 seconds East, 813.58 feet to said East line of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, 283.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 49 minutes 45 seconds West, along said South line of the Northwest Quarter of the Southwest Quarter, 1338.03 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 05 minutes 31 seconds East, along said West line of the Northwest Quarter of the Southwest Quarter, 1326.25 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 56 minutes 23 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1339.30 feet to said point of beginning.

EXCEPT that part of said Northwest Quarter of the Southwest Quarter described as follows:

Commencing at the Northeast corner of the said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, a distance of 551.76 feet; thence South 01 degrees 45 minutes 07 seconds West, a distance of 381.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence South 16 degrees 46 minutes 04 seconds East, a distance of 363.68 feet to the point of beginning of the exception to be described; thence North 89 degrees 09 minutes 19 seconds East, a distance of 813.58 to the East line of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, a distance of 283.72 feet to the Southeast corner of said Northwest Quarter

of the Southwest Quarter; thence South 88 degrees 49 minutes 45 seconds West, along the South line of the Northwest Quarter of the Southwest Quarter, a distance of 959.77 feet; thence North 00 degrees 00 minutes 00 seconds East 5.82 feet; thence northwesterly a distance of 220.82 feet along a tangential curve concave to the southwest, said curve having a radius of 279.00 feet and a central angle of 45 degrees 20 minutes 52 seconds; thence northwesterly a distance of 95.15 feet along a reverse curve concave to the northeast said curve having a radius of 345.00 feet and a central angle of 15 degrees 48 minutes 08 seconds; thence northwesterly, easterly, and southeasterly, a distance of 306.85 feet on a non-tangential curve concave to the southeast, having a radius of 60.00 feet, a central angle of 293 degrees 01 minutes 14 seconds and a chord bearing of North 64 degrees 36 minutes 05 seconds East; thence southeasterly a distance of 23.64 feet on a non-tangential curve concave to the northeast, having a radius of 279.00 feet, a central angle of 04 degrees 51 minutes 15 seconds and a chord bearing of South 32 degrees 57 minutes 22 seconds East; thence North 89 degrees 09 minutes 19 seconds East, a distance of 214.75 to the point of beginning.

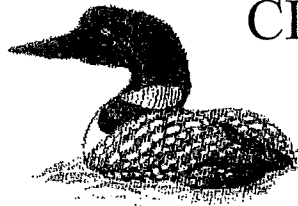
AND

Outlot A, CREEKSIDE FARMS Anoka, County, Minnesota.

Presented to the Ham Lake City Council on April 15, 2024 and adopted by a unanimous vote this ____ day of _____, 2024.

Brian Kirkham, Mayor

Denise Webster, City Clerk



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

NOTICE OF PUBLIC HEARING CITY OF HAM LAKE COUNTY OF ANOKA STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, April 8, 2024 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE, for the purpose of considering the application of Jesse Osborne of Storage World requesting rezoning of 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, parcels of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, 551.76 feet; thence South 01 degree 45 minutes 07 seconds West, 381.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence South 16 degrees 46 minutes 04 seconds East, a distance of 363.68 feet; thence North 89 degrees 09 minutes 19 seconds East, 813.58 feet to said East line of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, 283.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 49 minutes 45 seconds West, along said South line of the Northwest Quarter of the Southwest Quarter, 1338.03 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 05 minutes 31 seconds East, along said West line of the Northwest Quarter of the Southwest Quarter, 1326.25 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 56 minutes 23 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1339.30 feet to said point of beginning.

EXCEPT that part of said Northwest Quarter of the Southwest Quarter described as follows: Commencing at the Northeast corner of the said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, assumed bearing, along

the East line of said Northwest Quarter of the Southwest Quarter, a distance of 255.43 feet; thence North 89 degrees 30 minutes 01 seconds West, a distance of 551.76 feet; thence South 01 degrees 45 minutes 07 seconds West, a distance of 381.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 364.11 feet; thence South 16 degrees 46 minutes 04 seconds East, a distance of 363.68 feet to the point of beginning of the exception to be described; thence North 89 degrees 09 minutes 19 seconds East, a distance of 813.58 to the East line of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 57 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, a distance of 283.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 49 minutes 45 seconds West, along the South line of the Northwest Quarter of the Southwest Quarter, a distance of 959.77 feet; thence North 00 degrees 00 minutes 00 seconds East 5.82 feet; thence northwesterly a distance of 220.82 feet along a tangential curve concave to the southwest, said curve having a radius of 279.00 feet and a central angle of 45 degrees 20 minutes 52 seconds; thence northwesterly a distance of 95.15 feet along a reverse curve concave to the northeast said curve having a radius of 345.00 feet and a central angle of 15 degrees 48 minutes 08 seconds; thence northwesterly, easterly, and southeasterly, a distance of 306.85 feet on a non-tangential curve concave to the southeast, having a radius of 60.00 feet, a central angle of 293 degrees 01 minutes 14 seconds and a chord bearing of North 64 degrees 36 minutes 05 seconds East; thence southeasterly a distance of 23.64 feet on a non-tangential curve concave to the northeast, having a radius of 279.00 feet, a central angle of 04 degrees 51 minutes 15 seconds and a chord bearing of South 32 degrees 57 minutes 22 seconds East; thence North 89 degrees 09 minutes 19 seconds East, a distance of 214.75 to the point of beginning.

AND

Outlot A, CREEKSIDE FARMS Anoka, County, Minnesota.

At such hearing both written and oral comments will be heard.

DATED: March 29, 2024

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

Jennifer Bohr

From: Jesse Osborne <jesse@storageworldmn.com>
Sent: Thursday, March 21, 2024 2:15 PM
To: Jennifer Bohr

Jennifer,

I've decided to put parcel B in RA zoning.
I would also like to extend the RA on partial A
throughout the whole property.

Thanks
Jesse Osborne

Jennifer Bohr

From: Jesse Osborne <jesse@storageworldmn.com>
Sent: Thursday, March 21, 2024 2:04 PM
To: Jennifer Bohr

Hi Jennifer,

The Narrative for the lot line adjustment is to put the shops back into Storage World where they belong. When we did the quit claim deed on the property going into CSF we didn't realize the shops were going with it. Now we're transferring them back into Storage World.

Thanks

Jesse Osborne

Memorandum

Date: April 4, 2024
To: Planning Commissioners
From: Tom Collins, City Engineer *TPC*
Subject: Proposed lot line adjustment –08-32-23-23-0002 and 16759 Polk Street (08-32-23-32-0007)

Introduction:

A lot line adjustment is proposed between the 20.31-acre 08-32-23-23-0002 parcel and the 21.75-acre parcel and 16759 Polk Street. The proposed lot line adjustment will increase the 08-32-23-23-0002 parcel (Parcel A) by 3.12 acres to 23.43 acres and will decrease the 16759 Polk Street parcel (Parcel B) by 3.12 acres to 18.63 acres. A 400-scale aerial photo is attached.

Discussion:

Per the attached 500 scale zoning map, the 08-32-23-23-0002 parcel is zoned Rural Single Family Residential (R-A) and the 16759 Polk Street parcel is zoned both Residential - Manufactured Home (R-M) and Commercial Development Tier 2 (CD-2). The CD-2 portion of 16759 Polk Street is due to the prior combination of Parcel B-1 and the CD-2 zoned Outlot A of Creekside Farms. The Lot Line Adjustment with Parcel B-1 and the Creekside Farms Plat cover sheet with Outlot A are attached.

