

CITY OF HAM LAKE

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

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

- 1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance**
- 2.0 PUBLIC COMMENT**
- 3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS**
- 3.1 Lt. Anthony Mendoza, Anoka County Sheriff's Office Monthly Report

4.0 CONSENT AGENDA

These items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in normal sequence. (All items listed on the Consent Agenda are recommended for approval.)

- 4.1 Approval of minutes of November 4, 2024, Budget Meeting minutes of November 4, 2024 and Board of Canvass minutes of November 13, 2024
- 4.2 Approval of claims
- 4.3 Approval of the upgrade to the Emergency Siren Transmittal Equipment and Software
- 4.4 Approval of an Ordinance regarding extreme curves under Article 10 of the Ham Lake City Code
- 4.5 Approval of a Findings of Fact Resolution for 2509 Bunker Lake Boulevard NE
- 4.6 Approval of a Resolution scheduling a public hearing to vacate a portion of the drainage and utility easements on Lot 1, Block 6, Enchanted Estates and Lot 1, Block 7, Enchanted Estates
- 4.7 Approval of accepting the resignation of Public Works employee Matt Schommer
- 4.8 Approval of the Joint Powers Agreement (JPA) with Anoka County for Local Partnership in the project development of the Highway 65 Intersection Improvements at CSAH 116 (Bunker Lake Boulevard NE)

5.0 PLANNING COMMISSION RECOMMENDATIONS

- 5.1 Roger and Sue Haugen, S & R Developers LLC/Haugen Family Real Estate Trust, requesting Final Plat approval for Enchanted Estates 4th Addition (9 Single Family Residential lots) in Section 14
- 5.2 Joseph Radach of Contour Development LLC, requesting Sketch Plan approval for Elwell Farms (107 Single Family Residential lots and 4 outlots) in Section 36. *(Previously reviewed by the Planning Commission on September 9, 2024)*

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES

- 7.1 Finance Director Andrea Murff, 3rd Quarter Financial Report

8.0 CITY ATTORNEY

9.0 CITY ENGINEER

10.0 CITY ADMINISTRATOR

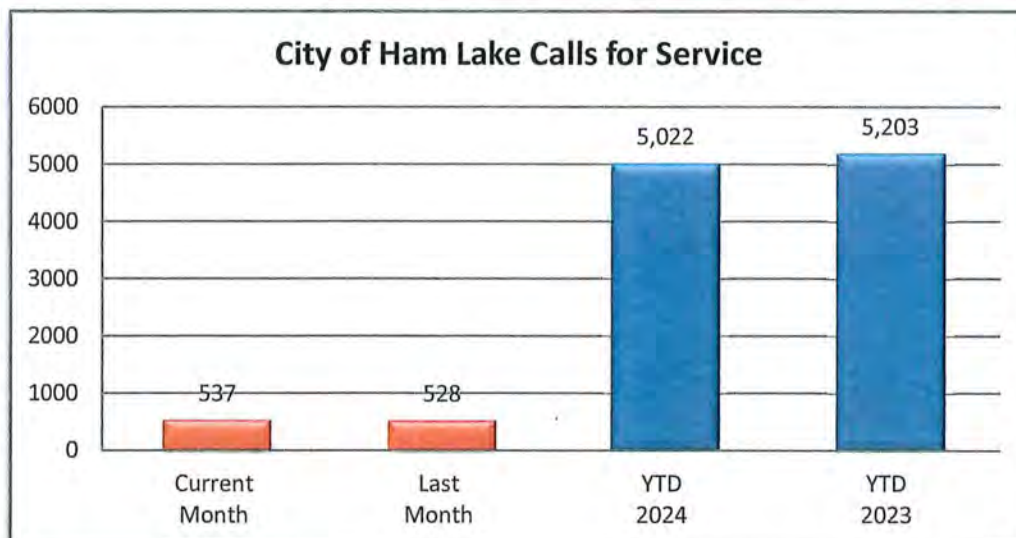
11.0 COUNCIL BUSINESS

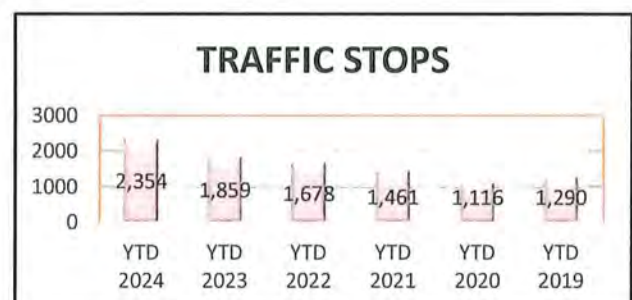
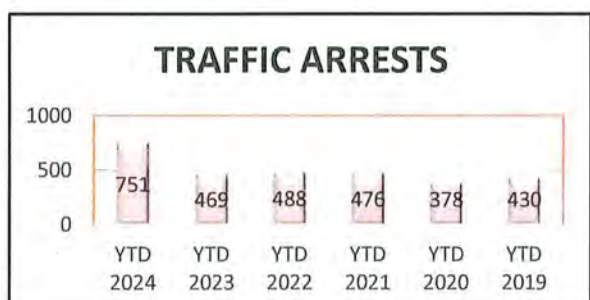
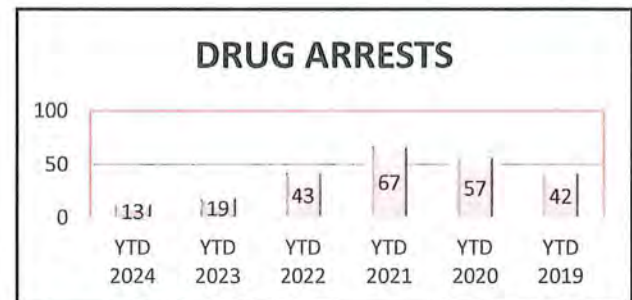
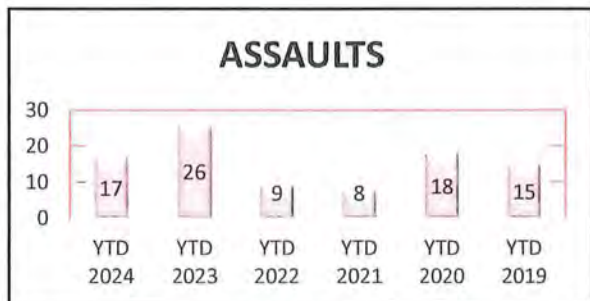
- 11.1 Committee Reports
- 11.2 Announcements and future agenda items

PATROL DIVISION

CITY OF HAM LAKE - JANUARY - OCTOBER 2024

OFFENSE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD 2024	YTD 2023
Call for Service	453	442	446	483	500	527	548	558	528	537			5,022	5,203
Burglaries	0	2	0	1	1	1	3	1	3	0			12	8
Thefts	17	12	5	9	8	12	12	6	5	13			99	103
Crim Sex Conduct	0	0	0	0	0	0	0	0	1	0			1	4
Assault	1	5	0	2	3	1	2	1	2	0			17	26
Dam to Property	1	3	5	3	2	7	7	5	8	1			42	16
Harass Comm	0	0	0	1	0	0	0	0	0	0			1	0
PI Accidents	3	2	5	5	8	14	11	8	9	8			73	54
PD Accidents	24	21	30	22	39	24	24	25	30	37			276	279
Medical	58	47	63	79	72	66	56	69	63	52			625	573
Animal Complaint	25	18	30	27	27	32	32	33	25	36			285	291
Alarms	31	23	26	18	32	27	34	34	19	31			275	285
Felony Arrests	1	8	1	3	3	2	3	2	4	1			28	24
GM Arrests	2	5	4	4	6	3	3	3	3	5			38	39
Misd Arrests	5	6	6	5	7	9	4	7	4	2			55	54
DUI Arrests	2	3	2	2	5	6	1	2	0	2			25	30
Drug Arrests	0	2	1	3	2	1	1	0	3	0			13	19
Domestic Arrests	0	1	0	2	3	1	1	0	2	0			10	16
Warrant Arrests	9	3	2	6	1	3	5	5	5	3			42	43
Traffic Stops	227	224	219	203	221	206	277	250	225	302			2,354	1859
Traffic Arrests	71	64	78	59	64	79	110	78	78	70			751	469



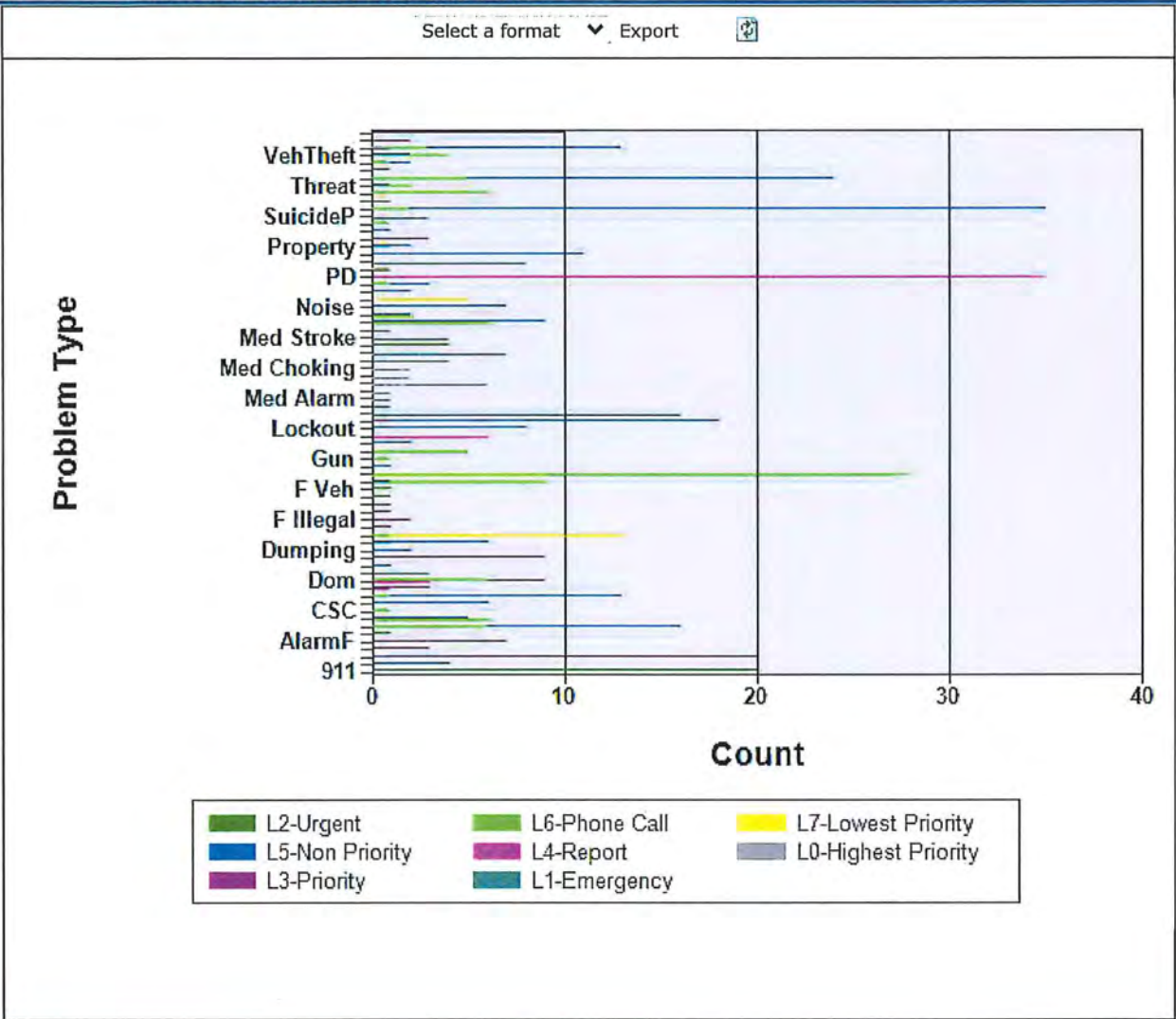


Problem Type Summary

7:45 AM 11/06/2024

Data Source: Data Warehouse

Agency:	LAW ENFORCEMENT
Division:	Ham Lake Law
Day Range:	Date From 10/1/2024 To 10/31/2024
Exclusion:	• Calls canceled before first unit assigned



Priority	Description
0	L0-Highest Priority
1	L1-Emergency
2	L2-Urgent
3	L3-Priority
4	L4-Report
5	L5-Non Priority
6	L6-Phone Call
7	L7-Lowest Priority

Problem Type	0	1	2	3	4	5	6	7	Total
911			20						20
Abandon						4			4
Abuse									
AbuseP									
AlarmB				20					20

AlarmCO			3				3
AlarmCOIll							
AlarmF			7				7
AlarmFsmoke							
AlarmHoldup							
AlarmV							
AlarmWF		1					1
Animal				16	6		22
AnimalResc							
Arson							
Assault							
AssaultP							
Boat Assist							
Bomb							
BombP							
Broadcast							
Burg							
BurgP							
Civil				5	6		11
CivilP							
CSC				1	1		2
Debris				6			6
Deer				13	1		14
Disorderly		3	1				4
Dom		9	3		6		18
DomP	3						3
Drugs				1			1
DUX		9					9
Dumping				2			2
Escort				6	1		7
ExPat					1	13	14
F Aircraft							
F Assist							
F CleanUp							
F Collapse							
F Dump							
F Elec Smell							
F Expl							
F Gas Odor In		1					1
F Gas Odor Out							
F Grass fire							
F Illegal		2					2
F Misc							
F Mutual Aid							
F Oven							
F Powerlines		1					1
F SmokeIn							
F SmokeOut		1					1
F Structure	1						1
F Train							
F Veh	1						1
F Water Rescue							
Fight							
Flood in							
Flood out							
Fraud				1	9		10
FraudP							
FU					28	9	37
FW				1			1
Gun					1		1
Harass					5		5
Info				2			2
Lift Assist			6				6
Liq							
Lockout				8			8
LockoutP							

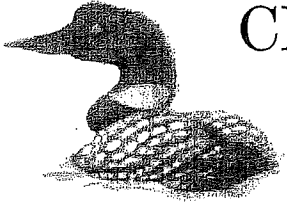
MA			1		18			19
MASS								
Med -	16							16
Med Abdominal Pain	1							1
Med Alarm	1							1
Med Allergic	1							1
Med Assault								
Med Bleed								
Med Breathing Diff	6							6
Med Breathing Not	2							2
Med Choking	2							2
Med Drown								
Med Electro								
Med Fall	4							4
Med Heart	7							7
Med Hold		4						4
Med Info								
Med OB								
Med Priority								
Med Seizure								
Med Stab-Gunshot								
Med Stroke	4							4
Med Uncon	1							1
Medex								
Misc					9	6		15
MiscO					2	2		4
Noise					7			7
NoTag							5	5
Ord					2			2
Other								
Park					3	1		4
PD				35		2		37
Person				1		1		2
PI	8							8
POR					11			11
Property					2	1		3
PW								
REPO-TOW								
RJ								
RoadClosure								
Robbery								
RobberyP								
Shots			3					3
Slumper								
StolenProp					1			1
Suicide						1		1
SuicideP	3							3
Susp					35	2		37
SuspP			1					1
Theft					3	6		9
TheftP								
Threat					1	2		3
ThreatP								
Traf					24	5		29
Tres								
UNK		1						1
Unsecure								
Vand					2	1		3
VandP								
VehTheft					2	4		6
VehTheftP								
Weapon								
Weather								
Welfare				1	13	3		17
WelfareP			2					2
WT			10					10

Total

11	48	28	73	47	201	102	27	537
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Close



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CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES MONDAY, NOVEMBER 4, 2024

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, November 4, 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 Jesse Wilken, Al Parranto and Gary Kirkeide

MEMBERS ABSENT: Councilmember Jim Doyle

OTHERS PRESENT: City Attorney, Mark Berglund; City Engineer, Dave Krugler; City Administrator, Denise Webster; and Finance Director, Andrea Murff

1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance

Mayor Kirkham called the meeting to order and the Pledge of Allegiance was recited by all in attendance.

2.0 PUBLIC COMMENT – None

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS -- 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 October 16, 2024

4.2 Approval of claims in the amount of \$248,820.03

4.3 Approval of scheduling the Board of Canvass for Wednesday, November 13, 2024 at 7:30 a.m.

4.4 Approval of Resolution No. 24-55 accepting the \$50,000 escrow for Lot 8, Block 5, Evergreen Estates trail easement

4.5 Approval of the 2025 Residential Recycling Agreement with Anoka County

4.6 Approval of accepting the Hidden Forest East Fourth Addition project and commencing the one-year warranty period

4.7 Approval of releasing the Maintenance Security for Constance Boulevard Terrace

4.8 Approval of ordering the preparation of the 2025 bituminous overlay project plans and specifications

4.9 Approval of final completion of Fire Station #3 project

4.10 Code Committee Recommendations:

- 1) Consideration of the First Reading of an Ordinance regarding extreme curves under Article 10 of the Ham Lake City Code

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

5.0 PLANNING COMMISSION RECOMMENDATIONS– None

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY – None

9.0 CITY ENGINEER – None

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

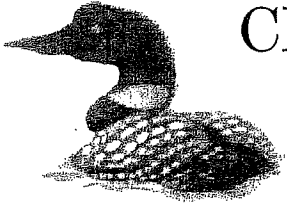
11.1 Committee Reports – None

11.2 Announcements and future agenda items– None

The City Council reminded everyone that tomorrow is the General Election so get out there and vote.

Motion by Kirkeide, seconded by Parranto, to adjourn the meeting at 6:01 p.m. All present in favor, motion carried.

Andrea Murff, Finance Director



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CITY OF HAM LAKE CITY COUNCIL BUDGET WORKSHOP MEETING MINUTES MONDAY, NOVEMBER 4, 2024

The Ham Lake City Council met for a workshop meeting on Monday, November 4, 2024 at 5:30 p.m. in the Conference Room at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Al Parranto, Gary Kirkeide and Jesse Wilken

MEMBERS ABSENT: Councilmember Jim Doyle

OTHERS PRESENT: Finance Director, Andrea Murff; and City Administrator, Denise Webster

1.0 Call to Order

Mayor Kirkham called the meeting to order at 5:30 p.m.

2.0 Discussion of the Proposed 2025 Budget and CIP Review

Finance Director Murff stated there were small changes to the Preliminary 2025 Budget such as a small decrease to worker's compensation premiums and there was an additional \$730 added for Fire Stations #3's internet service. Finance Director Murff continued with the projections of fund balance, which included an additional \$50,000 coming from the General Fund Reserves to the Fire Equipment fund to cover the Engine #2 replacement, which was coming in 2025 and that the projections were showing the City would remain within State Statue requirements of 35 percent. Finance Director Murff continued with the Public Works Equipment fund, which is showing a deficit in the Capital Improvement Plan starting in 2025 of \$282,420, but she has worked with the Public Works Superintendent to alleviate the deficit in 2025. Finance Director Murff asked the City Council if the Preliminary Budget was what they wanted for the Final Budget Meeting in December or if there were any changes they would like to see. Mayor Kirkham asked to see how much more in reserves would be used if the tax capacity rate was decreased by 0.01 percent and asked to have the information supplied to Council.

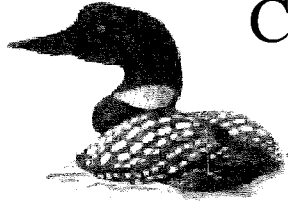
3.0 Discussion of Local Affordable Housing Aid

Finance Director Murff reminded City Council that the City received a grant from the State for approximately \$30,000 back in July and during the last Budget Meeting it was determined to send the grant back to the State. Finance Director Murff continued that she has reached out to the League of Minnesota Cities on how to return the funding and they advised that there was a possibility that the funds could be donate to Anoka County. Finance Director Murff stated she reached out to the County and was told there was possibly a program with Anoka County's HRA program that the funds could be donated too. Councilmember Kirkeide suggested the funding be given to The Willow Senior Housing in Ham Lake through the HRA. Finance Director Murff stated she would research that and other possibilities before presenting the donation for City Council approval. **It was the consensus of**

the City Council to return the Local Affordable House aid to Anoka County and see if it can be used for The Willows Senior Housing.

Motion by Kirkeide, seconded by Parranto, to adjourn the meeting at 5:52 p.m. All present in favor, motion carried.

Andrea Murff, Finance Director



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CITY OF HAM LAKE
BOARD OF CANVASS
AND
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MEETING
NOVEMBER 13, 2024

The City Council of the City of Ham Lake met as a Board of Canvass and a special Council meeting on Wednesday, November 13, 2024 at the Ham Lake City Hall, 15544 Central Avenue NE, Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Al Parranto and Gary Kirkeide

MEMBERS ABSENT: Councilmembers Jim Doyle and Jesse Wilken

OTHERS PRESENT: Deputy City Clerk, Dawnette Shimek

1.0 CALL TO ORDER – 7:34 A.M.

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 BOARD OF CANVASS

The Council reviewed the election results from the November 5, 2024 General Election. The Abstract of Votes Cast in the Precincts of the City of Ham Lake as compiled from the official returns is attached and made a part of these minutes.

Motion by Kirkham, seconded by Parranto, to accept the election return and to declare Mike Van Kirk and Andrew Hallberg as Councilmembers for four-year terms. All present in favor, motion carried.

Motion by Kirkeide, seconded by Parranto, to adjourn the meeting at 7:35 a.m. All present in favor, motion carried.

Dawnette Shimek, Deputy City Clerk

CITY OF HAM LAKE
CLAIMS SUBMITTED TO COUNCIL
November 18, 2024

CITY OF HAM LAKE

EFTS, CHECKS, AND BANK DRAFTS		11/05/24 - 11/18/24	
EFT	# 2169 - 2182		\$ 77,680.50
REFUND CHECKS	# 66651 -66655, 66657-66659		\$ 142,810.37
CHECKS	# 66660 - 666700		\$ 208,822.83
BANK DRAFTS	DFT0002800 - DFT0002804		\$ 31,596.80
TOTAL EFTS, CHECKS, AND BANK DRAFTS			<u>\$ 460,910.50</u>
PAYROLL CHECKS			
11/15/24	Direct Deposits		\$ 66,987.81
11/15/24	CK#66656		\$ 201.00
TOTAL PAYROLL CHECKS			<u>\$ 67,188.81</u>
VOID CHECKS			
CHECKS			
ZERO CHECKS	#66674, 66675, 66686		\$ -
ZERO EFT	#2177, 2178		\$ -
BANK DRAFTS			\$ -
TOTAL VOIDS			<u>\$ -</u>
TOTAL OF ALL PAYMENTS			<u>\$ 528,099.31</u>

APPROVED BY THE HAM LAKE CITY COUNCIL THIS 18TH DAY OF NOVEMBER 2024

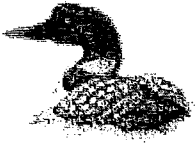
MAYOR

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER



Packet: ARPKT01243 - 11/04/24 TRUST REFUNDS

Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00571	MARISSA LECLAIRE	11/4/2024	66651	2,500.00
00588	TH CONSTRUCTION OF ANOKA, INC	11/4/2024	66652	2,500.00
Total Refund Amount:				5,000.00

Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	5,000.00
Revenue Totals:	5,000.00

General Ledger Distribution

Posting Date: 11/04/2024

Account Number	Account Name	Posting Amount	IFT
Fund: 890 - TRUST FUND			
890-10101	Cash-claim on pooled cash	-5,000.00	Yes
890-11501	Misc receivables	5,000.00	
	890 Total:	0.00	
Fund: 999 - POOLED CASH			
999-10100	Pooled Cash	-5,000.00	
999-20702	Due to other funds	5,000.00	Yes
	999 Total:	0.00	
	Distribution Total:	0.00	



Packet: ARPKT01245 - 11/05/24 TRUST REFUNDS

Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00300	JAMIE BORDEN	11/5/2024	66653	2,500.00
00610	PREMIER CUSTOM HOMES, INC.	11/5/2024	66654	2,600.00
Total Refund Amount:				5,100.00

Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	5,100.00
Revenue Totals:	5,100.00

General Ledger Distribution

Posting Date: 11/05/2024

Account Number	Account Name	Posting Amount	IFT
Fund: 890 - TRUST FUND			
890-10101	Cash-claim on pooled cash	-5,100.00	Yes
890-11501	Misc receivables	5,100.00	
	890 Total:	<u>0.00</u>	
Fund: 999 - POOLED CASH			
999-10100	Pooled Cash	-5,100.00	
999-20702	Due to other funds	5,100.00	Yes
	999 Total:	<u>0.00</u>	
	Distribution Total:	<u>0.00</u>	



City of Ham Lake, MN

Refund Check Register

Packet: ARPKT01247 - HIDDEN FOREST EAST 4TH PERF BOND REFUND

Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00461	HFN PROPERTIES LLC	11/7/2024	66655	125,210.37
			Total Refund Amount:	125,210.37

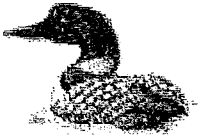
Revenue Totals

Revenue Code	Total Distribution
TR- PERF BOND - PERFORMANCE BOND DEPOSIT	124,700.00
TR - PERF INT - PERFORMANCE BOND INTEREST	510.37
Revenue Totals:	125,210.37

General Ledger Distribution

Posting Date: 11/07/2024

Account Number	Account Name	Posting Amount	IFT
Fund: 890 - TRUST FUND			
890-10101	Cash-claim on pooled cash	-125,210.37	Yes
890-22804	Performance bonds	125,210.37	
	890 Total:	0.00	
Fund: 999 - POOLED CASH			
999-10100	Pooled Cash	-125,210.37	
999-20702	Due to other funds	125,210.37	Yes
	999 Total:	0.00	
	Distribution Total:	0.00	



City of Ham Lake, MN

Refund Check Register

Packet: ARPKT01250 - 11/13/24 TRUST REFUNDS

Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00074	GARY & WENDY GAZDA	11/13/2024	66657	2,500.00
00550	MATTHEW HOMES	11/13/2024	66658	2,500.00
00601	TJB HOMES	11/13/2024	66659	2,500.00
Total Refund Amount:				7,500.00

Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	7,500.00
Revenue Totals:	7,500.00

General Ledger Distribution

Posting Date: 11/13/2024

Account Number	Account Name	Posting Amount	IFT
Fund: 890 - TRUST FUND			
890-10101	Cash-claim on pooled cash	-7,500.00	Yes
890-11501	Misc receivables	7,500.00	
	890 Total:	0.00	
Fund: 999 - POOLED CASH			
999-10100	Pooled Cash	-7,500.00	
999-20702	Due to other funds	7,500.00	Yes
	999 Total:	0.00	
	Distribution Total:	0.00	



Payment Dates 11/5/2024 - 11/18/2024

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2169	BERGLUND, BAUMGARTNER,	10/14 COUNCIL MEETING	Attorney	100-41101-3110	169.74
2169	BERGLUND, BAUMGARTNER,	REVISE DEVELOPMENT AGREE	Attorney	100-41101-3110	288.56
2169	BERGLUND, BAUMGARTNER,	17-32-23-42-0014 (AVR)	Attorney	100-41101-3110	220.67
2169	BERGLUND, BAUMGARTNER,	ACD/POTENTIAL DEV CROSST	Attorney	100-41101-3110	118.82
2169	BERGLUND, BAUMGARTNER,	10/7 COUCIL MEETING	Attorney	100-41101-3110	621.19
2169	BERGLUND, BAUMGARTNER,	WETBANK ORDINANCE	Attorney	100-41102-3110	135.79
2169	BERGLUND, BAUMGARTNER,	CITROWSKE CURVE	Attorney	100-41102-3110	84.87
2169	BERGLUND, BAUMGARTNER,	REVIEW CODE MEETING MIN	Attorney	100-41102-3110	67.90
2169	BERGLUND, BAUMGARTNER,	GOODFELLAS VIOLATION LETT	Attorney	100-42401-3110	101.84
2169	BERGLUND, BAUMGARTNER,	162ND/BUCHANAN, CONSTA	Attorney	431-43301-3110	152.77
2169	BERGLUND, BAUMGARTNER,	SAVARESE 17-32-23-21-0018	Attorney	431-43301-3110	356.45
2169	BERGLUND, BAUMGARTNER,	ELWELL	Attorney	890-90001-3110	101.84
2169	BERGLUND, BAUMGARTNER,	EVERGREEN	Attorney	890-90001-3110	577.13
2169	BERGLUND, BAUMGARTNER,	SWEDISH CHAPEL ESTATES	Attorney	890-90001-3110	2,639.10
2169	BERGLUND, BAUMGARTNER,	PROSECUTIONS	Attorney	100-41501-3110	6,895.85
2170	BLAINE BROTHERS INC	#69 FULE FILTERS & LUBE	Vehicle parts & supplies	100-43101-2340	41.40
2171	GREATAMERICA FINANCIAL SE	NOV MAILING MACHINE LEAS	Equipment rentals	100-41701-3320	160.95
2172	HOTSY MINNESOTA	FLEET WASH & SALT NEUTRAL	Operating supplies	100-43101-2290	555.04
2173	JIM KAPPELHOFF	SAFETY BOOTS	Clothing & personal protectiv	100-43101-2210	150.00
2173	JIM KAPPELHOFF	ELECTION MILEAGE - ANOKA	Mileage	100-41302-3960	92.35
2173	JIM KAPPELHOFF	ELECTION MILEAGE - ANOKA	Mileage	100-41302-3960	30.82
2174	NICOLE WHEELER	ELECTION MILEAGE - ANOKA	Mileage	100-41302-3960	40.20
2175	O'REILLY AUTOMOTIVE STORE	VIBE PLOW OIL FILTER	Equipment parts & supplies	100-44101-2320	18.63
2175	O'REILLY AUTOMOTIVE STORE	IMPACT ADAPTER	Operating supplies	100-43101-2290	13.99
2175	O'REILLY AUTOMOTIVE STORE	VIBE PLOW TERMINAL	Equipment parts & supplies	100-44101-2320	29.99
2175	O'REILLY AUTOMOTIVE STORE	VIB PLOW BATTERY CORE	Equipment parts & supplies	100-44101-2320	18.00
2175	O'REILLY AUTOMOTIVE STORE	VIB PLOW BATTERY ISOLATIO	Equipment parts & supplies	100-44101-2320	119.77
2175	O'REILLY AUTOMOTIVE STORE	VIB PLOW BATTERY	Equipment parts & supplies	100-44101-2320	190.99
2175	O'REILLY AUTOMOTIVE STORE	VIBE PLOW BATTERY CORE	Equipment parts & supplies	100-44101-2320	-18.00
2175	O'REILLY AUTOMOTIVE STORE	#74 CONNECTOR & HEADLAM	Vehicle parts & supplies	100-43101-2340	27.98
2175	O'REILLY AUTOMOTIVE STORE	#74 ADAPTER	Vehicle parts & supplies	100-43101-2340	26.99
2175	O'REILLY AUTOMOTIVE STORE	#74 BATTERY	Vehicle parts & supplies	100-43101-2340	326.04
2175	O'REILLY AUTOMOTIVE STORE	#74 BATTERY CORE	Vehicle parts & supplies	100-43101-2340	44.00
2175	O'REILLY AUTOMOTIVE STORE	#81 MICROFIBER CLOTHS	Vehicle parts & supplies	100-43101-2340	34.99
2176	RFC ENGINEERING, INC.	ABERDEEN, 144TH - 145TH	Engineering	431-43301-3135	211.82
2176	RFC ENGINEERING, INC.	MEADOW PARK RECONSTRUC	Engineering	431-43301-3135	13,309.55
2176	RFC ENGINEERING, INC.	CREEK VALLEY RECONSTRUCTI	Engineering	431-43301-3135	900.45
2176	RFC ENGINEERING, INC.	CROSSTOWN BUSINESS PARK	Capital assets	262-46101-5110	3,016.04
2176	RFC ENGINEERING, INC.	CROSSTOWN SHOPPING CENT	Engineering	431-43301-3135	2,349.87
2176	RFC ENGINEERING, INC.	BASE MAPS	Engineering	100-41101-3135	260.48
2176	RFC ENGINEERING, INC.	17-32-23-42-0014	Engineering	100-41101-3135	29.40
2176	RFC ENGINEERING, INC.	CITY DEVELOPER DESIGN INF	Engineering	100-41101-3135	434.43
2176	RFC ENGINEERING, INC.	COUNCIL MEETING	Engineering	100-41101-3135	228.84
2176	RFC ENGINEERING, INC.	HALF SECTON MAPS	Engineering	100-41101-3135	298.47
2176	RFC ENGINEERING, INC.	UPDATE DEVELOPMENT AGRE	Engineering	100-41101-3135	4,271.24
2176	RFC ENGINEERING, INC.	CITY CODE UPDATE	Engineering	100-41102-3135	2,244.87
2176	RFC ENGINEERING, INC.	VOTING MAPS	Engineering	100-41302-3135	9.00
2176	RFC ENGINEERING, INC.	ZONING MAP	Engineering	100-41601-3135	693.22
2176	RFC ENGINEERING, INC.	PLANNING/POTENTIAL DEVEL	Engineering	100-41601-3135	810.91
2176	RFC ENGINEERING, INC.	FEMA TRAINING QUESTIONN	Engineering	100-42401-3135	53.84
2176	RFC ENGINEERING, INC.	ASSESSOR	Engineering	100-42401-3135	117.62
2176	RFC ENGINEERING, INC.	HAM LAKE BUILDING PERMIT	Engineering	100-42401-3135	397.87
2176	RFC ENGINEERING, INC.	3576 INTERLACHEN DRIVE WE	Engineering	100-42401-3135	720.39
2176	RFC ENGINEERING, INC.	15035 ABERDEEN STREET DR	Engineering	100-42401-3135	73.51

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Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2176	RFC ENGINEERING, INC.	5-YEAR PLAN	Engineering	100-43101-3135	132.32
2176	RFC ENGINEERING, INC.	16906 BALTIMORE ST STORM	Engineering	100-43103-3135	40.38
2176	RFC ENGINEERING, INC.	HAM LAKE AS LGU-WCA	Engineering	100-43201-3135	58.80
2176	RFC ENGINEERING, INC.	CCWD RULES AMENDMENTS	Engineering	100-43201-3135	80.77
2176	RFC ENGINEERING, INC.	NPDES	Engineering	230-43201-3135	254.18
2176	RFC ENGINEERING, INC.	NPDES	Engineering	230-43201-3135	77.76
2176	RFC ENGINEERING, INC.	NPDES	Engineering	230-43201-3135	228.06
2176	RFC ENGINEERING, INC.	FIRE #3	Capital assets	420-42201-5110	724.57
2176	RFC ENGINEERING, INC.	BUNKER LAKE BLVD INTERCH	Engineering	431-43301-3135	355.14
2176	RFC ENGINEERING, INC.	162ND LANE/BUCHANAN ST	Engineering	431-43301-3135	810.54
2176	RFC ENGINEERING, INC.	HAM LAKE STREET CONSTRUC	Engineering	431-43301-3135	455.76
2176	RFC ENGINEERING, INC.	CSAH 17 NORTH OF CSAH 18	Engineering	431-43301-3135	558.67
2176	RFC ENGINEERING, INC.	2025 REHAB	Engineering	431-43301-3135	2,054.14
2176	RFC ENGINEERING, INC.	2024 TH 65 MILL & OVERLAY	Engineering	431-43301-3135	161.72
2176	RFC ENGINEERING, INC.	CULVERT - 155TH & RENDOV	Engineering	431-43301-3135	107.69
2176	RFC ENGINEERING, INC.	BUNKER, JEFFERSON - 65	Engineering	431-43301-3135	44.11
2176	RFC ENGINEERING, INC.	COUNTY DITCH #58	Engineering	431-43301-3135	2,456.11
2176	RFC ENGINEERING, INC.	CR 60, BUCHANAN - DAVENP	Engineering	431-43301-3135	58.81
2176	RFC ENGINEERING, INC.	LEXINGTON, BUNKER - CONST	Engineering	431-43301-3135	58.81
2176	RFC ENGINEERING, INC.	CSAH 116, NAPLES - CSAH 17	Engineering	431-43301-3135	14.70
2176	RFC ENGINEERING, INC.	CSAH 116, CSAH 52 - NAPLES	Engineering	431-43301-3135	14.70
2176	RFC ENGINEERING, INC.	CROSTOWN ROLLING ACRES	Engineering	440-44103-3135	2,638.08
2176	RFC ENGINEERING, INC.	UNLIMITED CONCRETE L2B2 C	Engineering	890-90001-3135	121.15
2176	RFC ENGINEERING, INC.	EVERGREEN ESTATES	Engineering	890-90001-3135	272.94
2176	RFC ENGINEERING, INC.	CROSTOWN ROLLING ACRES	Engineering	890-90001-3135	13.46
2176	RFC ENGINEERING, INC.	WHITE & SABLE	Engineering	890-90001-3135	53.84
2176	RFC ENGINEERING, INC.	FLAMINGO TERRACE EXPANSI	Engineering	890-90001-3135	54.77
2176	RFC ENGINEERING, INC.	SWEDISH CHAPEL ESTATES	Engineering	890-90001-3135	4,517.03
2176	RFC ENGINEERING, INC.	HIDDEN FOREST EAST 4TH	Engineering	890-90001-3135	2,525.53
2176	RFC ENGINEERING, INC.	ELWELL COMMERCIAL PARK	Engineering	890-90001-3135	1,904.97
2176	RFC ENGINEERING, INC.	ALLSTATE DISTRIBUTIONS	Engineering	890-90001-3135	1,258.84
2176	RFC ENGINEERING, INC.	ELEVATE HOPE HOUSE	Engineering	890-90001-3135	808.21
2176	RFC ENGINEERING, INC.	445 & 505 - 157TH AVE LOT LI	Engineering	890-90001-3135	338.15
2176	RFC ENGINEERING, INC.	CREEKSIDE FARMS	Engineering	890-90001-3135	129.34
2176	RFC ENGINEERING, INC.	WHITETAIL CROSSING 2ND	Engineering	890-90001-3135	96.28
2176	RFC ENGINEERING, INC.	ENTSMINGER ESTATES	Engineering	890-90001-3135	116.37
2176	RFC ENGINEERING, INC.	CONSTANCE BOULEVARD TER	Engineering	890-90001-3135	26.92
2176	RFC ENGINEERING, INC.	ELWELL FARMS	Engineering	890-90001-3135	281.30
2176	RFC ENGINEERING, INC.	L1B2 ENTERPRISE PLAZA 2ND	Engineering	890-90001-3135	293.63
2176	RFC ENGINEERING, INC.	ENCHANTED ESTATES 4TH	Engineering	890-90001-3135	41.62
2176	RFC ENGINEERING, INC.	GROUP PERMIT BILLING	Engineering	100-43501-3135	6,667.24
2176	RFC ENGINEERING, INC.	COUNTY DITCH #58 ROW2024	Engineering	431-43301-3135	88.21
2176	RFC ENGINEERING, INC.	COUNTY DITCH #58 ROW2024	Engineering	431-43301-3135	102.91
2176	RFC ENGINEERING, INC.	MEADOW PARKROW2024-94	Engineering	431-43301-3135	44.10
2176	RFC ENGINEERING, INC.	MEADOW PARKROW2024-59	Engineering	431-43301-3135	88.21
2176	RFC ENGINEERING, INC.	COUNTY DITCH #58 ROW2024	Engineering	431-43301-3135	88.21
2176	RFC ENGINEERING, INC.	MSA GROUP BILLING	Engineering	431-43301-3135	407.73
2179	STAR TRIBUNE MEDIA COMPA	PUBLIC ACCURACY TEST	Legal notices/publications/bid	100-41302-3950	33.18
2179	STAR TRIBUNE MEDIA COMPA	VOTING PLACES	Legal notices/publications/bid	100-41302-3950	145.36
2179	STAR TRIBUNE MEDIA COMPA	ORD 24-04 SWEDISH CHAPEL	Legal notices/publications/bid	890-90001-3950	134.30
2180	UNLIMITED SUPPLIES INC	GLASS CLEANER, BUSHING	Operating supplies	100-43101-2290	17.95
2181	VESTIS	PW UNIFORMS	Clothing & personal protectiv	100-43101-2210	94.26
2181	VESTIS	FIRST AID CABINET	Safety supplies	100-43101-2240	14.99
2181	VESTIS	PARK UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.61
2181	VESTIS	PW UNIFORMS	Clothing & personal protectiv	100-43101-2210	94.26
2181	VESTIS	FIRST AID CABINET	Safety supplies	100-43101-2240	14.99
2181	VESTIS	PARK UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.61
2182	WRUCK SEWER & PORTABLE	CONSTANCE ESTATES PARK TO	Rentals-other	100-44101-3390	3.23
2182	WRUCK SEWER & PORTABLE	TENNIS COURT TOILET RENTA	Rentals-other	100-44101-3390	108.00
2182	WRUCK SEWER & PORTABLE	HAM LAKE BOAT LANDING TO	Rentals-other	100-44101-3390	79.00