Both of the resulting parcels are proposed to be rezoned to R-A, although it is anticipated that Parcel B will be rezoned to CD-2 with the future Creekside Farms 2nd Addition and associated extension of Polk Street. As required, the Lot Line Adjustment exhibit includes the dedication of a 10-foot drainage and utility easement around the perimeter of Parcel A and Parcel B. The easement dedication on the westerly portion of Parcel A is adjacent to the 33-foot-wide ingress and egress easement that will be Polk Street right-of-way in the future.

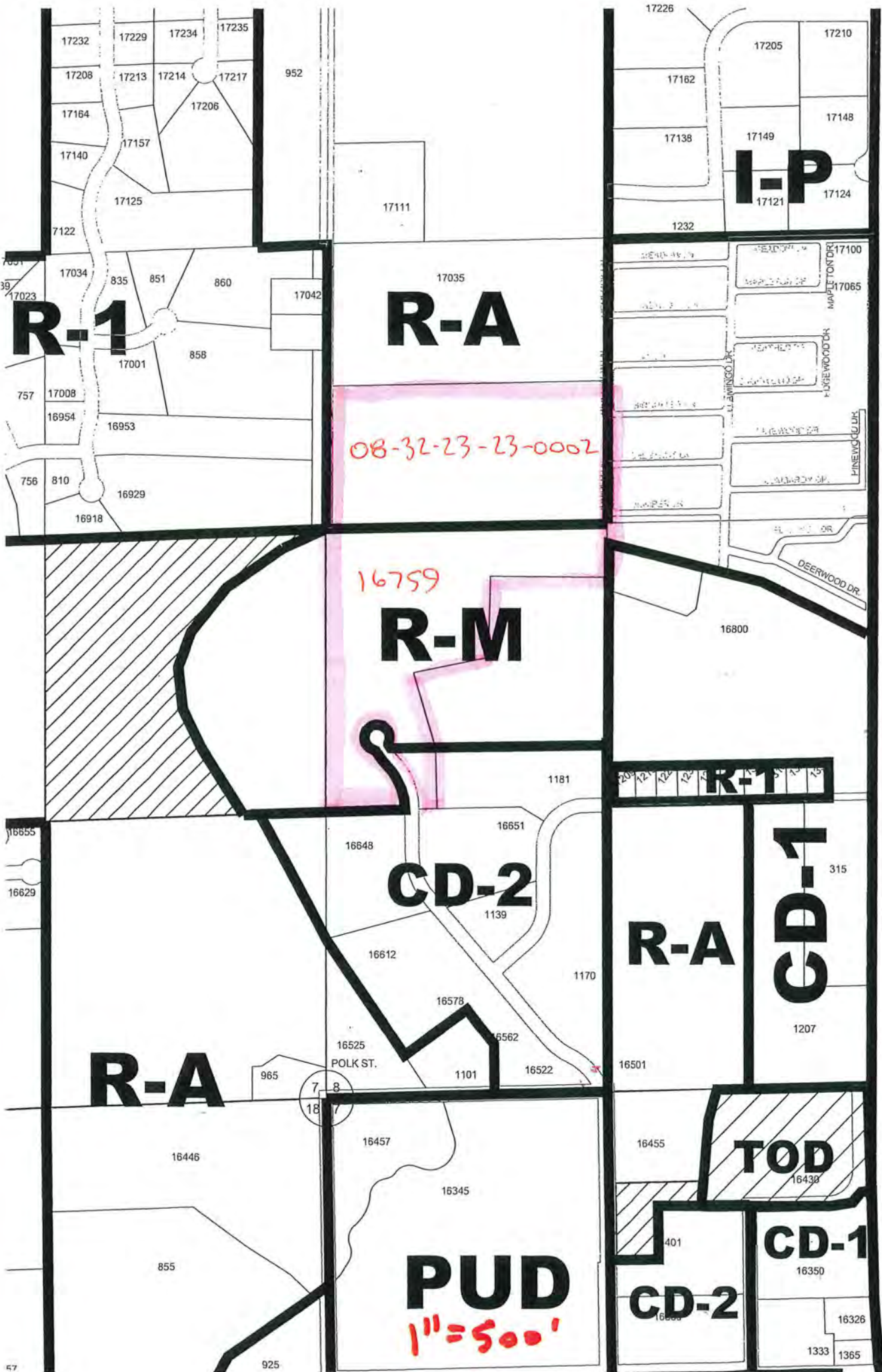
The Building Official does not have any concerns with Code compliance of the existing buildings located on the 16759 Polk Street parcel. Upon approval of the Lot Line Adjustment, a City Council public hearing will be scheduled for vacation of the 10-foot drainage and utility easement that was dedicated over the northerly portion of Outlot A of Creekside Farms.

Recommendation:

It is recommended that the lot line adjustment be approved, subject to dedicating a 10-foot-wide drainage and utility easement on both sides of the revised property lines.



1" = 400'



R-1

R-A

I-P

08-32-23-23-0002

R-M

16759

CD-2

R-A

CD-1

R-A

TOD

PUD

1"=500'

CD-2

CD-1

LOT LINE ADJUSTMENT

~of~ 16759 POLK STREET NE
 ~of~ STORAGE WORLD INC.
 16800 HWY. 65 NE
 HAM LAKE, MN 55304
 (651) 403-0782

- LEGEND**
- DENSITIES IRON MONUMENT FOUND AS LABELED
 - DENSITIES IRON MONUMENT SET, MARKED (R/S) A1378
 - DENSITIES ANOKA COUNTY CAST IRON MONUMENT
 - DENSITIES CITY WIRE TOWERS
 - DENSITIES OVERHEAD WIRE
 - DENSITIES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

PROPOSED LEGAL DESCRIPTIONS

PARCEL A:
 That part of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, containing 1.25 acres, more or less, as shown on the attached plat.

PARCEL B:
 That part of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, containing 1.25 acres, more or less, as shown on the attached plat.

EXISTING LEGAL DESCRIPTIONS

PARCEL A:
 That part of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, containing 1.25 acres, more or less, as shown on the attached plat.

PARCEL B:
 That part of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, containing 1.25 acres, more or less, as shown on the attached plat.

PROPOSED EASEMENT DESCRIPTION FOR PARCEL A

A perpetual easement for utility and utility appurtenances, water, sewer, and access over Parcel B, Parcel A, and Parcel C, to and from Parcel A, Parcel B, and Parcel C, for the purpose of providing utility service to Parcel A, Parcel B, and Parcel C.

PROPOSED EASEMENT DESCRIPTION FOR PARCEL B

A perpetual easement for utility and utility appurtenances, water, sewer, and access over Parcel B, Parcel A, and Parcel C, to and from Parcel A, Parcel B, and Parcel C, for the purpose of providing utility service to Parcel A, Parcel B, and Parcel C.