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2182	WRUCK SEWER & PORTABLE	LION'S PARK PLAYGROUND TO	Rentals-other	100-44101-3390	79.00
2182	WRUCK SEWER & PORTABLE	SBAA LION'S PARK TOILET REN	Rentals-other	100-44101-3390	45.88
2182	WRUCK SEWER & PORTABLE	LION'S PARK TOILET RENTALS	Rentals-other	100-44101-3390	45.88
2182	WRUCK SEWER & PORTABLE	HAM LAKE BALL FIELD TOILET	Rentals-other	100-44101-3390	11.47
2182	WRUCK SEWER & PORTABLE	SBAA SODERVILLE PARK TOILE	Rentals-other	100-44101-3390	3.49
2182	WRUCK SEWER & PORTABLE	SODERVILLE PARK TOILET REN	Rentals-other	100-44101-3390	3.48
2182	WRUCK SEWER & PORTABLE	BLUEGRASS ESTATES TOILET R	Rentals-other	100-44101-3390	3.23
2182	WRUCK SEWER & PORTABLE	GRANT PARK	Rentals-other	100-44101-3390	3.23
2182	WRUCK SEWER & PORTABLE	SBAA HAM LAKE BALL FIELD T	Rentals-other	100-44101-3390	11.47
2182	WRUCK SEWER & PORTABLE	SBAA PINGER'S PARK TOILET R	Rentals-other	100-44101-3390	1.62
2182	WRUCK SEWER & PORTABLE	SBAA PATRICIA'S WILDERNESS	Rentals-other	100-44101-3390	1.62
2182	WRUCK SEWER & PORTABLE	SBAA TWIN BIRCH PARK TOILE	Rentals-other	100-44101-3390	1.62
2182	WRUCK SEWER & PORTABLE	SBAA WISEN'S PARK TOILET R	Rentals-other	100-44101-3390	1.62
2182	WRUCK SEWER & PORTABLE	PINGER'S PARK TOILET RENTA	Rentals-other	100-44101-3390	1.61
2182	WRUCK SEWER & PORTABLE	PATRICIA'S WILDERNESS TOILE	Rentals-other	100-44101-3390	1.61
2182	WRUCK SEWER & PORTABLE	TWIN BIRCH PARK TOILET REN	Rentals-other	100-44101-3390	1.61
2182	WRUCK SEWER & PORTABLE	WISEN'S PARK TOILET RENTAL	Rentals-other	100-44101-3390	1.61
2182	WRUCK SEWER & PORTABLE	LARSON'S HERITAGE OAKS TOI	Rentals-other	100-44101-3390	3.23
2182	WRUCK SEWER & PORTABLE	CROSTOWN ROLLING ACRES	Capital assets	440-44103-5110	3.23
66660	ACCESS	OCT SHREDDING	Waste management & recycli	231-43601-3630	146.42
66661	ACE SOLID WASTE INC	NOV ORGANICS	Waste management & recycli	231-43601-3630	363.14
66662	ALL SEASONS RENTAL	BREAKER ATTACHMENT RENT	Operating supplies	100-43101-2290	192.50
66663	ANOKA COUNTY PROPERTY	GARSDIE DRIVEWAY	Refunds & reimbursements	100-37601	46.00
66663	ANOKA COUNTY PROPERTY	SWEDISH CHAPEL ESTATES VA	Filing fees	890-90001-3980	46.00
66663	ANOKA COUNTY PROPERTY	2129 - 158TH LANE VACATION	Filing fees	890-90001-3980	46.00
66663	ANOKA COUNTY PROPERTY	PIONEER AUTO TRONICS CUP	Filing fees	890-90001-3980	46.00
66664	ARCHITECT MECHANICAL INC	MAINT - CITY HALL	Building repair & maintenanc	100-41702-3420	1,047.00
66664	ARCHITECT MECHANICAL INC	MAINT - FIRE #1	Building repair & maintenanc	100-42202-3420	349.00
66664	ARCHITECT MECHANICAL INC	MAINT - FIRE #3	Building repair & maintenanc	100-42202-3420	349.00
66664	ARCHITECT MECHANICAL INC	MAINT - FIRE #2	Building repair & maintenanc	100-42202-3420	349.00
66664	ARCHITECT MECHANICAL INC	MAINT - PUBLIC WORKS	Building repair & maintenanc	100-43104-3420	1,047.00
66664	ARCHITECT MECHANICAL INC	MAINT - PARK BUILD	Building repair & maintenanc	100-44102-3420	349.00
66665	BLUE CROSS BLUE SHIELD OF	DEC VISION	Vision Insurance	100-21715	49.86
66666	BOYER FORD TRUCK INC	#52 CORE-EVAP	Equipment parts & supplies	100-43101-2320	-189.99
66666	BOYER FORD TRUCK INC	SPARE BATTERY CORES	Vehicle parts & supplies	100-43101-2340	78.84
66666	BOYER FORD TRUCK INC	SPARE BATTERIES	Vehicle parts & supplies	100-43101-2340	209.42
66666	BOYER FORD TRUCK INC	#69 BATTERY	Vehicle parts & supplies	100-43101-2340	104.71
66666	BOYER FORD TRUCK INC	#69 BATTERY CORES	Vehicle parts & supplies	100-43101-2340	39.42
66666	BOYER FORD TRUCK INC	#93 BRAKE CHAMBER WELD C	Vehicle parts & supplies	100-43101-2340	89.98
66666	BOYER FORD TRUCK INC	#93 PIGGYBACK CPS LONG ST	Vehicle parts & supplies	100-43101-2340	46.83
66666	BOYER FORD TRUCK INC	#93 CLAMP	Vehicle parts & supplies	100-43101-2340	72.38
66666	BOYER FORD TRUCK INC	#93 MUFFLER PIPE CLAMP	Vehicle parts & supplies	100-43101-2340	52.38
66666	BOYER FORD TRUCK INC	#93 FUEL SOLENOID	Vehicle parts & supplies	100-43101-2340	528.19
66666	BOYER FORD TRUCK INC	#93 HEATED SNOWPLOW LA	Vehicle parts & supplies	100-43101-2340	569.22
66667	BREEZE HEATING & COOLING	CANCELLED PERMIT #2024-01	Surcharge	100-22801	1.00
66667	BREEZE HEATING & COOLING	CANCELLED PERMIT #2024-01	Other construction permits	100-32202	60.00
66668	BUSINESS ESSENTIALS	SOAP DISPENSER	Operating supplies	100-43101-2290	10.30
66669	CARGILL SALT DIVISION	OCT STORAGE FEE	Salt & sand	100-43102-2710	960.00
66670	CENTURY FENCE	GATE - PHOTO EYE REPAIR	Building repair & maintenanc	100-43104-3420	565.00
66671	CITY OF COLUMBUS	SIGNAL LEXINGTON & BROAD	Electricity	100-43401-3610	23.31
66671	CITY OF COLUMBUS	OCT SIGNAL LEXINGTON & BR	Electricity	100-43401-3610	25.72
66672	COMCAST BUSINESS-INTERNE	OCTOBER FIRE #3 INTERNET	Internet	100-42201-3220	6.02
66672	COMCAST BUSINESS-INTERNE	NOV FIRE #3 INTERNET	Internet	100-42201-3220	397.86
66673	CONNEXUS ENERGY	CITY HALL	Electricity	100-41702-3610	853.65
66673	CONNEXUS ENERGY	GARAGE	Electricity	100-41702-3610	33.96
66673	CONNEXUS ENERGY	CITY SIGN	Electricity	100-41703-3610	264.38
66673	CONNEXUS ENERGY	SOUTH WELCOME	Electricity	100-41703-3610	15.66
66673	CONNEXUS ENERGY	FIRE #1	Electricity	100-42202-3610	501.14
66673	CONNEXUS ENERGY	FIRE #2	Electricity	100-42202-3610	228.33
66673	CONNEXUS ENERGY	FIRE #3	Electricity	100-42202-3610	257.29

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66673	CONNEXUS ENERGY	SIRENS	Electricity	100-42302-3610	68.25
66673	CONNEXUS ENERGY	PW	Electricity	100-43104-3610	671.09
66673	CONNEXUS ENERGY	STREET LIGHTS #1	Electricity	100-43401-3610	23.39
66673	CONNEXUS ENERGY	STREET LIGHTS #2	Electricity	100-43401-3610	269.88
66673	CONNEXUS ENERGY	LEXINGTON/CROSSTOWN SIG	Electricity	100-43401-3610	52.36
66673	CONNEXUS ENERGY	BUNKER/LEXINGTON SIGNALS	Electricity	100-43401-3610	65.64
66673	CONNEXUS ENERGY	HWY 65/BUNKER SIGNALS	Electricity	100-43401-3610	85.09
66673	CONNEXUS ENERGY	HWY 65/ANDOVER BLVD SIGN	Electricity	100-43401-3610	79.50
66673	CONNEXUS ENERGY	BUNKER/JEFFERSON SIGNALS	Electricity	100-43401-3610	69.84
66673	CONNEXUS ENERGY	CROSSTOWN/HWY 65 SIGNAL	Electricity	100-43401-3610	76.71
66673	CONNEXUS ENERGY	RADISSON/BUNKER SIGNALS	Electricity	100-43401-3610	76.47
66673	CONNEXUS ENERGY	HWY 65/CONSTANCE SIGNALS	Electricity	100-43401-3610	123.81
66673	CONNEXUS ENERGY	SODERVILLE PARK WELL	Electricity	100-44101-3610	14.50
66673	CONNEXUS ENERGY	HAM LAKE PARK	Electricity	100-44101-3610	117.14
66673	CONNEXUS ENERGY	HAM LAKE WELL	Electricity	100-44101-3610	64.59
66673	CONNEXUS ENERGY	SODERVILLE PARK	Electricity	100-44101-3610	36.22
66673	CONNEXUS ENERGY	HAM LAKE AERATOR	Electricity	100-44101-3610	14.50
66673	CONNEXUS ENERGY	HAM LAKE PARK SHELTER	Electricity	100-44102-3610	29.76
66673	CONNEXUS ENERGY	HAM LAKE PARK CONCESSION	Electricity	100-44102-3610	81.25
66673	CONNEXUS ENERGY	LION'S PARK CONCESSION	Electricity	100-44102-3610	51.31
66673	CONNEXUS ENERGY	HAM LAKE PARK BUILDING	Electricity	100-44102-3610	104.08
66673	CONNEXUS ENERGY	LION'S PARK PAVILION	Electricity	100-44102-3610	139.34
66673	CONNEXUS ENERGY	SR CENTER	Electricity	100-44202-3610	459.66
66673	CONNEXUS ENERGY	STREET LIGHTS	Electricity	232-43701-3610	4,574.87
66676	CRYSTEEL TRUCK EQUIP INC	#75 FLOOR MATS	Vehicle parts & supplies	100-43101-2340	203.41
66677	DEHN OIL CO	714 GAL DIESEL	Fuel	100-43101-2230	1,705.25
66677	DEHN OIL CO	502 GAL GASOLINE	Fuel	100-43101-2230	1,165.44
66678	FLEETPRIDE	DEF	Fuel	100-43101-2230	274.24
66678	FLEETPRIDE	#54 CORE MERITORS	Vehicle parts & supplies	100-43101-2340	-196.00
66678	FLEETPRIDE	#54 CORE MERITOR	Vehicle parts & supplies	100-43101-2340	196.00
66679	HAM LAKE HARDWARE INC	SUPPLIES	Operating supplies	100-43101-2290	12.06
66680	HEALTH PARTNERS INC	SEPT EAP	Other professional services	100-41701-3190	22.10
66680	HEALTH PARTNERS INC	EAP	Other professional services	100-41701-3190	22.10
66681	HILDI INC, A DIVISION OF USI	FIRE RELIEF ACTUARIAL ROLL	Audit & actuarial services	100-41402-3115	1,150.00
66682	KINGS III EMERGENCY COMM	NOV ELEVATOR PHONE	Phones/radios/pagers	100-41701-3210	39.17
66683	LEPAGE & SONS INC	10/21 YARDWASTE	Waste management & recycli	231-43601-3630	542.48
66684	LINCOLN NATIONAL LIFE INSU	ST DISABILITY	STD/LTD	100-21713	897.49
66684	LINCOLN NATIONAL LIFE INSU	DEC LT DISABILITY	STD/LTD	100-21713	770.68
66684	LINCOLN NATIONAL LIFE INSU	ST DISABILITY MR MAY-JUN C	STD/LTD	100-21713	-3.84
66685	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41201-2510	40.43
66685	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41301-2510	32.13
66685	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41401-2510	55.95
66685	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41601-2510	23.83
66685	METRO - INET	PHONES	Phones/radios/pagers	100-41701-3210	72.78
66685	METRO - INET	IT SUPPORT	Computer & software support	100-41707-3120	2,870.99
66685	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-42201-2510	55.95
66685	METRO - INET	IT SUPPORT	Computer & software support	100-42201-3120	1,310.29
66685	METRO - INET	PHONES	Phones/radios/pagers	100-42201-3210	30.32
66685	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-42401-2510	96.38
66685	METRO - INET	IT SUPPORT	Computer & software support	100-42401-3120	794.91
66685	METRO - INET	PHONES	Phones/radios/pagers	100-42401-3210	36.39
66685	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-43101-2510	22.33
66685	METRO - INET	IT SUPPORT	Computer & software support	100-43101-3120	801.81
66685	METRO - INET	PHONES	Phones/radios/pagers	100-43101-3210	18.19
66685	METRO - INET	PHONES	Phones/radios/pagers	100-44101-3210	6.06
66685	METRO - INET	PHONES	Phones/radios/pagers	100-44201-3210	24.26
66687	MN PEIP	DEC HEALTH INSURANCE	Health Insurance	100-21710	10,771.98
66688	NCPERS GROUP LIFE INSURAN	DEC LIFE	Life Insurance	100-21714	96.00
66689	NEWMAN TRAFFIC SIGNS INC	SHEETING	Street signs	100-43401-2250	1,386.00
66690	NORTHDALE CONSTRUCTION	MEADOW PARK	Contractors	431-43301-3810	160,466.42

Council Approval List

Payment Dates: 11/5/2024 - 11/18/2024

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
66691	NORTHERN TOOL & EQUIPME	2 GAL AUTO SPRAYER W/2 YR	Operating supplies	100-43101-2290	104.98
66691	NORTHERN TOOL & EQUIPME	1 GAL SPRAYER	Operating supplies	100-43101-2290	11.39
66692	OPG-3 INC	RESTRICT PERMITS FOR A PAR	Controllable assets	100-42401-5120	205.00
66693	PREMIUM WATERS INC	OCT WATER	Equipment rentals	100-41701-3320	28.20
66693	PREMIUM WATERS INC	NOV WATER COOLER RENTAL	Equipment rentals	100-41701-3320	14.00
66694	PTL TIRE INC	#61 TIRE CHANGES & DISPOS	Equipment parts & supplies	100-44101-2320	394.00
66695	S & S INDUSTRIAL SUPPLY INC	MISC SUPPLIES	Operating supplies	100-43101-2290	11.53
66696	SITEONE LANDSCAPE SUPPLY	HAM LAKE PARK SPLINKLER P	Operating supplies	100-44101-2290	107.92
66697	STOREY KENWORTHY	W2s & ENVELOPES, 1099 ENV	Office supplies	100-41401-2110	84.01
66698	SUMMIT COMPANIES	SR CENTER SUPPRESSION SYS	Controllable assets	100-44201-5120	3,600.00
66699	XCEL ENERGY	OCT FIRE #3 NATURAL GAS	Natural gas	100-42202-3620	42.65
66700	Z SYSTEMS	FIRE #1 OVERHEAD SPEAKER	Equipment repair & maintena	100-42302-3440	825.00
DFT0002800	COMPENSATION CONSULTAN	Health Savings Account	HSA Account	100-21712	150.00
DFT0002801	EMPOWER	Deferred Compensation	Deferred compensation	100-21704	2,010.00
DFT0002801	EMPOWER	Roth IRA	Deferred compensation	100-21704	200.00
DFT0002802	IRS-Payroll Tax	Federal Withholding	Federal WH/FICA/MC	100-21701	6,557.10
DFT0002802	IRS-Payroll Tax	Medicare Payable	Federal WH/FICA/MC	100-21701	2,180.70
DFT0002802	IRS-Payroll Tax	Social Security Payable	Federal WH/FICA/MC	100-21701	8,786.48
DFT0002803	MN STATE DEPT OF REVENUE-	MN State Withholding	State W/H	100-21702	2,977.40
DFT0002804	PERA	Retirement-Coordinated	PERA	100-21703	7,454.59
DFT0002804	PERA	Retirement-Police & Fire	PERA	100-21703	1,280.53
Grand Total:					318,100.13

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL	103,368.98
230 - FUTURE DRAINAGE	560.00
231 - RECYCLING	1,052.04
232 - STREET LIGHT	4,574.87
262 - HAM LAKE EDA	3,016.04
420 - FIRE EQUIPMENT	724.57
431 - REVOLVING STREET	185,717.60
440 - PARK & BEACH LAND	2,641.31
890 - TRUST FUND	16,444.72
Grand Total:	318,100.13

Account Summary

Account Number	Account Name	Payment Amount
100-21701	Federal WH/FICA/MC	17,524.28
100-21702	State W/H	2,977.40
100-21703	PERA	8,735.12
100-21704	Deferred compensation	2,210.00
100-21710	Health Insurance	10,771.98
100-21712	HSA Account	150.00
100-21713	STD/LTD	1,664.33
100-21714	Life Insurance	96.00
100-21715	Vision Insurance	49.86
100-22801	Surcharge	1.00
100-32202	Other construction per	60.00
100-37601	Refunds & reimburseme	46.00
100-41101-3110	Attorney	1,418.98
100-41101-3135	Engineering	5,522.86
100-41102-3110	Attorney	288.56
100-41102-3135	Engineering	2,244.87
100-41201-2510	Software licenses & upgr	40.43
100-41301-2510	Software licenses & upgr	32.13
100-41302-3135	Engineering	9.00
100-41302-3950	Legal notices/publicatio	178.54
100-41302-3960	Mileage	163.37
100-41401-2110	Office supplies	84.01
100-41401-2510	Software licenses & upgr	55.95
100-41402-3115	Audit & actuarial service	1,150.00
100-41501-3110	Attorney	6,895.85
100-41601-2510	Software licenses & upgr	23.83
100-41601-3135	Engineering	1,504.13
100-41701-3190	Other professional servi	44.20
100-41701-3210	Phones/radios/pagers	111.95
100-41701-3320	Equipment rentals	203.15
100-41702-3420	Building repair & mainte	1,047.00
100-41702-3610	Electricity	887.61
100-41703-3610	Electricity	280.04
100-41707-3120	Computer & software su	2,870.99
100-42201-2510	Software licenses & upgr	55.95
100-42201-3120	Computer & software su	1,310.29
100-42201-3210	Phones/radios/pagers	30.32
100-42201-3220	Internet	403.88
100-42202-3420	Building repair & mainte	1,047.00
100-42202-3610	Electricity	986.76
100-42202-3620	Natural gas	42.65
100-42302-3440	Equipment repair & mai	825.00
100-42302-3610	Electricity	68.25
100-42401-2510	Software licenses & upgr	96.38