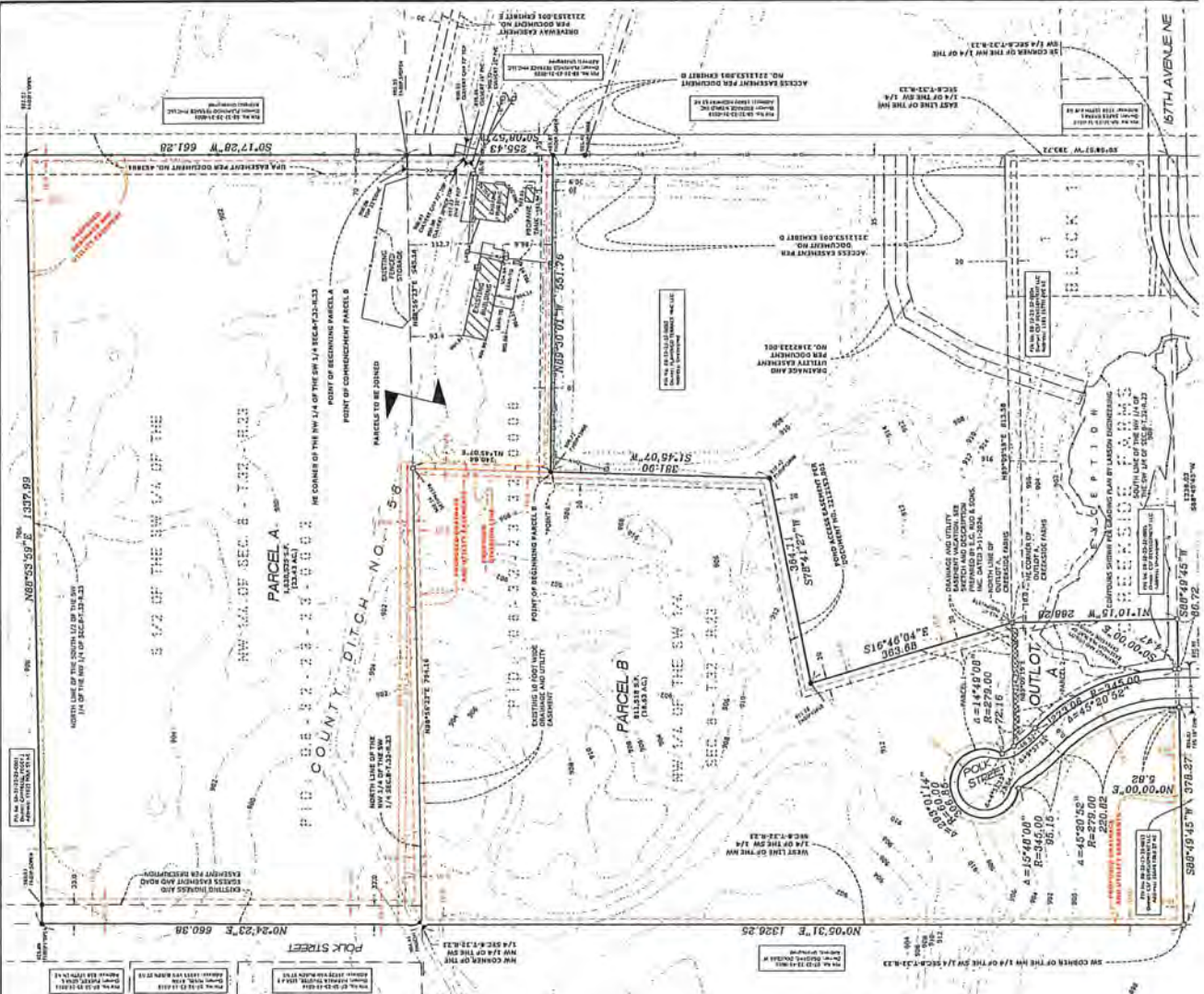
NOTES

- 1. Bearings shown are on Anoka County datum.
- 2. Field work was completed by E.G. and Sons, Inc. on 11-14-23.
- 3. Topography is shown per LIDAR mapping as provided by METNR and supplemented by field information gathered by E.G. and Sons, Inc.

BENCHMARK

MARKED BY E.G. AND SONS, INC.
 GRID STATION: 458
 ELEVATION: 911.425 (NAD83)

NO.	DATE	DESCRIPTION
1	11/14/23	FIELD DATA
2	11/14/23	FIELD DATA
3	11/14/23	FIELD DATA
4	11/14/23	FIELD DATA
5	11/14/23	FIELD DATA
6	11/14/23	FIELD DATA
7	11/14/23	FIELD DATA
8	11/14/23	FIELD DATA
9	11/14/23	FIELD DATA
10	11/14/23	FIELD DATA



ANOKA COUNTY, MINNESOTA
 (NO SCALE)



NORTH

1 INCH = 100 FEET

LOT LINE ADJUSTMENT

~of~ CREEKSIDE FARMS
 ~for~ CREEKSIDE FARMS DEVELOPMENT
 16800 HWY. 65 NE
 HAM LAKE, MN 55304
 (651) 403-0782

EXISTING LEGAL DESCRIPTIONS

(Per Title Commitment prepared by The Title Group, Inc. File No. 200411765)

PARCEL A (LTD. 08-23-23-01-0093):
 The Southwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, EXCEPT the South 100 feet of the West 400 feet thereof.

PARCEL B (LTD. 08-23-23-01-0093):
 That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

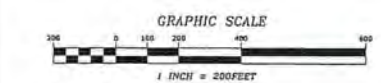
Beginning at the Northwest corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 00 minutes 00 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 253.43 feet; thence North 89 degrees 20 minutes 01 seconds West, 351.76 feet; thence South 01 degree 45 minutes 07 seconds West, 241.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 304.11 feet; thence South 15 degrees 46 minutes 04 seconds East, 283.60 feet; thence North 89 degrees 09 minutes 19 seconds East, 812.58 feet to said East line of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 00 minutes 00 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, 263.72 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 09 minutes 45 seconds West, along said South line of the Northwest Quarter of the Southwest Quarter, 1238.02 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 09 minutes 45 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1329.20 feet to said east of beginning.

PARCEL C (LTD. 08-23-23-01-0093):
 That part of the Southwest Quarter of the Southwest Quarter, Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at a point on the South line of said Southwest Quarter of the Southwest Quarter a distance of 300.00 feet easterly of the Southwest corner thereof; thence northwesterly to a point on the West line of said Southwest Quarter of the Southwest Quarter a distance of 730.00 feet northerly of the Southwest corner thereof; thence Easterly, parallel to said South line, a distance of 800.00 feet; thence Southwesterly, parallel to said West line, a distance of 320.00 feet to said South line; thence Westerly along said South line a distance of 200.00 feet to said point of beginning.

PARCEL D (LTD. 07-27-23-44-0093):
 The Southeast Quarter of the Southwest Quarter of Section 7, Township 32, Range 23, Anoka County, Minnesota, EXCEPT that part thereof described as follows:

Beginning at the Northwest corner of said Southwest Quarter of the Southwest Quarter; thence West on the South line thereof for a distance of 310 feet; thence North and Parallel with the East line of said Southwest Quarter of the Southwest Quarter for a distance of 155 feet; thence East and parallel with the East line of said Southwest Quarter of the Southwest Quarter for a distance of 45 feet; thence northwesterly with a deflection angle to the left of 31 degrees 20 minutes for a distance of 94.7 feet; thence Southwesterly with a deflection angle to the right of 49 degrees 20 minutes for a distance of 234.2 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South a distance of 120 feet to said point of beginning.



DEVELOPMENT DATA
 TOTAL SITE AREA = 302.206 ACRES
 PROPOSED DEVELOPMENT AREA = 43.834 ACRES
 OUTLOT AREA = 1.372 ACRES
 13 PROPOSED CD-2 LOTS
 AVERAGE LOT SIZE = 3.274 ACRES
 MINIMUM STREET FRONTAGE = 200 FEET
 MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
 PROPOSED ZONING = CD-2
BUILDINGS SETBACKS:
 FRONT = 30 FEET
 BUILDING = 30 FEET
 SIDE = 10 FEET
 REAR = 20 FEET
 SETBACK TO RESIDENTIAL OR PUD USES:
 BUILDING = 30 FEET
 PARKING AND DRIVES = 20 FEET
 WETLAND BUFFER = 15 OF 25 FEET

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

VICINITY MAP

PART OF SEC. 7 & 8, TWP. 32, RANG. 23



PROPOSED LEGAL DESCRIPTIONS

PARCEL B-1:
 That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 09 minutes 45 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 253.43 feet; thence North 89 degrees 20 minutes 01 seconds West, 351.76 feet; thence South 01 degree 45 minutes 07 seconds West, 241.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 304.11 feet; thence South 15 degrees 46 minutes 04 seconds East, 283.60 feet; thence North 89 degrees 09 minutes 19 seconds East, 812.58 feet to said East line of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 00 minutes 00 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, 263.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 09 minutes 45 seconds West, along said South line of the Northwest Quarter of the Southwest Quarter, 1238.02 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 09 minutes 45 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1329.20 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 09 minutes 45 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1329.20 feet to said point of beginning.

EXCEPT that part of said Northwest Quarter of the Southwest Quarter described as follows:

Commencing at the Northeast corner of the said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 00 minutes 00 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 253.43 feet; thence North 89 degrees 20 minutes 01 seconds West, a distance of 351.76 feet; thence South 01 degree 45 minutes 07 seconds West, a distance of 241.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 304.11 feet; thence South 15 degrees 46 minutes 04 seconds East, a distance of 283.60 feet to the point of beginning of the exception to be described; thence North 89 degrees 09 minutes 19 seconds East, a distance of 812.58 feet to the East line of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 00 minutes 00 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, 263.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 09 minutes 45 seconds West, along said South line of the Northwest Quarter of the Southwest Quarter, 1238.02 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 09 minutes 45 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1329.20 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 09 minutes 45 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1329.20 feet to said point of beginning.

PARCEL B-2:
 That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Northeast corner of the said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 00 minutes 00 seconds West, assumed bearing, along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 253.43 feet; thence North 89 degrees 20 minutes 01 seconds West, a distance of 351.76 feet; thence South 01 degree 45 minutes 07 seconds West, a distance of 241.90 feet; thence South 78 degrees 41 minutes 27 seconds West, 304.11 feet; thence South 15 degrees 46 minutes 04 seconds East, a distance of 283.60 feet to the point of beginning of the parcel to be described; thence North 89 degrees 09 minutes 19 seconds East, a distance of 812.58 feet to the East line of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 00 minutes 00 seconds West, along said East line of the Northwest Quarter of the Southwest Quarter, 263.72 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 09 minutes 45 seconds West, along said South line of the Northwest Quarter of the Southwest Quarter, 1238.02 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 09 minutes 45 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1329.20 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 09 minutes 45 seconds East, along said North line of the Northwest Quarter of the Southwest Quarter, 1329.20 feet to said point of beginning.

PARCEL C-1:
 That part of the Southwest Quarter of the Southwest Quarter, Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 09 minutes 45 seconds East, assumed bearing, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 300.00 feet; thence North 34 degrees 43 minutes 08 seconds West, a distance of 232.79 feet to the point of beginning of the parcel to be described; thence North 24 degrees 45 minutes 08 seconds West, a distance of 153.11 feet to a point on the West line of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees 00 minutes 00 seconds West, along said West line, a distance of 800.00 feet; thence Southwesterly, parallel with said West line, a distance of 479.38 feet; thence North 38 degrees 25 minutes 22 seconds East, a distance of 201.50 feet; thence North 15 degrees 46 minutes 04 seconds West, a distance of 108.81 feet; thence South 51 degrees 28 minutes 23 seconds West, a distance of 261.89 feet to the point of beginning.

PARCEL C-2:
 That part of the Southwest Quarter of the Southwest Quarter, Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 09 minutes 45 seconds East, assumed bearing, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 300.00 feet; thence North 34 degrees 43 minutes 08 seconds West, a distance of 232.79 feet to the point of beginning of the parcel to be described; thence North 24 degrees 45 minutes 08 seconds West, a distance of 153.11 feet to a point on the West line of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees 00 minutes 00 seconds West, along said West line, a distance of 800.00 feet; thence Southwesterly, parallel with said West line, a distance of 479.38 feet; thence North 38 degrees 25 minutes 22 seconds East, a distance of 201.50 feet; thence North 15 degrees 46 minutes 04 seconds West, a distance of 108.81 feet; thence South 51 degrees 28 minutes 23 seconds West, a distance of 261.89 feet to the point of beginning.

PARCEL D-1:
 That part of the Southwest Quarter of the Southwest Quarter of Section 7, Township 32, Range 23, Anoka County, Minnesota, lying northerly and westerly of the following described line:

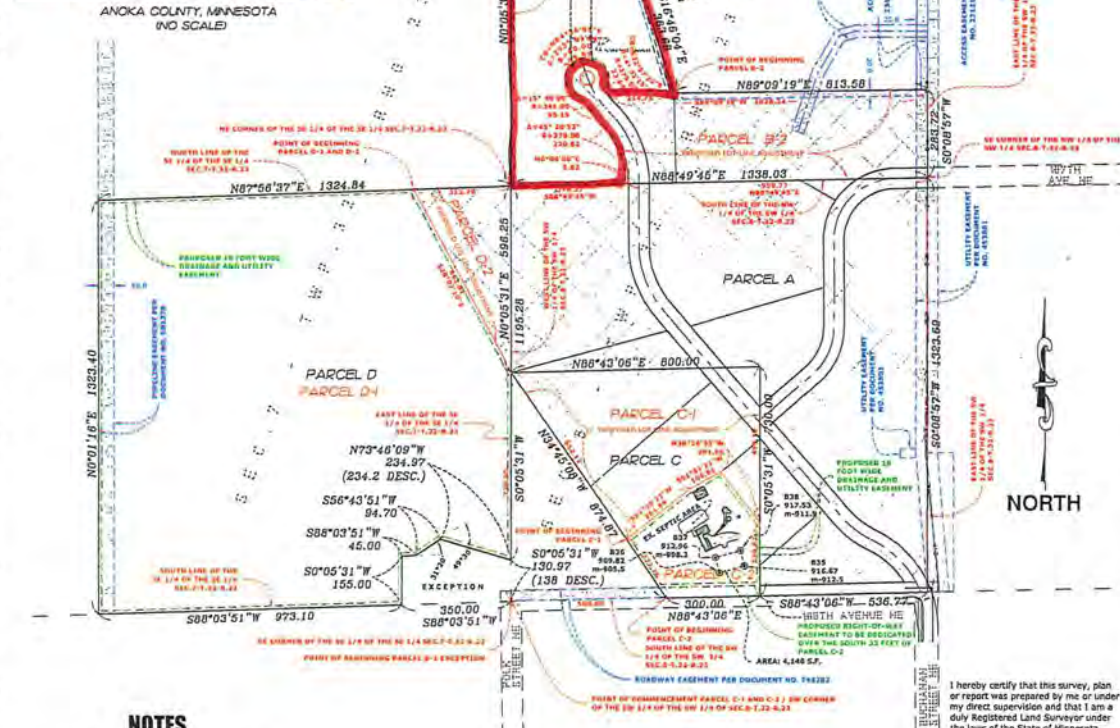
Beginning at a point on the North line of said Southwest Quarter of the Southwest Quarter, distant 312.70 feet West of the Northeast corner thereof; thence southwesterly to a point on the East line of said Southwest Quarter of the Southwest Quarter, distant 720 feet north of the Southwest corner thereof and said line there terminating.