Account Summary

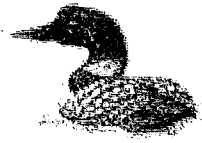
Account Number	Account Name	Payment Amount
100-42401-3110	Attorney	101.84
100-42401-3120	Computer & software su	794.91
100-42401-3135	Engineering	1,363.23
100-42401-3210	Phones/radios/pagers	36.39
100-42401-5120	Controllable assets	205.00
100-43101-2210	Clothing & personal prot	338.52
100-43101-2230	Fuel	3,144.93
100-43101-2240	Safety supplies	29.98
100-43101-2290	Operating supplies	929.74
100-43101-2320	Equipment parts & suppl	-189.99
100-43101-2340	Vehicle parts & supplies	2,496.18
100-43101-2510	Software licenses & upgr	22.33
100-43101-3120	Computer & software su	801.81
100-43101-3135	Engineering	132.32
100-43101-3210	Phones/radios/pagers	18.19
100-43102-2710	Salt & sand	960.00
100-43103-3135	Engineering	40.38
100-43104-3420	Building repair & mainte	1,612.00
100-43104-3610	Electricity	671.09
100-43201-3135	Engineering	139.57
100-43401-2250	Street signs	1,386.00
100-43401-3610	Electricity	971.72
100-43501-3135	Engineering	6,667.24
100-44101-2210	Clothing & personal prot	119.22
100-44101-2290	Operating supplies	107.92
100-44101-2320	Equipment parts & suppl	753.38
100-44101-3210	Phones/radios/pagers	6.06
100-44101-3390	Rentals-other	413.51
100-44101-3610	Electricity	246.95
100-44102-3420	Building repair & mainte	349.00
100-44102-3610	Electricity	405.74
100-44201-3210	Phones/radios/pagers	24.26
100-44201-5120	Controllable assets	3,600.00
100-44202-3610	Electricity	459.66
230-43201-3135	Engineering	560.00
231-43601-3630	Waste management & r	1,052.04
232-43701-3610	Electricity	4,574.87
262-46101-5110	Capital assets	3,016.04
420-42201-5110	Capital assets	724.57
431-43301-3110	Attorney	509.22
431-43301-3135	Engineering	24,741.96
431-43301-3810	Contractors	160,466.42
440-44103-3135	Engineering	2,638.08
440-44103-5110	Capital assets	3.23
890-90001-3110	Attorney	3,318.07
890-90001-3135	Engineering	12,854.35
890-90001-3950	Legal notices/publicatio	134.30
890-90001-3980	Filing fees	138.00
Grand Total:		318,100.13

Project Account Summary

Project Account Key	Payment Amount
None	125,676.37
200912-100	211.82
201102.033-100	44.11
202103-100	13,441.86
202103-140	160,466.42
202105-100	900.45

Project Account Summary

Project Account Key	Payment Amount
202111-100	3,016.04
202205-100	2,349.87
202302.032-100	810.54
202302.032-110	152.77
202302.032-130	356.45
202302.038-101	2,735.44
202402.076-100	2,638.08
202402.078-100	107.69
202402.084-100	14.70
202402.085-100	14.70
202402.086-100	58.81
231004009	542.48
231009001	363.14
231010001	146.42
MISC-100	4,051.97
Grand Total:	318,100.13



City of Ham Lake, MN

EFT Payroll Check Register Report Summary

Pay Period: 10/27/2024-11/9/2024

Packet: PYPKT01684 - PPE 11/09/24 PAID 11/15/24
Payroll Set: City of Ham Lake - 01

Type	Count	Amount
Regular Checks	1	201.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	129	66,987.81
Total	130	67,188.81

Meeting Date: November 18, 2024

CITY OF HAMLAKE

STAFF REPORT

To: Mayor and Councilmembers

From: Andrea Murff, Finance/HR Director

Subject: Upgrade to Emergency Siren Transmittal Equipment and Software

Introduction/Discussion:

The City was notified by the Anoka County Emergency Communication Center (ECC) that the City's siren system would need to be updated with current equipment and software in order for the Anoka County ECC to move to their new transmitting protocol. The current equipment and software is from the mid-1980's and parts to repair and maintain the equipment are becoming obsolete. The update would provide new equipment and would allow transmitting protocol to utilize the National Weather Service's polygons for storm warning alerts versus notifying the entire County.

The County is working with Embedded Systems to get the updates completed. Embedded Systems has quoted a price of \$955 per siren to install the new equipment and will charge the City more if a bucket truck is needed to complete the install. The City currently has 13 sirens making the total for the project \$12,935.00.

This funding was originally budgeted out of the Cable Fund for 2025; however, the installation needs to happen by March 2025 making it possible for the expenditure to happen in 2024 from the Cable Fund depending on when the work can be completed.

Recommendation:

I am recommending approving the use of Cable Funds for the equipment and software upgrades of the sirens in the amount of \$12,935 with work to be completed by Embedded Systems.



Anoka County

COUNTY ADMINISTRATION

Emergency Communications Center / 911

To Whom It May Concern,

The Anoka County Emergency Communications Center (ECC) siren system update is moving forward with software and equipment updates at the ECC. There are hardware updates needed on each pole. These updates will be scheduled by your cities through Embedded Systems. Embedded Systems will bill each city individually for services.

The cost per pole for the updated hardware including installation is \$995. Siren boxes above 10 feet may require a bucket truck for access. If a bucket truck is needed your city will incur additional costs. The hardware being updated is the Printed Circuit Board (PCB) as well as some electrical connectors. Each board has a 12-month warranty. We acknowledge budgetary concerns so we understand some of these installations may be delayed into the fiscal year 2025.

It was explained previously but the current software and hardware at ECC and on the poles has been in service since the mid-1980s. Due to the age of the equipment, obtaining parts to repair and maintain the equipment are becoming obsolete and/or unobtainable.

An updated PCB will need to be installed in each siren. During this transition period Anoka County ECC will be transmitting using the old protocol that the existing boards operate on as well as the new protocol. After the transition period has been completed Anoka County ECC will be switching over to the new protocol and the old boards will be rendered nonfunctional and will no longer be able to receive commands from Anoka County ECC.

Utilizing the new software protocol for alerting will allow Anoka County ECC the ability to alert more accurately and effectively. The new software allows ECC staff to utilize the National Weather Service (NWS) polygons for storm warning alerts. Sirens located within those NWS polygons will sound alerting those within and near the polygon. Old protocol generally alerted the entire county of Anoka regardless of the location of the NWS polygon.

Contact Orrin McGill omcgill@embedsys.com with hardware installation questions.

Thank you for working with our ECC and Embedded Systems during this transition period.

Contact me with any other questions.

Sincerely,

Kari L. Morrissey
Assistant Director – Emergency Communications

Emergency Dispatching for Sheriff, Police and Fire Departments in Anoka County

Anoka County Courthouse ▲ 2100 3rd Avenue ▲ Anoka, MN 55303
Office: 763-324-4760 ▲ Fax: 763-324-4764 ▲ www.anokacounty.us

Affirmative Action / Equal Opportunity Employer

Embedded Systems, Inc.

11931 Highway 65 NE or
11931 Central Ave. NE

Estimate

Date	Estimate #
10/30/2024	610

Name / Address
City of Ham Lake Mike Raczkowski 15544 Central Avenue NE Ham Lake, MN 55304

			Project
Description	Qty	Cost	Total
Decoder for siren upgrade to the new system	13	995.00	12,935.00T
Sales Tax		0.00%	0.00
		Total	\$12,935.00

Customer Signature _____

ORDINANCE NO. 24-XX

An Ordinance Amending ARTICLE 10, SUBDIVISION REGULATIONS, to clarify that the subdivision of land parcels resulting in up to three lots must be platted but may be approved as Minor Plats.

Be it Ordained by the City Council of the City of Ham Lake, Anoka County, Minnesota as follows:

ARTICLE 10, SUBDIVISION REGULATIONS of the Ham Lake City Code is hereby amended as indicated in the following sections:

~~Table 10-1: Lot Standards~~

10-700 Lot Standards

Table 10-1

Standards	I-P (Industrial Park) CD-1,CD-2, CD-3,CD-4 (Commercial Development)	I-1 (Light Industry)	GF (Government Facilities)
Lot Size	1 acre	1 acre	1 acre
Lot Width **	200 ft.	200 ft.	200 ft.
Front Yard Setbacks *	30 ft.	30 ft.	30 ft.
Side Yard Setbacks	10 ft.	30 ft.	10 ft.
Rear Yard Setbacks ***	20 ft.	20 ft.	10 ft.

All setbacks refer to the minimum distance between a given lot line and any building, other structure, or curb line or pavement edge of any driveway, aisle, sidewalk or parking lot.

EXCEPTION: Non-residential structures or uses shall not be located or conducted closer to any lot line of any other lot in any “R” or “PUD” District than the distances specified in the following schedule:

- Twenty Feet Off-street parking spaces and access drives for non-residential uses, churches, schools, and public or semi-public functions, recreational facilities, entertainment facilities, motels, all business uses, and all industrial uses.

***For lots wholly abutting the turnaround circle portion of a cul-de-sac street, the Lot Width may be 60 feet as measured at the right-of-way line. For lots partially abutting the turnaround circle portion of a cul-de-sac street, the total of that frontage plus the remaining frontage on the street must total 200 or more feet.*

***Commercial Condominiums under Article 10-550(D) of this Code may have a Rear Yard Setback of 10 feet.

Standards	R-A (Rural Res)	R-1 (Single-Family Res)	RS-1 & RS-2 (Shoreland Res.)
Lot Size	1 acre	1 acre	1 acre
Lot Width **	200 ft.	200 ft.	200 ft.
Front Yard Setbacks	30 ft.	30 ft.	30 ft.
* Side Yard Setbacks	10 ft.	10 ft.	10 ft.
***** Rear Yard Setbacks	10 ft. – Accessory Buildings, 50 ft. for All other structures	10 ft. – Accessory Buildings, 50 ft. for All other structures	10 ft. – Accessory Buildings, 50 ft. for All other structures

Standards	PUD (Planned Unit Dev.)
Lot Size	1 acre
Lot Width **	200 ft.
Front Yard Setbacks	30 ft.
* Side Yard Setbacks	10 ft.
Rear Yard Setbacks	50 ft.

Standards	R-AH (Aff. Housing)	Townhomes	Other
Lot Size	Sufficient for Sewerage	50'x 50'*****or 1 A.	***
Lot Width	***	***	***
Front Setback *	***	***	***
Side Setback	***	***	***
Rear Setback	***	***	***

Standards	R-2 (Multiple Family Residential)
Lot Size	3 acres or more for two unit buildings; four acres or more for three unit buildings; five acres or more for four unit buildings. For buildings having more than four units, five acres plus one acre for every unit in excess of four units.
Lot Width	300 ft.
Front Yard Setbacks *	30 ft.
Side Yard Setbacks	10 ft.
Rear Yard Setbacks	50 ft.

* 50 Ft. when abutting any State or County Highway

** For lots located on cul-de-sacs or extreme curves for R-1 zoned parcels prior to 1994 the width may be 60 feet at the right-of-way line. An extreme curve is defined as a curve with a

design speed limit of 20 miles per hour or less, as determined by the City Engineer.

*** As approved by the City Council

**** If used in connection with Common Areas owned by Association

***** For corner lots, the lot owner, at the time of application for the first building permit on the lot, may choose which of the non-road frontage lot lines shall be considered the side yard and which shall be the rear yard, regardless of which road provides the driveway access. Once this selection is made, this choice shall apply to all future building permits on this lot. For corner lots abutting two streets, both street lines shall be considered front yard, not side yard, lot lines for purposes of applying the setback requirements.

Physical Standards for RS-1 and RS-2 lands shall be identical with CD-1 or CD-2 Standards for Commercial Uses, I-1 Standards for Industrial Uses, R-A Standards for Residential Agricultural Uses, PUD Standards for planned Unit Development Uses, all subject to any modification imposed by Article 12 of this Code.

Presented to the Ham Lake City Council on November 4, 2024 and adopted by a unanimous vote this 18th day of November, 2024.

Brian Kirkham, Mayor

Denise Webster, City Clerk

RESOLUTION NO. 24-XX

WHEREAS, a resident, Danette Lincoln, applied for a variance to the 200-foot frontage requirement for a lot split at 2509 Bunker Lake Boulevard NE, in the City of Ham Lake, Minnesota, and

WHEREAS, at their regular meeting on October 7, 2024, the Ham Lake City Council voted 3-2 to approve the variance. **Councilmembers Doyle, Parranto and Kirkeide voted yes. Mayor Kirkham and Councilmember Wilken voted no. Motion passed.**

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAM LAKE, MINNESOTA, THAT THE CITY COUNCIL HEREBY ADOPTS THE FOLLOWING:

FINDINGS OF FACT

1. The property is approximately 3.5 acres and currently has 355 feet of frontage.
2. Currently the property does not meet the 200-foot frontage to subdivide per Article 10-101 of the City Code.
3. The variance request will result in 175-feet of frontage for each lot created.
4. Although the hardship complained of by the landowner is borderline as to whether it meets the requirements of Article 10-600 (a) of the City Code, the Council has taken into consideration the unique mental health circumstances of the landowner stemming from having her home in near proximity to Bunker Lake Boulevard which has seen a substantial increase in motor vehicle traffic since the existing home was built in 1956 and purchased by the landowner in 1996. The Council determined that the location of the home, coupled with the applicant's unique mental health concerns justify the determination of a physical hardship to the land as the landowner is unable to reasonably use the land.
5. The variance is in harmony with the general purpose and intent of the Code and is consistent with the Comprehensive Plan under Article 10-600 (b) as the surrounding properties all have 175-feet of road frontage and the variance will result in two lots residential lots with 175-feet of road frontage.
6. The variance is due to circumstances unique to the property not created by the landowner under Article 10-600 (c) in that the house was built very near Bunker Lake Boulevard in 1956 prior to the landowner's purchase of the property, traffic on Bunker Lake Boulevard has substantially increased since the purchase of the property by the landowner and the landowner has developed unique medical conditions because of the home's location near the street.
7. The variance, if granted, will not alter the essential character of the locality under 10-600 (d) as all of the surrounding lots have 175-feet of road frontage.

Therefore, the variance to the 200-foot frontage requirement as presented is APPROVED:

Adopted by the Ham Lake City Council this 18th day of November, 2024.

Brian Kirkham, Mayor

Denise Webster, City Clerk

Meeting Date: November 18, 2024



**CITY OF HAM LAKE
STAFF REPORT**

To: Mayor and Councilmembers

From: Dawnette Shimek, Deputy City Clerk

Item/Title/Subject: Vacation of a portion of Drainage and Utility Easements on Lot 1, Block 6, Enchanted Estates and Lot 1, Block 7, Enchanted Estates

Introduction/Discussion:

Roger Haugen is requesting to vacate of a portion of Drainage and Utility Easements on Lot 1, Block 6, Enchanted Estates and Lot 1, Block 7, Enchanted Estates. Engineer Collins has reviewed the legal descriptions and has no issue with this vacation being there is not public need for the easements.

Recommendation:

I recommend approval of the Resolution scheduling a Public Hearing for December 16, 2024 to vacate a portion of Drainage and Utility Easements on Lot 1, Block 6, Enchanted Estates and Lot 1, Block 7, Enchanted Estates.



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 11/1/2024

DEPOSIT \$ _____
RECEIPT # _____

CITY COUNCIL MEETING DATE
(if all required information is received) 12/16/2024

APPLICANT'S NAME ROGER HAUGEN

MAILING ADDRESS 4056 CONSTANCE BLVD. NE

CITY, STATE, ZIP CODE HAM LAKE, MN 55304

PHONE (daytime) 612-670-3863

EMAIL ADDRESS rogerhaugen12@gmail.com

SITE ADDRESS / NATURE OR REQUEST:

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

REQUESTING THE VACATION OF A DRAINAGE
AND UTILITY EASEMENT, IN CONJUNCTION
WITH FINAL PLAT APPROVAL OF ENCHANTED ESTATES
4TH ADDITION.

Roger Haugen
Signature of Applicant

10-31-24
Date

Roger Haugen
Signature of Current Property Owner

10-31-24
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 Roger Hauges

COMPANY/TITLE: _____

DATE: 10-31-24

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

The undersigned, ROGER HAUGEN, 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:

EASEMENT VACATION

Type of Application

acknowledges that the sum of \$ _____, 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

Roger Haugen

Dated 10-31-24

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

Roger Haugen

Dated 10-31-24

RESOLUTION NO. 24-xx

WHEREAS, the Ham Lake City Council, on its own motion, wishes to consider the vacation of the following described land in the City of Ham Lake, pursuant to Minnesota Statutes Chapter 412.851:

That portion of the drainage and utility easement dedicated and embraced within the northerly 10.00 feet of Lot 1, Block 6, ENCHANTED ESTATES, Anoka County, Minnesota. EXCEPT the southwesterly and easterly 10.00 feet thereof.

AND

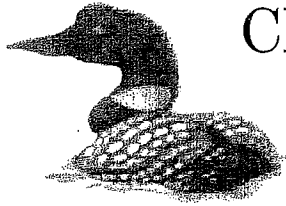
That portion of the drainage and utility easement dedicated and embraced within the southerly 10.00 feet and that part of the westerly 10.00 feet of Lot 1, Block 7, ENCHANTED ESTATES, Anoka County, Minnesota, which lies southerly of the North 222.00 feet thereof. EXCEPT the easterly 10 feet of the southerly 10 feet of said Lot 1, Block 7.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake, that the City Clerk is directed to post in a conspicuous place in the City Hall between the dates of November 21, 2024 and December 16, 2024 and to cause publication of a NOTICE OF PUBLIC HEARING, a copy of which is attached to this Resolution, for a public hearing to be held on December 16, 2024, with publication to occur in the Star Tribune on November 21, 2024 and November 28, 2024.

Adopted by the City Council of the City of Ham Lake this 18th day of November, 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 VACATION OF PUBLIC LAND

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held before the Ham Lake City Council on December 16, 2024 at 6:01 p.m. in the City Council Chambers, City Hall, 15544 Central Avenue N.E. Ham Lake, Minnesota 55304, to hear comments and questions concerning the proposed vacation of the following described land within the City of Ham Lake, Minnesota:

That portion of the drainage and utility easement dedicated and embraced within the northerly 10.00 feet of Lot 1, Block 6, ENCHANTED ESTATES, Anoka County, Minnesota. EXCEPT the southwesterly and easterly 10.00 feet thereof.

AND

That portion of the drainage and utility easement dedicated and embraced within the southerly 10.00 feet and that part of the westerly 10.00 feet of Lot 1, Block 7, ENCHANTED ESTATES, Anoka County, Minnesota, which lies southerly of the North 222.00 feet thereof. EXCEPT the easterly 10 feet of the southerly 10 feet of said Lot 1, Block 7.

Said hearing is conducted pursuant to Minnesota Statutes Chapter 412.851.

Dated: November 21, 2024

Dawnette Shimek, Deputy City Clerk

Posted at City Hall between the dates of November 21, 2024 and December 16, 2024.

Published in the Star Tribune on November 21, 2024 and November 28, 2024.