EXCEPT that part thereof described as follows:

Beginning at the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence West on the South line thereof for a distance of 300 feet; thence North and Parallel with the East line of said Southwest Quarter of the Southwest Quarter for a distance of 155 feet; thence East and parallel with the South line of said Southwest Quarter of the Southwest Quarter for a distance of 45 feet; thence northwesterly with a deflection angle to the left of 31 degrees 20 minutes for a distance of 94.7 feet; thence Southwesterly with a deflection angle to the right of 49 degrees 20 minutes for a distance of 234.2 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South a distance of 120 feet to said point of beginning.

PARCEL D-2:
 That part of the Southwest Quarter of the Southwest Quarter of Section 7, Township 32, Range 23, Anoka County, Minnesota, lying northerly and easterly of the following described line:

Beginning at a point on the North line of said Southwest Quarter of the Southwest Quarter, distant 312.70 feet West of the Northeast corner thereof; thence southwesterly to a point on the East line of said Southwest Quarter of the Southwest Quarter, distant 720 feet north of the Southwest corner thereof and said line there terminating.



NOTES

- Wetland delineation completed by Jacobson Environmental Services, Inc. Wetland location provided by Jacobson Environmental Services, Inc. and verified by E.G. Rud and Sons, Inc.
- Bearings shown are an Anoka County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

LEGEND

- DENOTES EXISTING EASEMENT
- DENOTES EXISTING BOUNDARY
- DENOTES PROPOSED BOUNDARY
- DENOTES PROPOSED DRAINAGE AND UTILITY EASEMENT
- DENOTES EXISTING BOUNDARY

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON B. ALLEN
 Date: 5/12/2021 License No. 41578

CHKD BY	DATE	FIELD OFFICER
1	04-28-21	CITY COMMENTS
2	05-12-21	CITY COMMENTS
3		

DRWING BY: CHB TOG DRW: 15448R DATE: 03/16/21
 CHECKED BY: JBA FIELD OFFICER

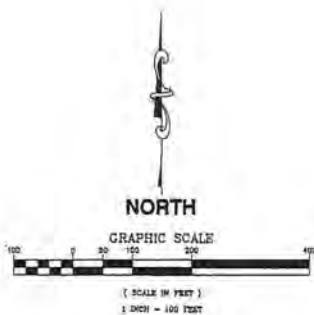
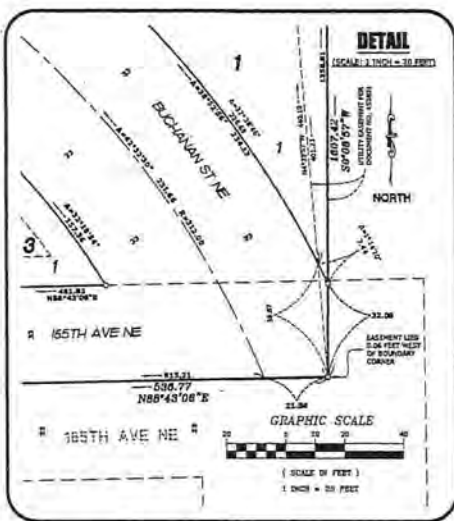
CREEKSIDE FARMS

City of Ham Lake
County of Anoka
Sec. 7 and 8, T32, R23

LEGEND

- DENOTES 3/4 INCH BY 1 1/2 INCH IRON PIPE SET, MARKED NLS NO. 41378
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- C.B. = DENOTES CHORD BEARING
- WETLAND DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL IN JULY 2018.

FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF NORTH 88 DEGREES 43 MINUTES 06 SECONDS EAST.





CITY OF HAM LAKE

PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application 03/12/2024

Date of Receipt 3-18-24
Receipt # 99059

Meeting Appearance Dates:
Planning Commission 4-8-24

City Council 4-15-24

Please check request(s):

- Metes & Bounds Conveyance
- Sketch Plan
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning*
- Multiple Dog License*

- Commercial Building Site
- Certificate of Occupancy
- Home Occupation Permit
- Conditional Use Permit (New)*
- Conditional Use Permit (Renewal)
- Other

***NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.**

Development/Business Name: Ewaz LLC / DBA Pioneer Auto Tronics

Address/Location of property: 15903 Lincoln street NE, Ham Lake, MN 55304

Legal Description of property: LOT 3 BLOCK 2 HAM LAKE INDUSTRIAL PARK 4TH , EX RD SUBJ TO EASE OF REC

PIN # 17-32-23-34-0019 Current Zoning I-P Proposed Zoning —

Notes: _____

Applicant's Name: Wesam Alkubaisy

Business Name: Ewaz LLC / DBA Pioneer Auto Tronics

Address 13518 West Belfort Ave

City Sugar Land State Texas Zip Code 77498

Phone 7139698813 Cell Phcne 2818517020 Fax _____

Email address wesamkbc@gmail.com

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE Wesam Alkubaisy DATE 03/12/2024

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission 4-8-24
City Council _____

PROPERTY TAXES CURRENT YES NO

**CITY OF HAM LAKE, MINNESOTA
RESOLUTION NO. 24-XX**

**APPROVAL OF CONDITIONAL USE PERMIT
15903 LINCOLN STREET NE**

WHEREAS, Ewaz, LLC dba Pioneer Auto Tronics, filed an application dated March 18, 2024, Receipt #99059, requesting a Conditional Use Permit to operate Pioneer Auto Tronics, an automobile repair shop on property located at 15903 Lincoln Street NE. The subject property is legally described as follows:

PID# 17-32-23-34-0019 (the "Property")

LOT 3, BLOCK 2, HAM LAKE INDUSTRIAL PARK 4TH ADDITION

WHEREAS, the Property is located in the Industrial Park (I-P) Zoning District; and

WHEREAS, I-P Zoning Districts are intended to apply to mercantile parcels which are intended for manufacturing, warehousing, machining, tooling, fabricating, assembly, processing, equipment storage, storage of raw materials or supplies, and the like, as opposed to mercantile parcels used primarily for office or retail activities. Limited office space activity may occur in an Industrial Park, but only as incidental to the main industrial usage of a given parcel.

WHEREAS, the intended use of the Property is for the operation of an automobile repair shop; and

WHEREAS, under Section 9-220.6 (d) of the Ham Lake City Code, an automobile repair shop is a conditional use in I-P Zoning Districts; and

WHEREAS, pursuant to Section 9-310.2 of the Ham Lake City Code, the Ham Lake Planning Commission reviewed the conditional use application and held a public hearing at their regular meeting on April 8, 2024, and recommended approval of the Conditional Use Permit with conditions;

WHEREAS, the Ham Lake Planning Commissions meeting minutes and materials from its April 8, 2024 meeting shall be used to support the Ham Lake City Council's findings of fact.

NOW, THEREFORE, BE IT RESOLVED that the Ham Lake City Council hereby approves the Conditional Use Permit for the property located at 15903 Lincoln Street NE subject to the conditions and approval as recommended by the Planning Commission to wit:

1. Repairs will be limited to repairing seatbelts, repair or replacement of airbags and other Advanced Driver Assistance Systems (ADAS) safety programming services.
2. No other auto repair services will be allowed, including the changing of any vehicle fluids or mechanical repairs.
3. Hours of operation will be Monday thru Saturday from 9:00 a.m. to 5:00 p.m.
4. A maximum of ten vehicles in need of repair (six parked inside of the building and four parked outside of the building) are allowed on the site at any given time.