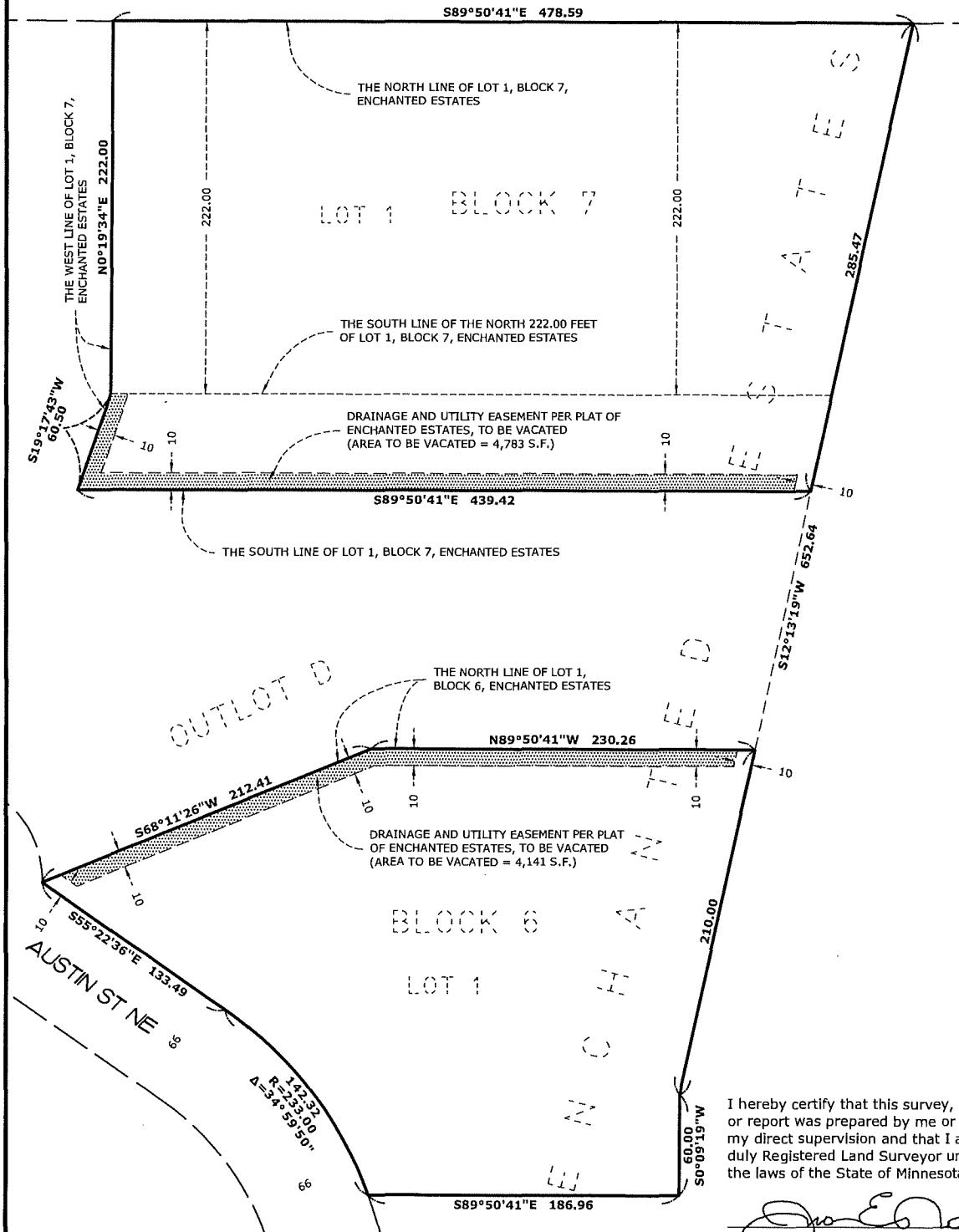
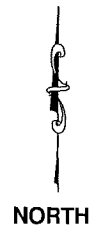
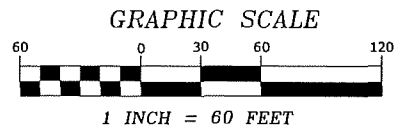
SKETCH AND DESCRIPTION ~for~ ROGER AND SUE HAUGEN ~of~ ENCHANTED ESTATES

DESCRIPTION OF EASEMENTS TO BE VACATED

That portion of the drainage and utility easement dedicated and embraced within the northerly 10.00 feet of Lot 1, Block 6, ENCHANTED ESTATES, Anoka County, Minnesota. EXCEPT the southwesterly and easterly 10.00 feet thereof.

AND

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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 E. Rud
JASON E. RUD

Date: 10/15/2024 License No. 41578

That portion of the drainage and utility easement dedicated and embraced within the northerly 10.00 feet of Lot 1, Block 6, ENCHANTED ESTATES, Anoka County, Minnesota. EXCEPT the southwesterly and easterly 10.00 feet thereof.

AND

That portion of the drainage and utility easement dedicated and embraced within the southerly 10.00 feet and that part of the westerly 10.00 feet of Lot 1, Block 7, ENCHANTED ESTATES, Anoka County, Minnesota, which lies southerly of the North 222.00 feet thereof. EXCEPT the easterly 10 feet of the southerly 10 feet of said Lot 1, Block 7.

Resignation Letter

11/12/2024

The City of Ham Lake
15544 Central Ave NE
Ham Lake, MN, 55304

Dear Denise Webster

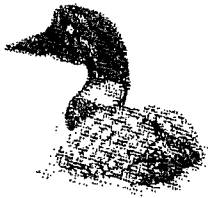
Please accept this as my formal resignation from the public works maintenance position at The City of Ham Lake effective November 29th, 2024.

I'd like to thank you and John for the opportunity to work at the city and grow my career over the years. I've enjoyed coming to work everyday and love the group of guys we have. I wish you and everyone at the city the best.

Sincerely,

Matthew Schommer

Meeting Date: November 18, 2024



CITY OF HAM LAKE

STAFF REPORT

To: Mayor and Councilmembers

From: Denise Webster, City Administrator

Subject: Approval of the Joint Powers Agreement (JPA) with Anoka County for Local Partnership in the project development of the Highway 65 Intersection Improvements at CSAH 116 (Bunker Lake Boulevard NE)

Introduction/Discussion:

The City approved \$25,000 to participate in the design costs for the proposed Highway 65 overpass at Bunker Lake Boulevard NE (CSAH 116) at their February 5, 2024 City Council meeting. RFC and Attorney Berglund have reviewed the Joint Powers Agreement (JPA) and have made minor corrections.

Recommendation: I recommend approval of the Joint Powers Agreement (JPA) with Anoka County for Local Partnership in the project development of the Highway 65 Intersection Improvements at CSHA 116 (Bunker Lake Boulevard NE).

**JOINT POWERS AGREEMENT
FOR LOCAL PARTICIPATION IN THE PROJECT DEVELOPMENT OF THE HIGHWAY 65
INTERSECTION IMPROVEMENTS
AT CSAH 116 (BUNKER LAKE BOULEVARD.)
IN THE CITY OF HAM LAKE, MN
(SAP 002-716-026)**

THIS AGREEMENT is made and entered into this ___ day of _____, 202__ by and between the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota 55303, hereinafter referred to as "County", and the City of Ham Lake, a municipal corporation of the State of Minnesota, 15544 Central Ave NE, Ham Lake MN 55304, hereinafter referred to as "City".

WITNESSETH

WHEREAS, the parties to this agreement agree it is in the best interest of the traveling public to improve traffic operations along Trunk Highway (TH) 65 by replacing the existing signalized intersection at County State Aid Highway (CSAH) 116 (Bunker Lake Boulevard) and;

WHEREAS, said parties mutually agree that Highway 65 is a vital corridor for freight, transit, commuter traffic, as well as a critical connection to communities across Minnesota; and,

WHEREAS, The Minnesota Department of Transportation (MnDOT) in cooperation with the City and County has prepared a Planning and Environmental linkages (PEL) study along the Highway 65 corridor to define highway improvements needs along the corridor by evaluating a number of factors such as mobility, safety, reliability and congestion; and

WHEREAS, the County has jurisdiction over CSAH 116 (Bunker Lake Boulevard) at the intersection of Highway 65; and

WHEREAS, the County has begun preliminary engineering, environmental analysis, and final design of intersection improvements to CSAH 116 (Bunker Lake Boulevard) at Highway 65 in the City of Ham Lake; and

WHEREAS, the City has jurisdiction over Lincoln Street NE, Johnson Street NE, and Aberdeen Street NE, at the intersection of CSAH 116 (Bunker Lake Boulevard); and

WHEREAS, the City has jurisdiction of 133rd Lane NE, 135th Avenue NE, and 136th Lane NE at the intersection of the westerly TH 65 service road; and

WHEREAS, the County has received \$10 million in Federal funds in the category of roadway strategic capacity for construction of the grade separation project at TH 65 and CSAH 116 (Bunker Lake Boulevard); and

WHEREAS, the City and County agree the road intersection of TH 65 and CSAH 116 (Bunker Lake Boulevard), will require preliminary engineering and environmental documentation to be conducted as one project; and

WHEREAS, the parties agree the project limits will include TH 65 from south of 133rd Lane NE to north of 139th Avenue NE, and CSAH 116 (Bunker Lake Boulevard) from West of Lincoln Street to East of Eveleth Street, hereinafter referred to as "Project"; and

WHEREAS, the County and City agree both agencies shall partner in a collaborative joint project to determine a preliminary layout, prepare the environmental documentation and final plans for the Highway 65 and CSAH 116 (Bunker Lake Boulevard) improvements is in their best interest of both agencies; and,

WHEREAS, Minn. Stat. § 471.59 authorizes political subdivisions of the state to enter into joint powers agreements for the joint exercise of powers common to each.

NOW, THEREFORE, IT IS MUTUALLY STIPULATED AND AGREED:

I. PURPOSE

The parties have joined together for the purpose of improving the traffic operations along TH 65 in the City of Ham Lake, specifically at the intersection of CSAH 116 (Bunker Lake Boulevard). The City and County see the long-range value of efficiency while partnering to determine a preliminary engineering layout and environmental analysis for the Project limits. The City of Ham Lake and Anoka County will partner in the preliminary layout, environmental analysis, and final design portion of the Project. The County project number for work associated with this corridor improvement is SAP 002-716-026 for the intersection of CSAH 116 (Bunker Lake Boulevard) at Highway 65.

II. METHOD

The City and County shall acquire all necessary project funding and cause the completion of project coordination/communication, preliminary engineering layout; environmental analysis, documentation preparation and approvals to determine the proposed Project layout and final engineering design for the Highway 65 and Bunker Lake Boulevard intersection. The County's obligation with this agreement will be thru the preliminary engineering layout, environmental analysis, and final design for the Project limits.

III. COSTS

The County has obtained \$10,000,000 in Federal funds in the category of strategic capacity for construction of the grade separation project at Highway 65 and CSAH 116 (Bunker Lake Boulevard).

To facilitate the ongoing Project development efforts, the County has requested a partnership between the City and County to further develop a preliminary layout for this area. The City's contribution to the joint partnership will be \$25,000.00.

IV. TERM

This Agreement shall continue until terminated as provided hereinafter.

V. DISBURSEMENT OF FUNDS

All funds disbursed by the County or City pursuant to this Agreement shall be disbursed by each entity pursuant to the method provided by law.

VI. CONTRACTS AND PURCHASES

All contracts let and purchases made pursuant to this Agreement shall be made by the County in conformance to the State laws.

VII. STRICT ACCOUNTABILITY

A strict accounting shall be made of all funds and report of all receipts and shall be made upon request by either party. Prior to City payment to the County, the County shall provide the City a copy of all cost participation documents.

VIII. TERMINATION

This Agreement may be terminated by either party at any time, with or without cause, upon not less than thirty (30) days written notice delivered by mail or in person to the other party. If notice is delivered by mail, it shall be deemed to be received two days after mailing. Such termination shall not be effective with respect to any solicitation of bids or any purchases of services or goods which occurred prior to such notice of termination. The County shall pay its pro rata share of costs which the City incurred prior to such notice of termination.

IX. NOTICE

For purposes of delivery of any notices herein, the notice shall be effective if delivered to the County Administrator of Anoka County, 2100 Third Avenue, Anoka, Minnesota 55303, on behalf of the County, and to the City Administrator, 15544 Central Avenue NE, Ham Lake, MN 55304, on behalf of the City.

X. INDEMNIFICATION

The City and County mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses or damages resulting from the acts or omissions of the respective officers, agents, or employees relating to activities conducted by either party under this Agreement.

XI. ENTIRE AGREEMENT REQUIREMENT OF A WRITING

It is understood and agreed that the entire agreement of the parties is contained herein, and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject matter thereof, as well as any previous agreement presently in effect between the parties to the subject matter thereof. Any alterations, variations, or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

XII. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each one of which shall be deemed to be an original, but all such counterparts together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties of this Agreement have hereunto set their hands on the dates written below:

COUNTY OF ANOKA

CITY OF HAM LAKE

By: _____
James Dickinson
County Administrator

By: _____
Brian Kirkham
Mayor

Dated: _____

Dated: _____

RECOMMENDED FOR APPROVAL:

By: _____
Joseph MacPherson, P.E.
County Engineer

By: _____
Denise Webster
City Administrator

Dated: _____

Dated: _____

APPROVED AS TO FORM AND EXECUTION:

By: _____
Christine Carney
Assistant County Attorney

By: _____
Mark Berglund
City Attorney

Dated: _____

Dated: _____

**JOINT POWERS AGREEMENT
FOR LOCAL PARTICIPATION IN THE PROJECT DEVELOPMENT OF THE HIGHWAY 65
INTERSECTION IMPROVEMENTS
AT CSAH 116 (BUNKER LAKE BOULEVARD.)
IN THE CITY OF HAM LAKE, MN
(SAP 002-716-026)**

2025?

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WITNESSETH

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WHEREAS, said parties mutually agree that Highway 65 is a vital corridor for freight, transit, commuter traffic, as well as a critical connection to communities across Minnesota; and,

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116

WHEREAS, the City has jurisdiction over Lincoln Street NE, Johnson Street NE, Aberdeen Street NE, Eveleth St NE at the intersection of CSAH 116 (Bunker Lake Boulevard); and

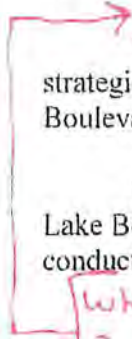
2nd

WHEREAS, the City has jurisdiction over ~~133rd Lane NE, 135th Ave NE, Central Ave NE~~ and 139th Avenue NE at the intersection of TH 65; and

WHEREAS, the County has received \$10 million in Federal funds in the category of roadway strategic capacity for construction of the grade separation project at TH 65 and CSAH 116 (Bunker Lake Boulevard); and

WHEREAS, the City and County agree the road intersection of TH 65 and CSAH 116 (Bunker Lake Boulevard), will require preliminary engineering and environmental documentation to be conducted as one project; and

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WHEREAS, the parties agree the project limits will include TH 65 from south of 133rd Lane NE to north of 139th Avenue NE, and CSAH 116 (Bunker Lake Boulevard) from West of Lincoln Street to East of Eveleth Street, hereinafter referred to as "Project"; and

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WHEREAS, Minn. Stat. § 471.59 authorizes political subdivisions of the state to enter into joint powers agreements for the joint exercise of powers common to each.

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IV. TERM

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All funds disbursed by the County or City pursuant to this Agreement shall be disbursed by each entity pursuant to the method provided by law.

VI. CONTRACTS AND PURCHASES

All contracts let and purchases made pursuant to this Agreement shall be made by the City in conformance to the State laws.

County

VII. STRICT ACCOUNTABILITY

A strict accounting shall be made of all funds and report of all receipts and shall be made upon request by either party. Prior to County payment to the City, the City shall provide the County a copy of all cost participation documents.

City County County City

VIII. TERMINATION

This Agreement may be terminated by either party at any time, with or without cause, upon not less than thirty (30) days written notice delivered by mail or in person to the other party. If notice is delivered by mail, it shall be deemed to be received two days after mailing. Such termination shall not be effective with respect to any solicitation of bids or any purchases of services or goods which occurred prior to such notice of termination. The County shall pay its pro rata share of costs which the City incurred prior to such notice of termination.

IX. NOTICE

For purposes of delivery of any notices herein, the notice shall be effective if delivered to the County Administrator of Anoka County, 2100 Third Avenue, Anoka, Minnesota 55303, on behalf of the County, and to the City Manager of Blaine, 10801 Town Square Drive NE, Blaine MN 55449, on behalf of the City.

Administrator of Haz Lake, 15544 Central Avenue NE, Haz Lake, MN 55344

X. INDEMNIFICATION

The City and County mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses or damages resulting from the acts or omissions of the respective officers, agents, or employees relating to activities conducted by either party under this Agreement.

XI. ENTIRE AGREEMENT REQUIREMENT OF A WRITING

It is understood and agreed that the entire agreement of the parties is contained herein, and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject matter thereof, as well as any previous agreement presently in effect between the parties to the subject matter thereof. Any alterations, variations, or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

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CITY OF HAM LAKE

By: _____
James Dickinson
County Administrator

By: _____
Brian Kirkham
Mayor

Dated: _____

Dated: _____

RECOMMENDED FOR APPROVAL:

By: _____
Joseph MacPherson, P.E.
County Engineer

Denise

By: _____
Denis Webster
City Administrator

Dated: _____

Dated: _____

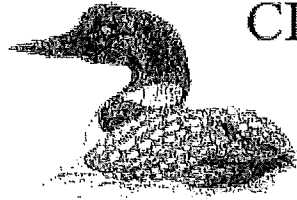
APPROVED AS TO FORM AND EXECUTION:

By: _____
Christine Carney
Assistant County Attorney

By: _____
~~XXXXXXXX~~ *Mark Berglund*
City Attorney

Dated: _____

Dated: _____



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 TUESDAY, NOVEMBER 12, 2024

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: September 23, 2024

PUBLIC HEARING: None

NEW BUSINESS:

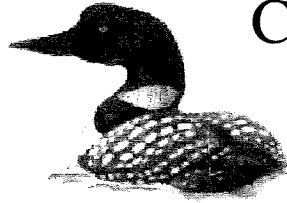
1. Roger and Sue Haugen, S & R Developers LLC/Haugen Family Real Estate Trust, requesting Final Plat approval for Enchanted Estates 4th Addition (9 Single Family Residential lots) in Section 14.

OLD BUSINESS:

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

COMMISSION BUSINESS:

1. City Council Update



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 PLANNING COMMISSION MINUTES TUESDAY, NOVEMBER 12, 2024

The Ham Lake Planning Commission met for its regular meeting on Tuesday, November 12, 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, Jeff Entsminger, David Ross, and Erin Dixon

MEMBERS ABSENT: Commissioners Kyle Lejonvarn, Dave Ringler, and Jonathan Fisher

OTHERS PRESENT: City Attorney Mark Berglund, City Engineer Tom Collins, Building Official Mark Jones 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 Pogalz, seconded by Dixon, to approve the minutes of the September 23, 2024, Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

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

Ms. Amy Haugen, Mrs. Angela Halgrimson and Mr. Joshua Halgrimson were present. Chair Pogalz asked Engineer Collins to comment on the project. Engineer Collins stated the final plat configuration is the same as the preliminary plat. Engineer Collins stated the preliminary plat was approved with conditions of showing the square footage of the existing shop and outbuildings, the outbuilding that exceeds the allowed square footage due to a reduction in the size of the lot was to be shown as being removed, and information was to be provided on how the southerly accessory building is going to be brought into compliance with Article 9-370.1 which requires the exterior finish of the

accessory building to match that of the house as closely as possible. Engineer Collins stated changes have been made to the survey related to the building sizes and removal. Engineer Collins stated staff has discussed two options to ensure the applicant follows through with the conditions of approval which are that building permits will not be issued until the shop on proposed Lot 8, Block 1, is demolished and the exterior finish of the outbuilding on proposed Lot 9, Block 1, has been brought into compliance with City Code or allowing building permits to be issued once the City obtains funds to be held in escrow for both the shop demolition and the changes to the exterior finish of the outbuilding. Engineer Collins stated a date by which the shop will be demoed and the outbuilding updated needs to be determined and a right-to-trespass agreement needs to be signed and filed with Anoka County in the event the City would need to demolish any of the buildings. Chair Pogalz asked Building Official Jones to comment. Building Official Jones stated he proposed obtaining escrow funds equal to the cost to demolish the outbuilding plus fifty percent to ensure the exterior finish was updated or, if not, the City could demolish the building subject to obtaining a right to trespass agreement and a date by which the work was to be completed. Building Official Jones stated Attorney Berglund stated a different escrow arrangement should be required. Chair Pogalz asked Attorney Berglund to comment. Attorney Berglund clarified that one building needs to be demolished and one building can either be resided or demolished. Attorney Berglund stated Building Official Jones was trying to work with the landowners offering a lesser expensive alternative for an escrow. Attorney Berglund stated his recommendation is to obtain escrow funds equal to one and a half times the estimated amount to demolish the shop and obtain escrow funds equal to one and a half times the estimated amount to reside the outbuilding. As Building Official Jones pointed out, if we have an end date for when that work is to be completed, and the work is not done by that date, the city should also obtain a trespass agreement so the city can perform the work. Attorney Berglund stated that if the homeowner determines they want to demo both buildings as it is a less expensive alternative that is fine, but the city should protect itself and have enough money in escrow to cover the most expensive alternative. Attorney Berglund stated no building permits should be issued until one building is demolished and the other building is either resided or demolished; no building permits are to be issued until the property comes into compliance with Code. Chair Pogalz asked Attorney Berglund if building permits could be issued if escrow funds were obtained before the work is done to the building. Attorney Berglund stated building permits could be issued if escrow agreements and funds were obtained. Mr. Halgrimson, property owner at 16207 Austin Street NE, stated he and his wife are inheriting the outbuilding. Mr. Halgrimson stated they agree to reside the outbuilding but prefer to provide escrow funds at this time as they want to do the building right. Mr. Halgrimson stated there are several improvements they want to make to the building and have been advised by contractors to do the improvements in a certain order. Mr. Halgrimson stated they do not want to inhibit progress of the development of the plat and stated he and his wife will commit to the escrow and whatever needs to be done. Mr. Halgrimson estimated the work would be done late next summer or early next fall. Building Official Jones asked if a letter or credit would be acceptable. Attorney Berglund stated it would be acceptable. **Motion by Dixon, seconded by Entsminger, to recommend approval of the Final Plat of Enchanted Estates 4th Addition in Section 14 as presented by Roger and Sue Haugen of S & R Developers LLC/Haugen Family Real Estate Trust, subject to reaching an agreement with the city regarding the**

terms of escrow for both buildings which would be the demolition cost plus fifty percent for the building on proposed Lot 8, Block 1 and the residing cost, plus fifty percent, for the building that needs to be resided on proposed Lot 9, Block 1, obtaining completion timelines for both of those projects, completing a right to trespass agreement with the city should the projects not be completed, meeting the requirements of the City Engineer and meeting all State, County and City requirements. Chair Pogalz asked if Commissioner Dixon wanted to specify a date for work to be completed. Commissioner Dixon stated the terms would need to be negotiated with the city. Attorney Berglund stated that the city will negotiate a completion date when terms of the development agreement are determined. **All present in favor, motion carried.** *This application will be placed on the City Council's Monday, November 18, 2024, agenda.*