5. A maximum of five employees.
6. Any change of use to the parcel or Conditional Use Permit will require review by the Planning Commission and approval of the City Council.
7. That the applicant and business meet all City, County, and State requirements.

FURTHERMORE, the Ham Lake City Council hereby approves the Conditional Use Permit for 15903 Lincoln Street NE subject to the following additional conditions:

1. Written receipt by the City, and approval by the City Attorney, of acknowledgement and approval of the Conditional Use Permit by the owner of the Property located at 15903 Lincoln Street NE.
2. Compliance with all applicable Ham Lake City Code requirements.

Adopted by the Ham Lake City Council this the 15th day of April, 2024.

ATTEST:

Denise Webster, City Clerk

Brian Kirkham, Mayor

April 8, 2024

CITY OF HAM LAKE
STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building Official

Subject: Conditional Use Permit for Ewaz LLC dba Pioneer Auto Tronics, at 15903 Lincoln Street NE

Introduction/Discussion:

Wesam Alkubaisy of Ewaz LLC dba Pioneer Auto Tronics, is applying for a Conditional Use Permit (CUP) for automobile repair at 15903 Lincoln Street NE. Pioneer Auto Tronics is an airbag service center specializing in repairing seatbelts, installing airbags, and providing programming services for a wide range of vehicle makes and models. The business focuses on these specialized services only, without engaging in mechanical repairs or the changing of vehicles fluids. Storage needs are primarily for tools, equipment, and inventory related to airbag components. Once a vehicle is ready to be worked on, it is moved inside the facility. Technicians connect vehicles to a power supply station to power up the vehicles without running the engine and begin diagnostics to determine repair(s) needed. Pioneer Auto Tronics will have 10 vehicles in need of repair at the site. Six vehicles will be parked inside of the building for repair and four vehicles will be parked outside the building waiting to get repaired. The turnaround time for each vehicle repair is one day. Business hours will be Monday through Saturday from 9:00 am. to 5:00 pm. Pioneer Auto Tronics intends to have a total of five employees. Four airbag service technicians who will also perform seatbelt maintenance and programming services and one administrative staff member to manage customer inquiries.

Recommendation:

I recommend approval of a Conditional Use Permit for 15903 Lincoln Street NE with the following conditions:

- 1) Repairs are to be limited to repairing seatbelts, installation of airbags and programming services for seatbelts and airbags.
- 2) No other auto repair services will be allowed, including the changing of any vehicle fluids or mechanical repairs.
- 3) A maximum of ten vehicles in need of repair (six parked inside of the building and four parked outside of the building) are allowed on the site at any given time.
- 4) Hours of operation will be Monday thru Saturday from 9:00 am to 5:00 pm.
- 5) A maximum of five employees.
- 6) Meeting all City, County and State requirements.
- 7) Any change of use will require review by the Planning Commission and approval by the City Council.

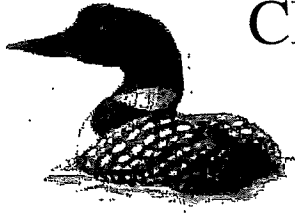
Pioneer Autotronics CUP

I, Niel Patel, am aware that Pioneer Autotronics is submitting an application to the city for a Conditional Use Permit to operate an auto business primarily related to fixing airbags, electronic, and programming on vehicles at LOT 3 BLOCK 2 HAM LAKE INDUSTRIAL PARK 4TH , EX RD SUBJ TO EASE OF REC.

Sincerely,

A handwritten signature in black ink, appearing to read "Niel Patel", written in a cursive style.

Date: 3/14/24



CITY OF HAM LAKE

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

NOTICE OF PUBLIC HEARING
CITY OF HAM LAKE
COUNTY OF ANOKA
STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, April 8, 2024 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE, for the purpose of considering the application of Wesam Alkubaisy, of Ewaz LLC dba Pioneer Auto Tronics, requesting a Conditional Use Permit to operate an automobile repair shop, at 15903 Central Avenue NE (PID# 17-32-23-34-0019), such land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

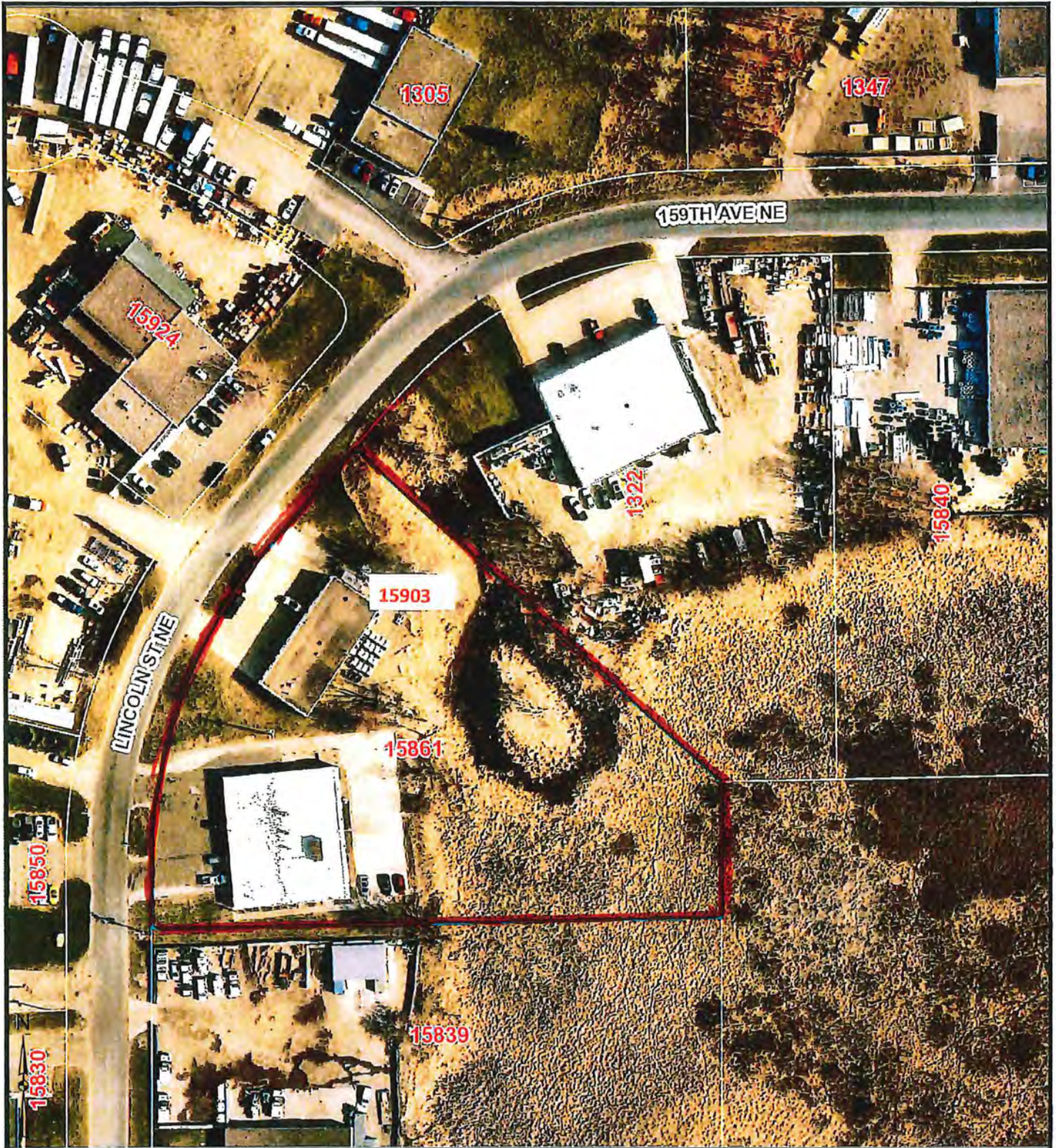
LOT 3 BLOCK 2 HAM LAKE INDUSTRIAL PARK 4TH ADDITION

At such hearing both written and oral comments will be heard.

DATED: March 29, 2024

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

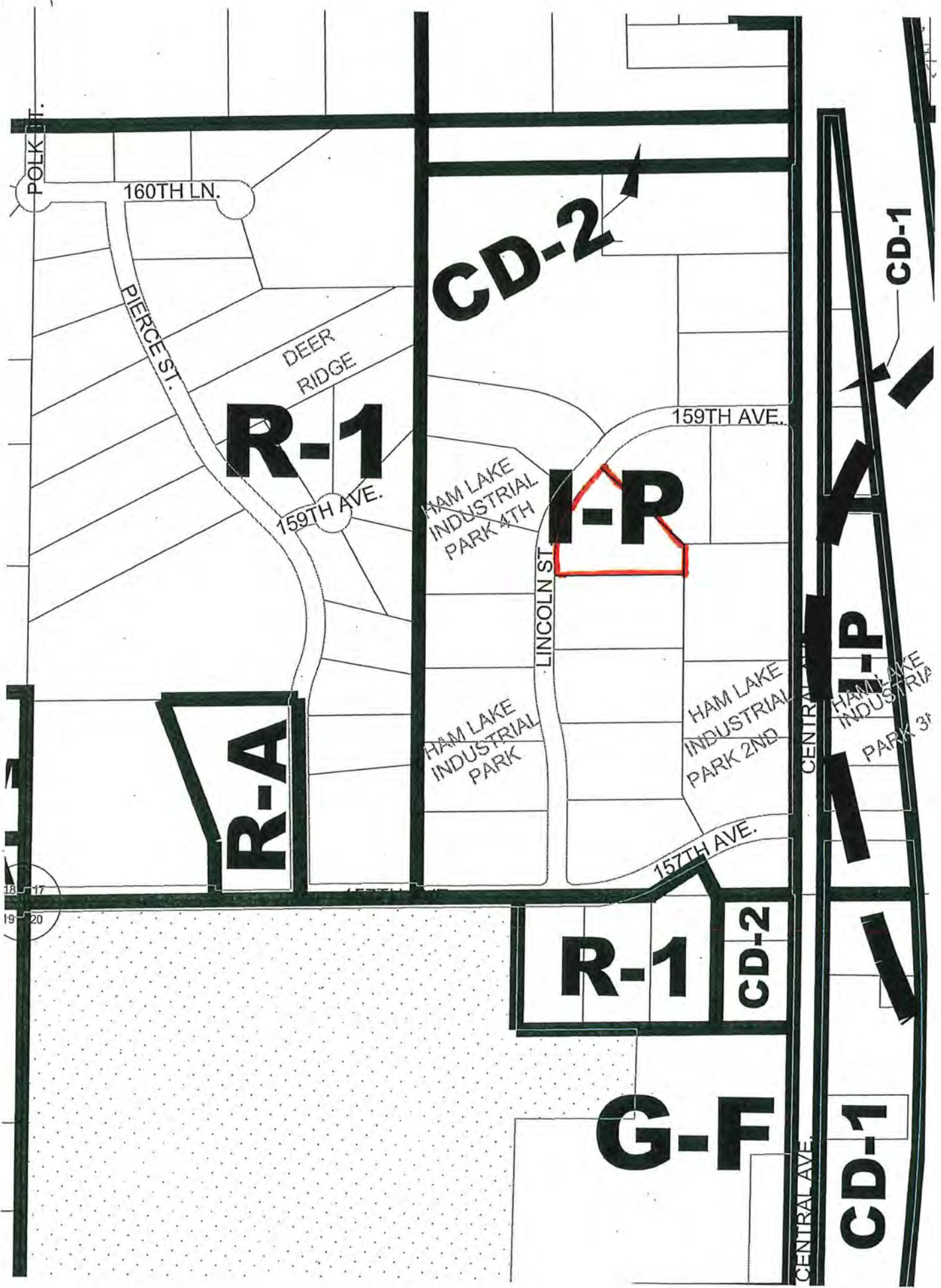
Anoka County Parcel Viewer



Parcel Information: Approx. Acres: 2.47954992
17-32-23-34-0019 Commissioner: JULIE BRAASTAD
15861 LINCOLN ST NE
HAM LAKE
MN 55304
Plat: HAM LAKE INDUSTRIAL PARK FOURTH ADDITION

Owner Information:
JASPER HOLDINGS INVESTMENTS LLC
330 S SECOND AVE STE 370
MINNEAPOLIS
MN
55401







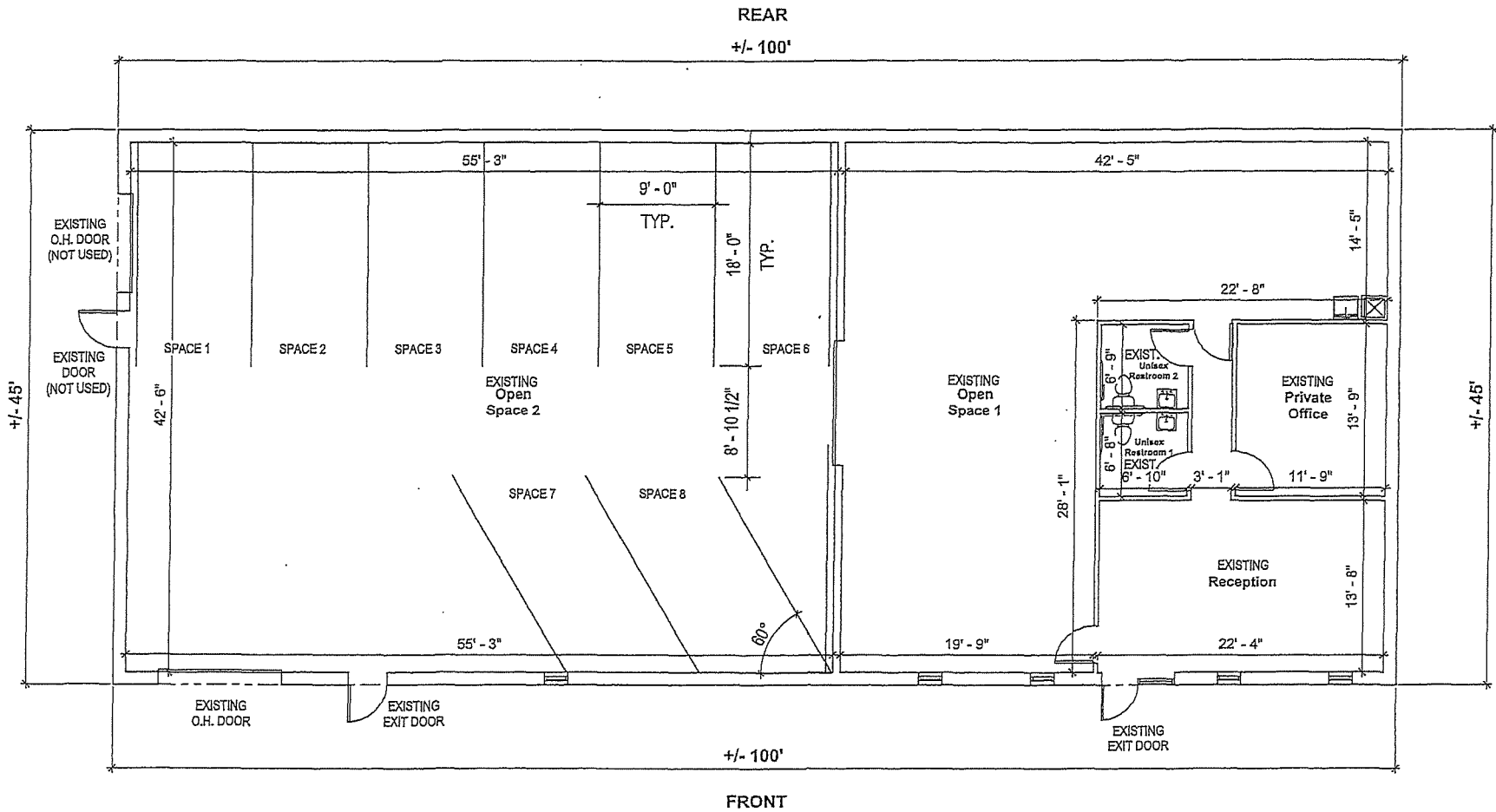
Pioneer Auto Tronics is an airbag service center specializing in repairing seatbelts, installing airbags, and providing programming services for a wide range of vehicle makes and models. Our focus is on safety and ensuring that vehicles meet or exceed industry standards of functionality. Our business focuses only on these specialized services, without engaging in mechanical repairs, oil substances or using heavy machinery or lifters. We try to keep our facility very clean, since we don't conduct mechanical work or have heavy machinery, our storage needs are primarily for tools, equipment, and inventory related to airbag components electronics and programming software. We maintain a well-organized and efficient storage system to maximize space and accessibility. Once a vehicle is ready to be worked on, it is moved inside our facility, once inside, our technicians connect the vehicle to power supply station to power up the vehicles without running the engine and begin diagnostics and repairs as necessary.