OLD BUSINESS:

Joseph Radach of Contour Development LLC, requesting Sketch Plan approval for Elwell Farms (107 Single Family Residential lots and 4 outlots) in Section 36

Mr. Joseph Radach was present. Chair Pogalz stated this item was tabled at the September 9, 2024, Planning Commission meeting. Mr. Radach stated during the September 9, 2024, meeting there was discussion about adding an access point to the development via 138th Avenue NE by extending 138th Avenue NE eastward to Opal Street NE; that change is reflected in the revised plan. Mr. Radach stated changes were made to a few lots that did not meet Article 10 requirements as was recommended by RFC Engineering. Mr. Radach stated the length of cul-de-sacs were modified and a concept plan for a park was created. Mr. Radach stated the park plans propose a 1.2-mile sidewalk around the lake lots for pedestrian facilities. Mr. Radach stated he is aware of letters submitted from residents in the neighboring development concerning access. Mr. Radach stated they complied with the city's request to add an additional access point via 139th Lane NE, which will be the third access point for the development in addition to those at 136th Avenue NE and Opal Street NE through Hidden Forest East. Mr. Radach stated he did not feel it was fair to say Elwell Farms is a one access development. Mr. Radach stated the Hidden Forest East development has well over 100 lots with one access point and it appears to function well. Mr. Radach stated this will be a phased development and it may take 10 years to complete so there will be plenty of time to address concerns. Chair Pogalz stated ten years seems excessively long. Mr. Radach stated he hopes it will only take two years to complete. Chair Pogalz asked Engineer Collins to comment. Engineer Collins stated there were four issues for tabling the project in September. The first reason was related to wetland banking. Engineer Collins stated a public hearing is scheduled for the next Planning Commission meeting as the first step in the process to codify the Wetland Bank ordinance which should go into effect in January. Engineer Collins stated the Wetland Bank ordinance proposes that improved frontage is required along the wetland bank area and for this project that will result in a portion of 138th Avenue NE being paved from proposed Lot 76 to Ghia Street NE which is approximately a quarter mile in length. Engineer Collins stated the draft ordinance proposes parkland dedication and/or trail fees required of a wetland banking area. Engineer Collins stated the second reason for tabling the project was related to parkland dedication. Engineer Collins stated the previous submission proposed a small park which was rejected by the Park Committee; the revised plans propose a 3.6-acre park with many

amenities and a sidewalk around an entire block. Engineer Collins stated a fishing pier is shown on private property. Engineer Collins stated plans will need to be modified to show that area to access the fishing pier as being part of the parkland that will be dedicated. Engineer Collins stated there has been a lot of discussion about the Saint Paul Modelers Radio Controllers Club plans and the existing lease. Engineer Collins stated the city is not able to intervene. Engineer Collins stated another major item of discussion has been the Rice Creek 84A snowmobile trail that enters Ham Lake near the southeast corner of this plat. Engineer Collins stated the city received a schematic from Mr. Radach on November 8, 2024, that proposed extending the trail directly west and straight to Lexington Avenue NE and then northerly within Lexington Avenue NE right-of-way. Engineer Collins stated approximately 45 acres to the east of proposed Outlot C, that was on the September sketch plan, has been removed. Engineer Collins stated the removed property was considered as part of the snowmobile trail realignment in the schematic received from Mr. Radach. Engineer Collins stated that thought needs to be given to the feasibility of snowmobile trail easement dedication on private property and the potential removal of a building within the proposed trail realignment. Engineer Collins stated the third item the previous plan was tabled for, was related to adding another access point to the development. Engineer Collins stated the Planning Commission recommendation was to extend 138th Avenue NE east from Opal Street NE to what is shown as Street A; the developer now shows that street extension in the revised plans. Engineer Collins stated the city has received several messages from residents in the Red Fox Hollow and Red Fox Hollow 2nd Addition subdivisions who are concerned about the increase in traffic the proposed development will create. Engineer Collins stated three access points are currently proposed and there have been requests for another connection to Lexington Avenue NE from the south. Engineer Collins stated at least 1700-feet of wetland would need to be crossed, approximately two acres of wetland would be impacted and at least 4 acres of wetland mitigation would be needed for a connection to Lexington Avenue NE from the south, which is cost prohibitive. Engineer Collins stated any additional access points to a county roadway would require Anoka County Highway Department (ACHD) approval. Engineer Collins stated ACHD requires spacing of at least a quarter mile between intersections. Engineer Collins stated any of the suggested signal or access changes along Lexington Avenue NE would need to be approved by the ACHD. Engineer Collins stated the last item to be addressed from the previous review of the plat was lot layout. Engineer Collins stated ponding for the development that was previously shown in an outlot, has now been modified to be part of the proposed residential lots and the lots that did not meet code requirements for interior angles have been corrected. Commissioner Entsminger asked if signage was posted at the end of the cul-de-sac on 137th Lane NE in the existing development stating that the cul-de-sac was temporary, and that the road could be extended with future development. Engineer Collins stated that the cul-de-sac was constructed to temporary cul-de-sac requirements with curbing running thru the cul-de-sac and that there was additional right-of-way dedicated to the east of the temporary cul-de-sac to the eastern plat boundary of Red Fox Hollow 2nd Addition. Chair Pogalz stated the revised sketch plan shows the exclusion of property just east of Lexington Avenue NE is the southern corner. Chair Pogalz stated that creates an obstacle to creating an access point in that area to Lexington Avenue NE. Engineer Collins stated that it would. Chair Pogalz stated residents are concerned that the reason a street has not been proposed in that area is due to cost but asked what the likelihood

of getting approval for a street that impacts that much wetland would be. Engineer Collins stated obtaining approval from ACHD would be the biggest obstacle to overcome due to their access spacing guidelines. Chair Pogalz asked Building Official Jones to comment. Building Official Jones stated he wants the commissioners to review and discuss the residents' concerns related to access, traffic, the sharp turns, the right-in, right-out access on 139th Lane NE and no sidewalks in the development for kids to use. Chair Pogalz stated he would like Attorney Berglund to comment on what authority, if any, the city has related to helping the flying club and snowmobile club. Chair Pogalz stated the flying club's lease agreement ends in May; the proposed development does not show any area for the club to use, and the flying club has suggested the city may have some power to change that. Attorney Berglund stated the city is not able to dictate what happens on private property. Attorney Berglund stated it is a private contract, and the city cannot exert pressure on a private property owner. Attorney Berglund stated a snowmobile trail requires access across private property and agreements with individual property owners. Attorney Berglund stated all proposed trail alignment options touch a certain amount of newly created lots, a minimum of 8 Ham Lake properties, and that is not considering properties in Blaine that could be affected. Engineer Collins stated there could be a recorded easement for trail purposes. There was discussion about whether a trail could be discussed that is proposed to be over property that is not included in the plat, would easements be required for the trail, would permission need to be obtained from ACHD to have the trail along the shoulder and was there adequate space for a trail in all areas. Attorney Berglund stated the developer could agree to an easement for the snowmobile trail, but there are several other property owners that would also need to approve the easement. Engineer Collins stated the snowmobile club did propose options that would contain the trail within the plat. Chair Pogalz stated additional easements and agreements would be required for either of the proposed trails. Commissioner Dixon asked what obligation the developer would have to inform the home buyers of these potential easements for a snowmobile trail through their backyard as the lots are sold. Attorney Berglund stated encumbrances would be noted on the short form development agreement and hopefully the developer would share the information with the home buyer. Commissioner Entsminger stated the negotiation for the realignment of the snowmobile trail is one that is between the developer and the snowmobile club unless the city wants to require the dedication a trail easement within the plat. Chair Pogalz asked who would be responsible for maintaining the easement. Attorney Berglund stated the easement would allow the public to traverse the land and the city would not be responsible for it. Chair Pogalz asked Mr. Radach to comment. Mr. Radach stated he has not spoken with anyone from the flying club as it is something that does not fit within the development. Mr. Radach stated he did propose a new trail alignment to the snowmobile club that runs along Lexington Avenue NE and the southern border of the plat. Mr. Radach stated he has not seen any other proposed configurations, but he is not in favor of a trail that would be in the middle of the development. Mr. Radach stated that if a trail can be along the edge of the development and not impact lots within the development, there may be a way to come to an agreement. Chair Pogalz stated the snowmobile club and the developer will need to communicate to determine if something can be worked out. Chair Pogalz allowed Ken Anderson from the Rice Creek Snowmobile Club to speak. Mr. Anderson provided some history related to the club and the trail through Mr. Elwell's property. Mr. Anderson stated people in Ham Lake like country living and what country living offers and

that includes outdoor recreational activities like snowmobiling. Mr. Anderson stated a multi-use trail, that could be used year around and for snowmobiling from December 1 to April 1, was discussed in September. Mr. Anderson also shared information from a conversation he had with a representative from the Board of Water and Soil Resources (BWSR) for Anoka County. Mr. Anderson proposed scheduling a meeting with representatives from the snowmobile club, the city, BWSR, Mr. Radach and his consultants to discuss potential trail alignments, affects a trail would have on the application for wetland banking and ways to minimize negative consequences to the development so that a trail, that has existed for 32 years, could continue to exist for the use of Ham Lake residents as well as other area residents. Mr. Radach stated he is interested in finding a solution, but he does not think it will be allowed through the proposed wetland bank area or the development. Chair Pogalz stated that it appears Mr. Radach is open to discussion with the snowmobile club and they should get together to continue the discussion. Chair Pogalz stated if there is a way to get the trail to go through the wetland bank area, that would be perfect. Chair Pogalz invited Mr. Steve Scott from the Saint Paul Modelers Radio Controllers Club to speak. Mr. Scott stated the club is sanctioned by the Academy of Model Aeronautics and has been at this site for 29 years. Mr. Scott stated when the lease ends in May of 2025, it will not be renewed. Mr. Scott stated the discussion tonight has been about finding the most equitable solution for the landowner and/or the city and he is requesting help to find an alternative location in the north metro. Mr. Scott stated he feels the club offers a value-added amenity to the community, and there is a lot of justification for increasing the amount of STEM activities for youth. Mr. Scott stated that one of the clubs' members, that flew with them last year, graduated from the University of Minnesota, got commissioned to Air Force ROTC and is currently in undergraduate pilot training. Mr. Scott requested the opportunity to provide more detail and justification as to why the club deserves consideration to remain in the community in future steps of this process. Commissioner Entsminger asked how many acres the club needed. Mr. Scott stated five to six acres. Chair Pogalz stated he would like to discuss the trail over the wetland banking area and reasons why this isn't feasible. Engineer Collins explained how credit is applied to upland/upland buffers and wetland by BWSR and areas that would not be considered for wetland credit. Mr. Radach stated some of the wetland area would have to be filled in to create a trail which would be a cost to him and reduce the amount of wetland credits available for him to sell. Chair Pogalz stated there was discussion about having a walking trail easement in the wetland area. Attorney Berglund explained how the conversation of having a trail through a wetland dedicated to wetland banking evolved during the creation of the wetland bank ordinance. Attorney Berglund stated the City Council discussed requiring developers interested in obtaining land for wetland banking in Ham Lake to dedicate some land for a trail system in or around the area dedicated to wetland banking because once the land is encumbered as a wetland bank, it is that way into perpetuity and nothing more can be done with it. Attorney Berglund stated if a trail is not dedicated in the wetland banking area, the draft ordinance proposes that a parkland dedication fee be paid. Attorney Berglund stated, in this case, the developer may not desire to create a trail in the wetland banking area because wetland area would have to be given up for the trail, it would be expensive to create, and it would reduce the wetland credits available for sale. There was discussion about whether wetlands would be impacted if a trail was not an improved trail and used by snowmobiles in the winter on frozen ground. Mr. Radach asked for clarification as to

whether the trail needed to be an improved trail. Engineer Collins stated an improved trail would be required if the trail is to be a shared use trail. Engineer Collins stated that he presented the various snowmobile trail location proposals to the Parks Committee and mentioned the option of a shared use trail on the south side of the development but did not receive a recommendation from them related to trails for this development. Chair Pogalz asked Engineer Collins if trail and parkland dedication could be discussed at a future submission. Engineer Collins stated it could be and clarified that the Parks Committee did not recommend a shared use trail but did not have the opportunity to comment on a stand-alone snowmobile trail. Chair Pogalz addressed points outlined in Mr. Radach's letter dated November 4, 2024. Chair Pogalz asked Mr. Radach about the property to the southwest along Lexington Avenue NE of the proposed development that is shown as not included in the project at this time. Mr. Radach stated there have been conversations with the property owner about purchasing the land, and the intent is to purchase the land, but it is not under contract yet hence it is being excluded from the plans at this time. Chair Pogalz asked Building Official Jones to comment. Building Official Jones stated he would like the issues noted in the letters received from residents near the proposed development discussed. Chair Pogalz stated the majority of the letters submitted noted concern about the impact of increased traffic. Chair Pogalz stated the letters also requested additional access points for the development, expressed concern with limited visibility in the S curve area in Red Fox Hollow subdivisions, some letters suggested adding a traffic signal at the intersection of 136th Avenue NE and Lexington Avenue NE, expressed concern about additional homes impacting their well and water supply and concern about ditches being plugged. Engineer Collins stated adding additional access points to the development to Lexington Avenue NE and adding a traffic signal at the intersection of 136th Avenue NE and Lexington Avenue NE are under the jurisdiction of the ACHD. Engineer Collins stated it is unlikely that ACHD would approve new access points or a traffic signal due to ACHD's spacing guidelines. Engineer Collins stated an access point to Bunker Lake Boulevard NE is outside of the plat boundaries and the topography of the area made extending Bunker Lake Boulevard NE eastward unfeasible. Engineer Collins stated the S curves in the Red Fox Hollow subdivisions meet the City's 200-foot minimum centerline radius curve and that is how those curves were designed; numerous developments in the city have the same centerline curve design. Chair Pogalz discussed ways that the route to the access point at 139th Lane NE might be improved. Attorney Berglund stated that would be something the developer would need to address. There was discussion on the plans to improve 138th Avenue NE from Ghia Street NE to the east. Chair Pogalz stated recent issues with wells in the area and other parts of the city were caused by the City of Blaine activating three large wells at the same time. Building Official Jones stated wells are approved through the Minnesota Department of Health and the Minnesota DNR monitors what is drawn from aquifers. Engineer Collins stated he is not aware of any plans to plug any ditches. Chair Pogalz stated the watershed monitors any changes that could negatively impact water flow. Chair Pogalz addressed the comment related to sidewalks. Chair Pogalz stated the developer is proposing some sidewalks in the development, but sidewalks are not required when new subdivisions are developed. Chair Pogalz stated he would allow brief comments from a couple members of the audience about the development. Mrs. Erin Casper, a resident of Red Fox Hollow 2nd Addition asked the Planning Commissioners to drive the S curves in the Red Fox Hollow developments to feel what the residents

experience. Mrs. Casper stated when a car is parked on the side of the road in the S curve area it is almost impossible to see around it. Mrs. Casper stated the school bus stop in the neighborhood had to be moved because the original location at an intersection was reported to be too dangerous for the kids to stand at. Chair Pogalz asked Mrs. Casper what she proposed for a solution. Mrs. Casper proposed finding a way for people to go south on Lexington Avenue NE. Mrs. Casper stated 139th Lane NE is an access point, but it is a dirt road which people are generally not going to use. Mrs. Casper stated she has contacted the city a couple of times about the speeding in the neighborhood by delivery trucks, food delivery drivers and others that don't live in the neighborhood that do not pay attention. Mrs. Casper stated the speeding is just going to get worse with the addition of more than 100 new homes. Mrs. Casper stated she is not against the development and that she thought the developer was going to own the land that is currently shown as not part of the project. Mrs. Casper stated it makes sense to her to require the developer to put another road and access point out to Lexington Avenue NE, even if it added additional expense. Mrs. Casper stated if the property that is currently not part of the project does get acquired, the intersection it connects to on Lexington Avenue NE is set up exactly like the intersection at Lexington Avenue NE and 136th Avenue NE. Mrs. Casper stated the infrastructure is already in place. Chair Pogalz stated this issue is adding a traffic signal, and the access point at that location is for a single-use building. Chair Pogalz stated modifying the intersection is a decision that would have to be made by the ACHD. Mrs. Casper asked that adding an access point in that area at least be considered and asked that cost not be the reason not to do it. Mr. Kevin Willette, resident of Red Fox Hollow, stated if the current access points at Lexington Avenue NE cannot be improved, could the south area of the new development, where the cul-de-sacs are, be connected to the development currently being constructed directly to the south in Blaine. Mr. Willette stated another option would be to connect to West Pine Street that goes to Lino Lakes in the southeast corner. Chair Pogalz asked Engineer Collins to comment. Engineer Collins stated interconnected access points are not coordinated between cities. Engineer Collins stated property would need to be acquired from Blaine residents due to the lots being part of a platted subdivision to create a connecting road. Mr. Willette asked if a connection could be made to an existing gravel road that is shown in the southeast corner of the development. Mr. Willette asked how long it would be until that road would be improved. Engineer Collins stated he would make some inquiries.

Motion by Pogalz, seconded by Entsminger, to recommend approval of the Revised Sketch Plan of Elwell Farms (107 Single Family Residential lots and 4 outlots) in Section 36 as presented Joseph Radach of Contour Development LLC subject to:

- **Codification of wetland banking.**
- **Removal of the 137th Lane NE temporary cul-de-sac on the east side of Red Fox Hollow 2nd Addition, relocating the public utilities, paying the application fee for the subsequent public hearing for vacation of the cul-de-sac right-of-way beyond 66-feet and dedication of a 10-foot drainage and utility easement adjacent to the resulting 66-foot wide 137th Lane NE right-of-way.**
- **Outlot B conveyance to the adjacent 4611 139th Lane NE parcel.**
- **Relocation of the 4611 139th Lane NE driveway to Street A.**
- **Notification to the 4611 139th Lane NE property owner of the resulting address change from 139th Lane NE to Opal Street NE.**

- Extinguishment of the ingress/egress easement per Anoka County Document #486528.
- Flint Hills Resources (Minnesota Pipeline) approval.
- Future plan submittals to include all removals, including existing buildings, accessory buildings and farm buildings.
- Existing wells will need to be sealed per Minnesota Department of Health requirements and proof submitted to the Building Official.
- The existing septic systems, including tanks, will need to be abandoned per MPCA requirements and proof submitted to the Building Official.
- Demolition permit applications submitted to the Building Official.
- Coon Creek Watershed District approval.
- Plans showing the existing pond being brought into Minnesota Stormwater Manual slope compliance - 4:1 slope above the normal water level and a 10:1 bench to one-foot below the normal water level.
- FEMA Letter of Map Amendments for the lots within the Zone A designation.
- Submittal of a habitat assessment/survey due to the possibility of rare, threatened or endangered species per the June 13th DNR Natural Heritage Review.
- Making a modification to Lot 107 to show additional parkland dedication for access to fishing pier.
- Meeting the requirements of the City Engineer
- Meeting all City, State and County requirements.

All present in favor, motion carried. *This application will be placed on the City Council's Monday, November 18, 2024, agenda.*

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated the City Council concurred with the Planning Commission's recommendations to approve the final plat of Swedish Chapel Estates. Commissioner Entsminger will attend the November 18, 2024, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Entsminger, to adjourn the Planning Commission meeting at 8:00 p.m. All present 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 10-17-2024 Date of Receipt _____

Receipt # _____ Amount \$ _____

Meeting Appearance Dates:

Planning Commission 11-12-24 City Council _____

Please check request(s):

- | | |
|---|---|
| <input type="checkbox"/> Metes & Bounds Conveyance | <input type="checkbox"/> Commercial Building Permit |
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Certificate of Occupancy |
| <input type="checkbox"/> Preliminary Plat Approval* | <input type="checkbox"/> Home Occupation Permit |
| <input checked="" type="checkbox"/> Final Plat Approval | <input type="checkbox"/> Conditional Use Permit (New)* |
| <input type="checkbox"/> Rezoning* | <input type="checkbox"/> Conditional Use Permit (Renewal) |
| <input type="checkbox"/> Multiple Dog License* | <input type="checkbox"/> 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: HAUGEN FAMILY REAL ESTATE TRUST / ENCHANTED ESTATES 4TH

Address/Location of property: 4056 CONSTANCE BLVD. NE

Legal Description of property: OUTLOT D; LOT 7, BLOCK 6; LOT 1, BLOCK 7

PIN # 14-32-23-14-0012 14-32-23-14-0006 14-32-23-14-0007 Current Zoning R-1 Proposed Zoning ENCHANTED ESTATES R-1

Notes: _____

Applicant's Name: ROGER AND SUE HAUGEN

Business Name: HAUGEN FAMILY REAL ESTATE TRUST

Address 4056 CONSTANCE BLVD. NE

City HAM LAKE State MN Zip Code 55304

Phone _____ Cell Phone 612-370-3863 Fax _____

Email address rogerhaugen12@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 Roger Haugen DATE 10-17-24

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO

Memorandum

Date: November 7, 2024
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: Enchanted Estates 4th Addition

Introduction:

The Final Plat was received on November 1st and the Preliminary Plat, Grading, Erosion Control and Tree Protection Plan and Livability Plan were received on October 27th for the proposed nine lot residential development located on the 15.74 combined acreage of Outlot D (14-32-23-14-0012), Lot 1, Block 6 (14-32-23-14-0006) and Lot 1, Block 7 (14-32-23-14-0007) of the 2005 plat of Enchanted Estates is attached. No change is proposed to the current Single Family Residential (R-1) zoning. The project conforms to the Preliminary Plat approved at the September 16th City Council meeting. Construction of the streets adjacent to the Preliminary Plat was completed in 2007. All prior review comments have been addressed.

Discussion:

Preliminary Plat approval by the City Council was conditioned on

- updating the Plans to show the sizes of the existing accessory buildings.
- updating the Plans to show that the southerly building on proposed Lot 8 will be demolish
- receiving information showing that the proposed exterior finish of the accessory building on 16207 Austin Street (proposed Lot 9, Block 1) will match the color, texture and style of the like surfaces on the existing dwelling unit to comply with the attached 9-370.1 of City Code.

Two of the three conditions have been met. The size of the two existing accessory buildings that are to remain are shown on the Plans. The southerly accessory building on proposed Lot 8, Block 1 is shown to be removed. Mr. Haugen has provided an estimate from a company that will perform the demolition along with a note stating that the demolition will be completed. The City has not received the proposed exterior finish compliant with Article 9-370.1 for the accessory building. Rather than providing an escrow for the revised exterior finish, an escrow to demolish the building could be kept. An escrow and right-of-trespass should be obtained to ensure the work for both buildings is completed.

Parkland dedication fees of \$1,850 (\$2,500 x 74%) for Lots 1 through 7 of Block 1 are required, per the Enchanted Estates Development Agreement. Parkland dedication fees for Lots 8 and 9 of Block 1 were paid with when the first phase of Enchanted Estates development was approved. An Encroachment Agreement will be required for Lots 2, 3 and 6 of Block 1 due to the septic lines crossing the drainage and utility easement.

Easements identified on Lots 8 and 9 of the Preliminary Plat will need to be vacated to align with the revised lot design. There are no utilities within the current easement and they do not have any

municipal use after the reconfiguration of Lots 8 and 9. The attached Sketch and Description show the existing easements that are to be vacated. The easement vacations must be recorded prior to the Final Plat recording.

Recommendations:

It is recommended that the Final Plat of Enchanted Estates 4th Addition be recommended for approval to the City Council. Approval will be conditioned on demolition of the southerly accessory building on proposed Lot 8, Block 1 and updating the Lot 9, Block 1 accessory building exterior finish per 9-370.1 of City Code or demolition of the accessory building. No building permits will be issued until both are completed, inspected and approved by the Building Official. The encroachment agreements will need to be recorded concurrently with the Final Plat and payment of the parkland dedication fees and recording of the easement vacation will need to be completed prior to plat recording.

Date: November 12, 2024



CITY OF HAM LAKE

STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building and Zoning Official

Subject: Enchanted Estates 4th Addition – Conditions to consider to guarantee the exterior finish of the accessory building on 16207 Austin Street NE gets updated

Introduction/Discussion:

On September 16, 2024, the City Council approved the Preliminary Plat of Enchanted Estates 4th Addition with conditions. The applicant was to update the survey to show all existing accessory building sizes, note that the southerly building on proposed Lot 8 is to be demolished and update the exterior finish of the accessory building on 16207 Austin Street NE to match the color, texture and style of the like surfaces on the existing dwelling unit before submission of the Final Plat for approval. The survey has been updated as requested, Mr. Haugen has provided an estimate for the cost of the demolition of the building and a date by which the work will be completed. Information on a completion date for updating the exterior finish of the accessory building at 16207 Austin Street NE remains outstanding. I have had discussions with the property owner of 16207 Austin Street NE. Mrs. Halgrimson said it is not feasible for them to reside the accessory building at this time. We discussed the option of paying an escrow to the city and providing a date by which the work will be completed. Mrs. Halgrimson has stated they could complete the work by December of 2025. When certain improvements or other conditions of plat approval have not been completed when the developer is ready to file the plat with Anoka County, it has been the City's practice to include a condition in the plat development agreement that no building permits be issued until the outstanding improvements or conditions have been addressed.

Recommendation:

The Planning Commission should discuss whether escrow money should be required from the property owner to guarantee performance related to updating the exterior finish of the accessory building or demolition of the accessory building at 16207 Austin Street NE. If the Planning Commission is in favor of allowing the property owner to pay an escrow, I recommend a minimum escrow amount be set for an amount that equals the cost to demolish the building plus 50%, require a right to trespass agreement and, if the City would have to take action to demolish the building, require that all personal items be removed from the building 30 days prior to the agreed upon completion date.

PRELIMINARY COPY

LAST SAVED BY: DCSSETT on Wednesday, October 2, 2024 at 11:49:04 AM
FILE NAME: 03302974.DWG
FILE SIZE: 1.60MB

ENCHANTED ESTATES FOURTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Roger D. Haugen and Susan M. Haugen as Trustees of the Haugen Family Real Estate Trust, dated November 14, 2017, owners of the following described property situated in the City of Ham Lake, County of Anoka, State of Minnesota:

Lot 1, Block 7, ENCHANTED ESTATES, Anoka County, Minnesota.

AND

Outlot D, ENCHANTED ESTATES, Anoka County, Minnesota.

And that Joshua M. Halgrimson and Angela M. Halgrimson, husband and wife, owners of the following described property situated in the City of Ham Lake, County of Anoka, State of Minnesota:

Lot 1, Block 6, ENCHANTED ESTATES, Anoka County, Minnesota.

Have caused the same to be surveyed and plotted as ENCHANTED ESTATES FOURTH ADDITION and do hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Roger D. Haugen and Susan M. Haugen, Trustees of the Haugen Family Real Estate Trust, dated November 14, 2017, have hereunto set their hands this ___ day of _____, 20__.

Roger D. Haugen, Trustee of the Haugen Family Real Estate Trust, dated 11-14-17
Susan M. Haugen, Trustee of the Haugen Family Real Estate Trust, dated 11-14-17

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ___ day of _____, 20__ by Roger D. Haugen and Susan M. Haugen, Trustees of the Haugen Family Real Estate Trust, dated November 14, 2017.

(Signature) (Print name)
Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said Joshua M. Halgrimson and Angela M. Halgrimson, husband and wife, have hereunto set their hands this ___ day of _____, 20__.

Joshua M. Halgrimson
Angela M. Halgrimson

This instrument was acknowledged before me this ___ day of _____, 20__ by Joshua M. Halgrimson and Angela M. Halgrimson.

(Signature) (Print name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Jason E. Rud, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ___ day of _____, 20__.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ___ day of _____, 20__ by Jason E. Rud.

(Signature) (Print name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of ENCHANTED ESTATES FOURTH ADDITION was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this ___ day of _____, 20__ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ham Lake, Minnesota

By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ___ day of _____, 20__.

David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ___ day of _____, 20__.

Property Tax Administrator

By _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

COUNTY OF ANOKA, STATE OF MINNESOTA

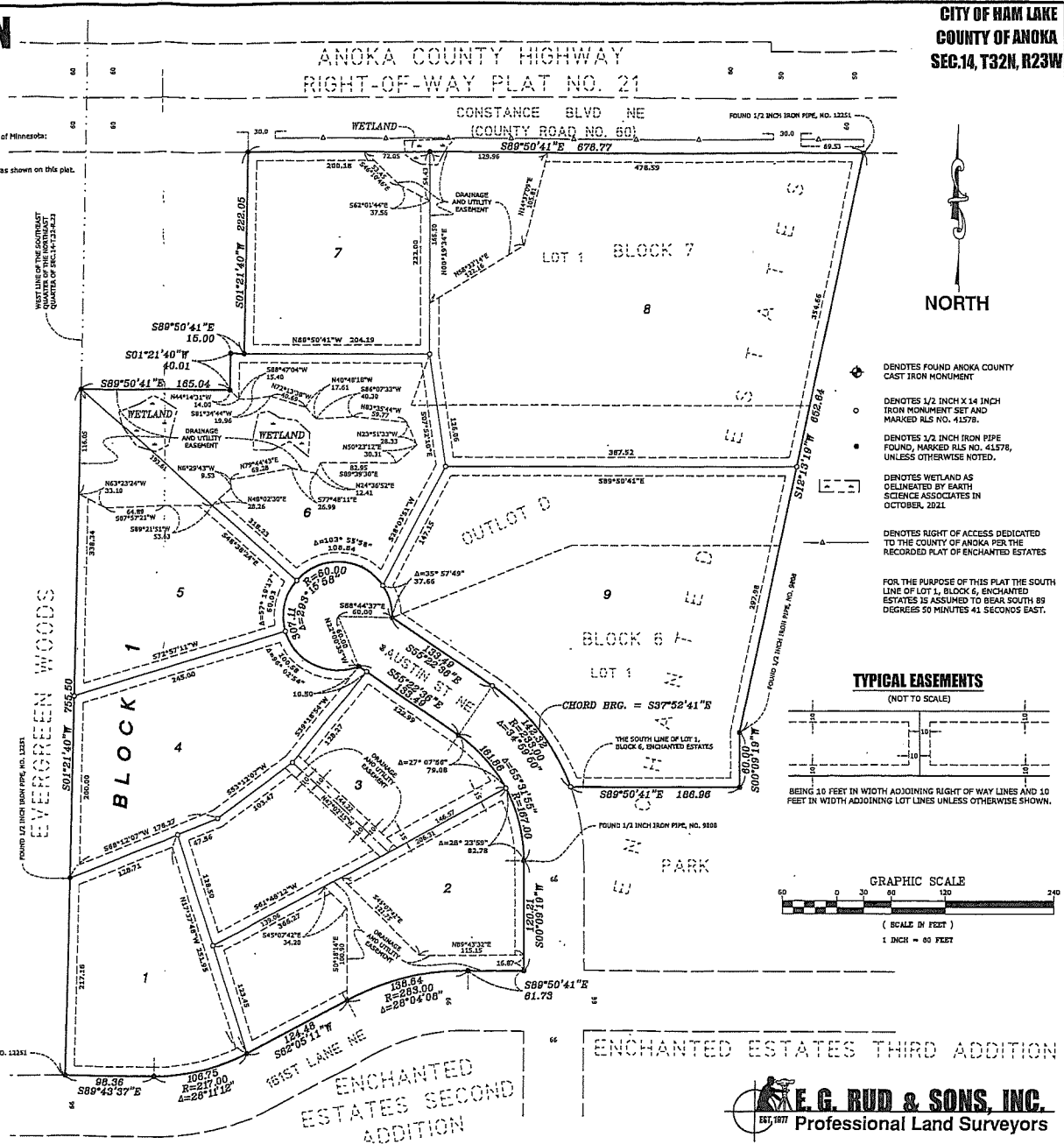
I hereby certify that this plat of ENCHANTED ESTATES FOURTH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ___ day of _____, 20__ at _____ o'clock _____ M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By _____ Deputy

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 21

CONSTANCE BLVD NE
(COUNTY ROAD NO. 60)

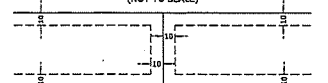


CITY OF HAM LAKE
COUNTY OF ANOKA
SEC.14, T32N, R23W

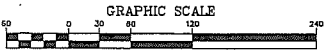
NORTH

- DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET AND MARKED RLS NO. 41578.
- DENOTES 1/2 INCH IRON PIPE FOUND, MARKED RLS NO. 41578, UNLESS OTHERWISE NOTED.
- DENOTES WETLAND AS DELINEATED BY EARTH SCIENCE ASSOCIATES IN OCTOBER, 2021.
- DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA PER THE RECORDED PLAT OF ENCHANTED ESTATES

TYPICAL EASEMENTS (NOT TO SCALE)



BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.



(SCALE IN FEET)
1 INCH = 60 FEET

ENCHANTED ESTATES THIRD ADDITION



PRELIMINARY PLAT

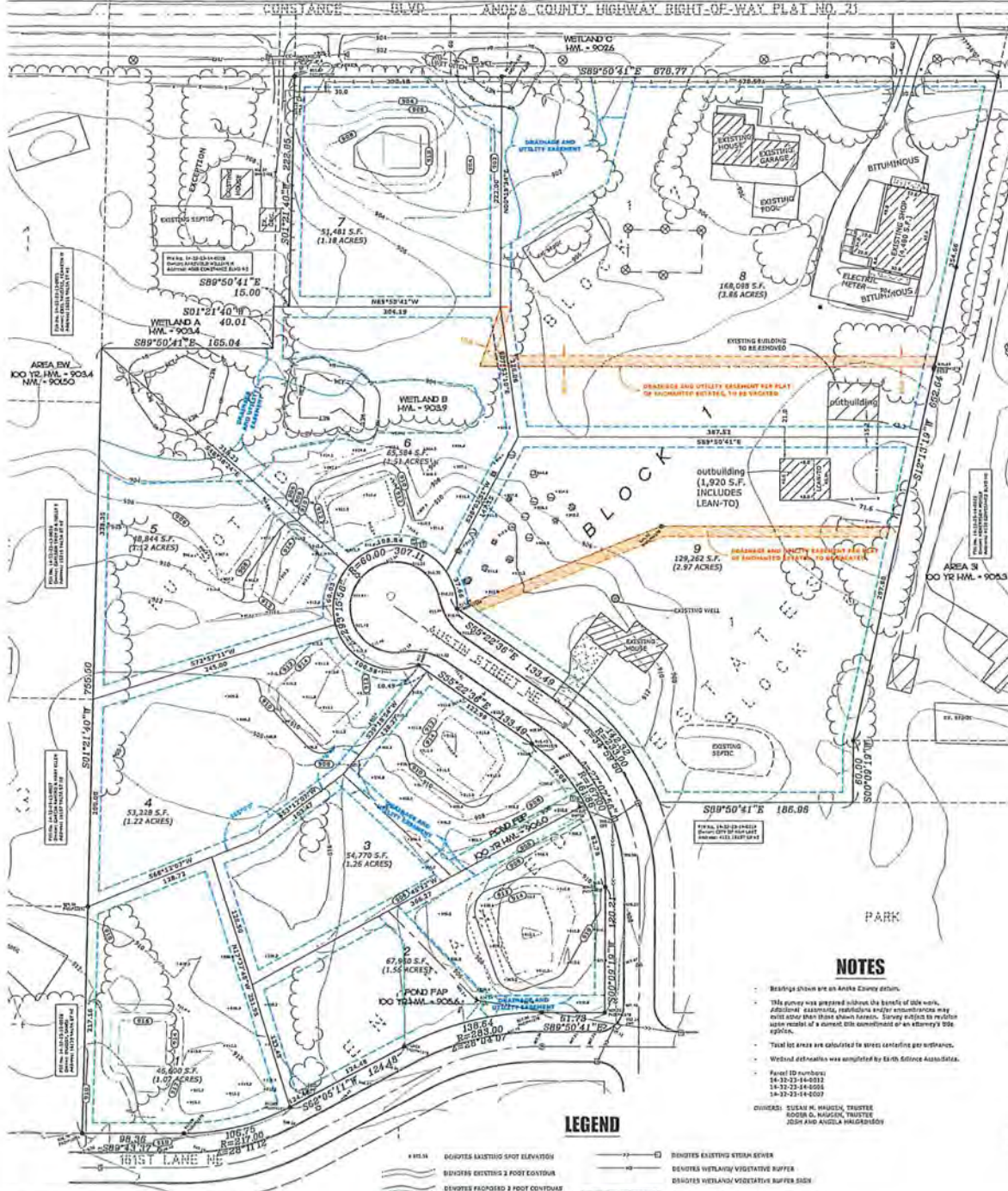
EXISTING PROPERTY DESCRIPTION

OWNER: ENCHANTED ESTATES, ANOKA COUNTY, MINNESOTA
 AND
 Lot 1, Block 7, ENCHANTED ESTATES, ANOKA COUNTY, MINNESOTA
 AND
 Lot 5, Block 6, ENCHANTED ESTATES, ANOKA COUNTY, MINNESOTA

~of~ ENCHANTED ESTATES FOURTH ADDITION
 ~for~ ROGER AND SUE HAUGEN
 4056 CONSTANCE BLVD.
 HAM LAKE, MN 55304
 TEL: (763) 434-6582

DEVELOPMENT DATA

TOTAL SITE AREA = 15.748 ACRES
 9 PROPOSED SINGLE FAMILY LOTS
 AVERAGE LOT SIZE = 1.735 ACRES
 HIGHEST STREET FRONTAGE = 200 FEET (80 ON CL-00-BAC LOTS)
 MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
 PROPOSED ZONING = R-1
 BUILDING SETBACKS: FRONT = 30 FEET
 SIDE = 10 FEET
 REAR = 10 FEET
 COUNTY ROAD = 50 FEET



NOTES

- 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 herein. Surveyor's liability is limited to the results of a correct title search and/or an attorney's due diligence.
- Total lot areas are calculated to stress containing per septic.
- Wetland delineation was completed by Earth Science Associates.
- Parcel ID numbers:
 16-20-23-4-0002
 16-20-23-4-0003
 16-20-23-4-0007
- OWNERS: SUEAN M. HAUGEN, TRUSTEE
 ROGER O. HAUGEN, TRUSTEE
 JOSH AND ANIELA HAUGENSON

LEGEND

- 89.14: DENOTES EXISTING SPOT ELEVATIONS
- : DENOTES EXISTING 2 FOOT CONTOUR
- : DENOTES PROPOSED 2 FOOT CONTOUR
- : DENOTES WETLAND DELINEATED BY EARTH SCIENCE ASSOCIATES
- : DENOTES EASEMENT LINE
- : DENOTES SETBACK LINE
- : DENOTES RESTRICTED ACCESS
- : DENOTES EXISTING UTILITY SEWER
- : DENOTES EXISTING WETLAND BUFFER
- : DENOTES WETLAND VEGETATIVE BUFFER
- : DENOTES WETLAND VEGETATIVE BUFFER SIDE
- : DENOTES ADJACENT PARCEL, DIVISION INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- : DENOTES EXISTING EASEMENT PER PLAT OF ENCHANTED ESTATES, TO BE VESTED