Our work capacity will handle 10 vehicles at the site (6 parked inside the building for repairing and 4 will be parked outside the building waiting to get repaired). our turned around time for each vehicle is one day and, in many cases, we complete the job in same day and turned back the vehicle to the customer

During the daily business hours (Monday through Saturday from 9:00 am. to 5:00 pm.), we expect 5 vehicles daily to drop off for diagnostic and repair. No more than 10 vehicles will be on-site to be repaired and no more than 10 vehicles, consisting of customer and employee vehicles, will be parked outside at any time.

Our team consists of four skilled technicians with expertise in airbag service, seatbelt maintenance, and programming services. Additionally, we have one administrative staff to manage customer inquiries. As we prioritize quality service, our team undergoes regular training to stay updated on industry advancements and safety protocols. At Pioneer Auto Tronics, we are committed to providing reliable and professional airbag services to ensure the safety and satisfaction of our customers. With our expertise and dedication to excellence, we aim to become a trusted destination for airbag repair and programming needs in our community.

Wesam KBC / CEO



1 FLOOR PLAN
REV



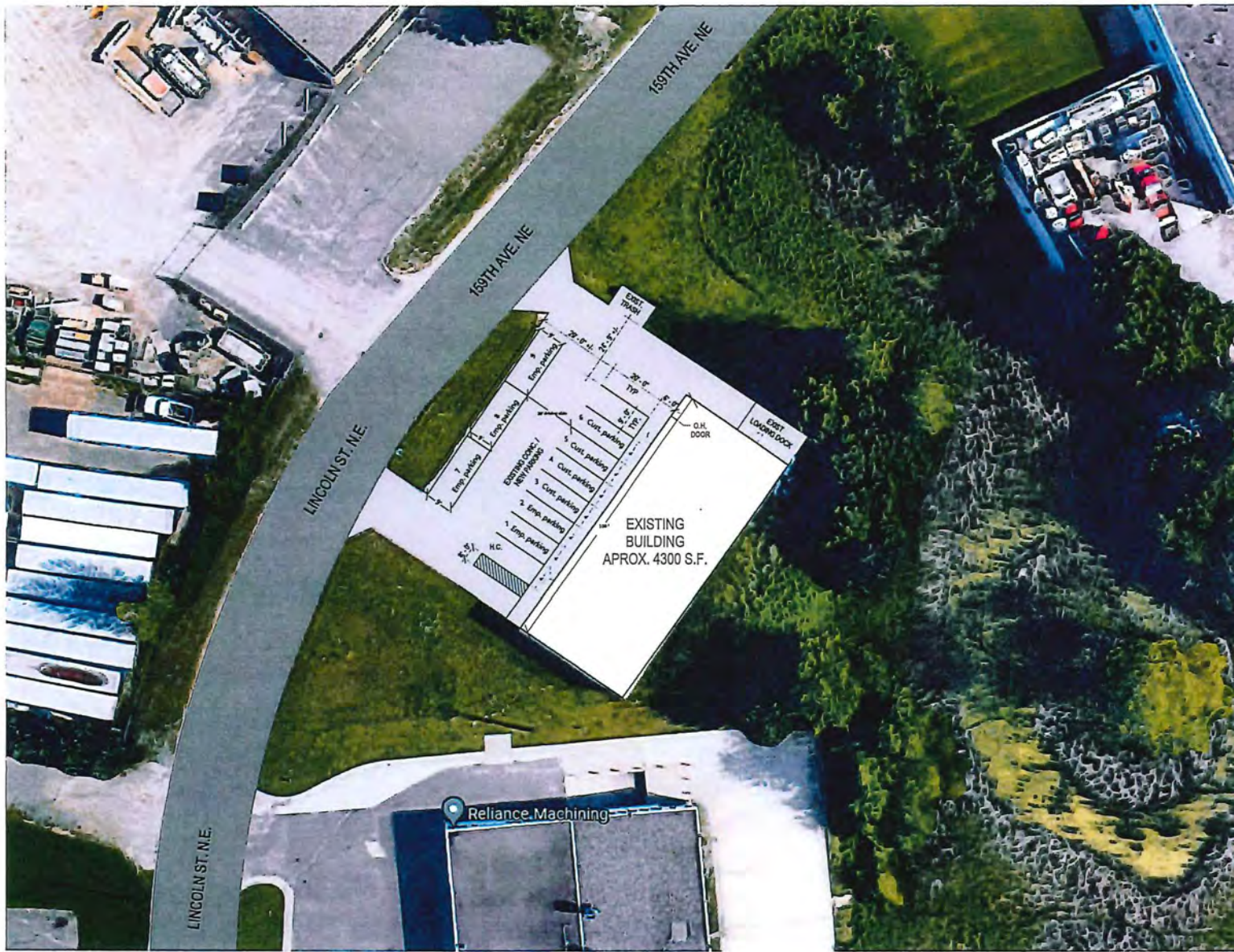
15903 Lincoln Street Northeast - SITE

project no. :
 drawn by :
 reviewed by : 04.14.2023

FLOOR PLAN

15903 Lincoln Street Northeast | Ham Lake, MN | 55304

SP01



Preliminary Site Plan



15903 Lincoln Street Northeast - SITE

project no.
drawn by
reviewed by
SPAC