EXISTING ZONING

R-1 - SINGLE FAMILY RESIDENTIAL

VICINITY MAP

PART OF SEC. 14, TWP. 32, RING. 23



TYPICAL EASEMENTS

(NOT TO SCALE)

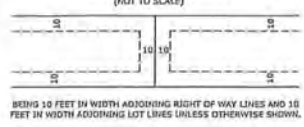


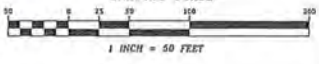
TABLE OF CONTENTS

- PRELIMINARY PLAT - SHEET 1
- GRADING, EROSION CONTROL, AND TREE PROTECTION PLAN - SHEET 2
- LIABILITY PLAN - SHEET 3
- LIABILITY CHART - SHEET 4

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 E. RUD
 Date: 10/23/2024 License No. 41578

NORTH GRAPHIC SCALE



GRAPHIC NO.	DATE	BY	DATE
1	05/21/24	JEREMY	05/21/24
2	05/21/24	JEREMY	05/21/24
3	05/21/24	JEREMY	05/21/24
4	05/21/24	JEREMY	05/21/24

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

GRADING, EROSION CONTROL, AND TREE PROTECTION PLAN

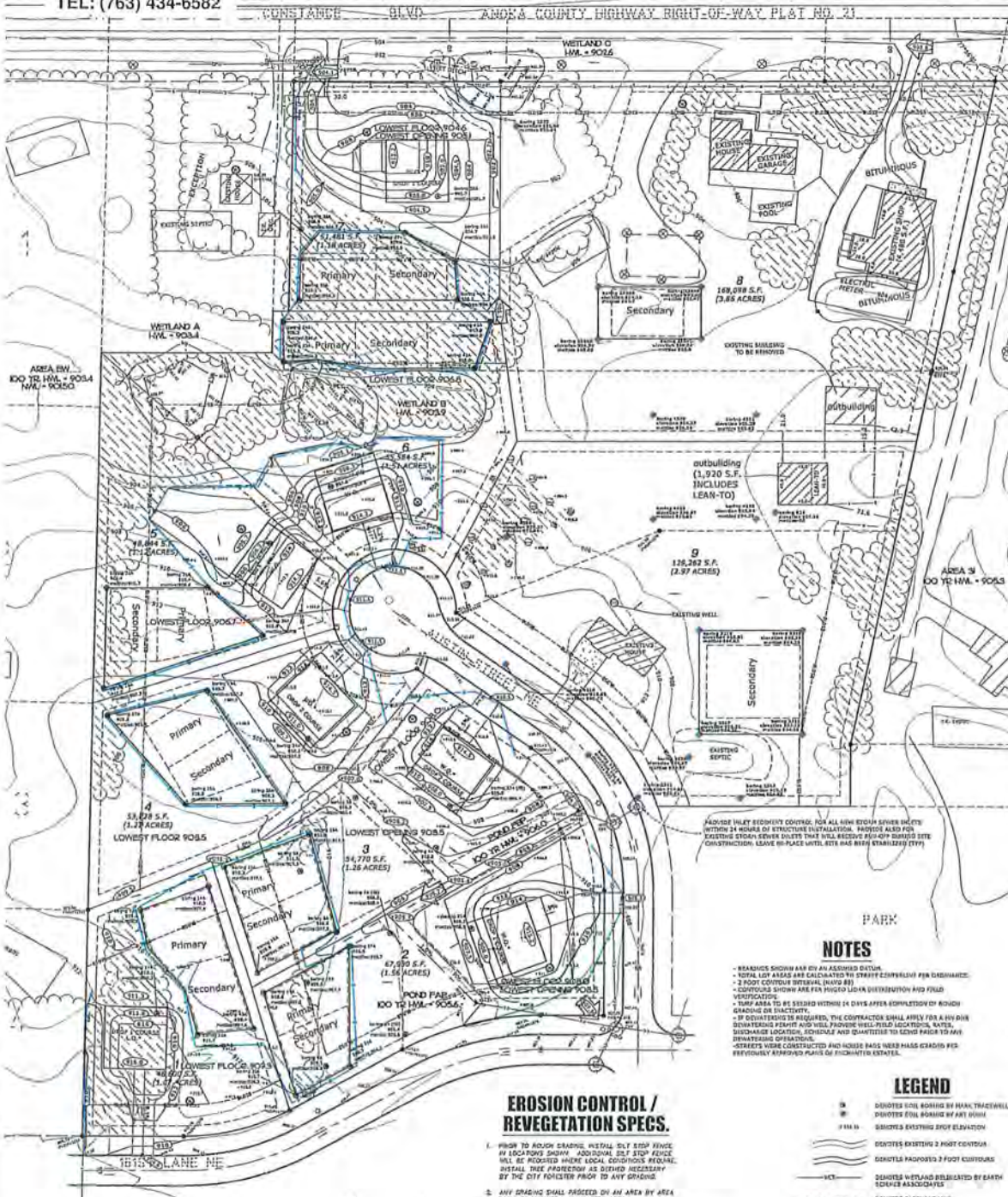
-of- ENCHANTED ESTATES FOURTH ADDITION
 -for- ROGER AND SUE HAUGEN
 4056 CONSTANCE BLVD.
 HAM LAKE, MN 55304
 TEL: (763) 434-6582

LOT GRADING NOTES

- NO CONTIGUES SHOWN ARE FOR DEMONSTRATION PURPOSES.
- HOUSE TYPES AND GRADING THAT VARY FROM WHAT IS PROVIDED ON THIS GRADING PLAN REQUIRES A PLAN REVIEW BY THE CITY OF HAM LAKE.
- SILT FENCE TO BE INSTALLED BY RESIDENT PRIOR TO HOUSE CONSTRUCTION. THESE IS TO BE FOR GRADING WITHIN LOT AREA.

TREE PROTECTION NOTES

- TREE PROTECTION LIMITS TO BE MARKED IN FIELD PRIOR TO ANY TREE REMOVAL ACTIVITY.
- SILT TREE PROTECTION FENCE TO BE INSTALLED AT CONSTRUCTION LIMIT LINE.
- CARE IS TO BE TAKEN TO AVOID CONSTRUCTION ACTIVITY OR CONSTRUCTION VEHICLES TRAFFIC WITHIN THE 50' BUFFER OF TREES IN THE TREE PROTECTION ZONE.
- FIRM DECISIONS WILL BE MADE ON LOCATION OF TREE PROTECTION LIMITS TO PRESERVE SIGNIFICANT TREES.
- SOME TREES AND BRUSH FALL ARE TO BE REMOVED. THIS MAY BE DONE PRIOR TO INSTALLATION OF SILT TREE PROTECTION FENCE. CLEARING OF STUMPS WILL OCCUR AFTER EROSION CONTROL MEASURES ARE INSTALLED.



ADDITIONAL INLET SEDIMENT CONTROL FOR ALL NEW SEWER SERVICE UNITS WITHIN 24 HOURS OF STRUCTURE INSTALLATION. PARADES ALSO FOR EXISTING SEWER SERVICE UNITS THAT WILL RECEIVE FLOW FROM GRADDED SITE CONSTRUCTION. LEAVE IN PLACE UNTIL SITE HAS BEEN STABILIZED (CITY)

NOTES

- READINGS SHOWN ARE BY AN ASSIGNED SURVEYOR.
- TOTAL LOT AREAS ARE CALCULATED BY STRAIGHT COMPASSES PER ORDINANCE.
- 2 FOOT CONTOUR INTERVAL (HARD 8)
- CONTIGUES SHOWN ARE FOR PROPOSED LAYOUT DISTRIBUTION AND FIELD VERIFICATION.
- THIS AREA TO BE GRADED WITHIN 14 DAYS AFTER COMPLETION OF ROUGH GRADING OR EXHAUSTION.
- IF DEMONSTRATION IS REQUIRED, THE CONTRACTOR SHALL APPLY FOR A DEMONSTRATION PERMIT AND WILL PROVIDE WELL-FIELD LOCATIONS, SITES, SURVEYOR LOCATION, SCHEDULE AND QUANTITIES TO CONSIDER PRIOR TO ANY DEMONSTRATION OPERATIONS.
- STREETS WERE CONSTRUCTED AND HOUSES BUILT HERE HAS GRADDED PER PREVIOUSLY APPROVED PLANS OF ENCHANTED ESTATES.

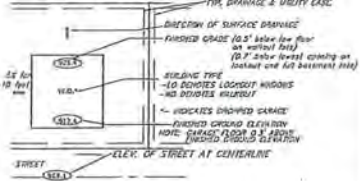
LEGEND

- DENOTES EXISTING SHOWN BY PLAN, TRACTOR WELL
- DENOTES EXISTING SHOWN BY PLAN
- DENOTES EXISTING SHOWN ELEVATION
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOUR
- DENOTES WETLAND DELINEATED BY EARTH SCIENCE ASSOCIATES
- DENOTES EXISTING LOTS
- DENOTES EXISTING LOTS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED SILT TREE PROTECTION FENCE
- DENOTES SILENT ROAD TO BE INSTALLED
- DENOTES SILENT FENCE ADJACENT TO WETLAND
- DENOTES EXISTING OR DRAINAGE
- DENOTES PROPOSED WELL LOCATION
- DENOTES WETLAND VEGETATION BUFFER ZONE
- DENOTES WETLAND VEGETATION BUFFER ZONE
- DENOTES FENCE
- DENOTES WETLAND ACCESS
- DENOTES EXISTING AREA 1' ABOVE HORIZONTAL
- DENOTES TREE PRESERVATION AREA

EROSION CONTROL / REVEGETATION SPECS.

- PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE PROVIDED WHERE LOCAL CONDITIONS REQUIRE. INSTALL THIS PROTECTION AS SOON AS NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
- ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
- AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE SODDING, SEEDS, AND MULCH. MAINTAIN WITH A STRAIGHT SET DISC WITHIN FOURTEEN DAYS AFTER ROUGH GRADING.
- MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SOIL) UNTIL VEGETATION IS ESTABLISHED.
- SOIL AND MULCH STORMWATER MUST BE STABILIZED WITHIN 24 HOURS OF RAINFALL.
- STREETS MUST BE KEPT CLEAN OF SEDIMENT BY THE END OF EACH WET SEASON.
- SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL, NOTES, AND SITE PREPARATION.

TYPICAL LOT



FORMING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.

PLOWE ENGINEERING, INC.
 877E LAKE DRIVE
 SUITE 118
 LINO LAKES, MN 55314

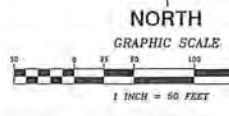
PHONE: (651) 361-8610
 FAX: (651) 361-8201

SITE PLANNING AND ENGINEERING

I HEREBY CERTIFY THAT THE ENGINEERING MANAGEMENT AND DRAINAGE REPORT FOR THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Adam Ornel
 ADAM ORNEL
 DATE: 10.02.2024 LIC. NO. 43983

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



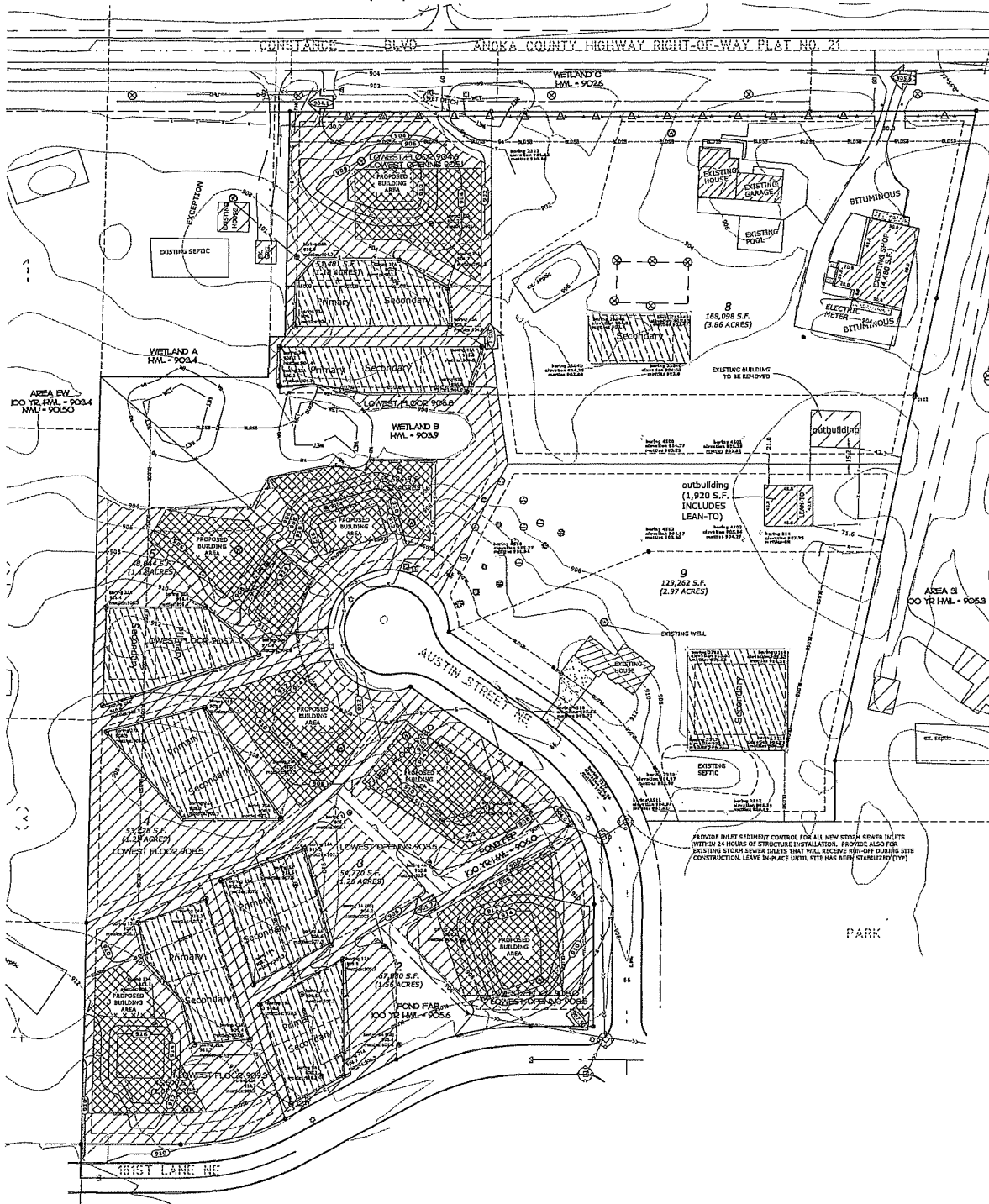
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Auld
 JASON E. AULD
 DATE: 10.02.2024 License No. 41578

DATE	BY	CHKD BY	DATE
01/24/24	CITY ENGINEER		
01/24/24	CITY ENGINEER / WETLANDS		
01/24/24	CITY ENGINEER		
01/24/24	EROSION CONTROL NOTES		
01/24/24	BUILDING NOTES		

LIVABILITY PLAN

~of~ ENCHANTED ESTATES FOURTH ADDITION
 ~for~ ROGER AND SUE HAUGEN
 4056 CONSTANCE BLVD.
 HAM LAKE, MN 55304
 TEL: (763) 434-6582



PROVIDE INLET SEDIMENT CONTROL FOR ALL NEW STORM SEWER INLETS WITHIN 24 HOURS OF STRUCTURE INSTALLATION. PROVIDE ALSO FOR EXISTING STORM SEWER INLETS THAT WILL RECEIVE HIGH-CUT DRAINAGE SITE CONSTRUCTION. LEAVE IN PLACE UNTIL SITE HAS BEEN STABILIZED (TYP)

NOTES

- BEARINGS SHOWN ARE ON AN ASSUMED DATUM.
- TOTAL LOT AREAS ARE CALCULATED TO STREET CENTERLINE PER ORDINANCE.
- 2 FOOT CONTOUR INTERVAL (UND 48)
- CONTOURS SHOWN ARE PER HINGEO LINEAR DISTRIBUTION AND FIELD VERIFICATION.
- ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAW CUT AT FINAL DEPTH.
- THIS AREA TO BE SEEDDED WITHIN 7 DAYS AFTER COMPLETION OF POUGH GRADING OR INACTIVITY.
- USE PRELIMINARY UTILITY PLAN FOR STORM SEWER RIMS, INVERTS, AND SIZES.
- ALL PIPE APPROX PROTECTED WITH TRASH CHANGS.
- PROVIDE CLASS III MULCH WITH FILTER FABRIC FOR ALL PIPE OUTLETS. INSTALL 6" OF TOPSOIL ON MULCH IN WETLAND BUFFERS AND SEED WITH SEED PER MNDOT 33 561.
- IF DRAINAGING IS REQUIRED, THE CONTRACTOR SHALL APPLY FOR A MIN DNR DRAINAGING PERMIT AND WILL PROVIDE WELL-FIELD LOCATIONS, RATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO COMPLY WITH ANY DRAINAGING OPERATIONS.

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.

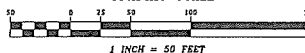
JASON E. RUD
 Date: 10/25/2024 License No. 41578

LEGEND

- DENOTES SOIL BORING BY MARK TRADOWELL
- DENOTES SOIL BORING BY ART THOM
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING 3 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- DENOTES WETLAND DELINEATED BY EARTH SCIENCE ASSOCIATES
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED SILT / TREE PROTECTION FENCE
- DENOTES SLO DASH TO BE INSTALLED INSIDE SILT FENCE ADJACENT TO WETLAND
- DENOTES DIRECTION OF DRAINAGE
- DENOTES EXISTING WELL LOCATION
- DENOTES WETLAND / VEGETATIVE BUFFER
- DENOTES RESTRICTED ACCESS
- DENOTES PROPOSED BUILDING PAD AREA
- DENOTES PROPOSED YARD AREA
- DENOTES PROPOSED SEPTIC AREA

NORTH

GRAPHIC SCALE



FOUND CALCULATIONS AND STORM SEWER DESIGN BY
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 881-8210
 FAX: (651) 981-0701
 I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND DRAINAGE REPORT FOR THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 ADAM GANKEL
 DATE: 10.02.2024 LIC. NO. 43963

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

DATE	BY	FOR	DATE
04/24/24	CITY COMMENTS	CHB	
07/13/24	CITY COMMENTS / NEW BORINGS	HMJ	
08/12/24	CITY COMMENTS	HMJ	
10/25/24	BUILDING NOTES	CHB	

LIVABILITY CHART

~of~ ENCHANTED ESTATES THIRD ADDITION
 ~for~ ROGER AND SUE HAUGEN
 4056 CONSTANCE BLVD.
 HAM LAKE, MN 55304
 TEL: (763) 434-6582

Lot	Block	Total Lot Area (sq. ft.)	Yard Area (sq. ft.)	Septic Area (sq. ft.)	Building Pad Area (sq. ft.)	Proposed Building Pad Above Mottles (sq. ft.)	Garage/Floor Beaton	Proposed Low Floor Bev.	Proposed Low Opening	Lowest Opening	Lowest Floor Beaton	Boring #	Boring Beaton	Mastex Beaton	Building Type	Custom Graded
1	1	46,600	20,461	8,432	10,789	7,829	916.3	908.3	912.5	908.3 PER MOTTLES SB11A	908.3 PER MOTTLES SB11A	11A* 12A 13A 14A 43A	912.1 911.7 908.4 910.3 908.4	908.3 907.2 908.1 907.5 907.6	L.O.* DRCP 1 COURSE	YES
2	1	67,980	21,038	7,780	12,300	7,114	915.5	908.5	908.5	908.5 PER OVERFLOW	908.0 PER FOND REP	7A 8A 9A 10A 11A 19A 20A 21A 22A	908.2 905.4 908.1 908.6 907.7 908.7 908.2 908.7 908.9	905.4 905.6 906.8 1 COURSE	W.G.* DRCP 1 COURSE	NO
3	1	54,770	23,967	8,818	10,131	8,733	914.8	908.5	908.5	908.5 PER OVERFLOW	908.0 PER FOND REP	3A 4A 5A 6A 19A 16A 18A 23A	908.5 905.8 911.5 908.6 910.3 911.0 908.9 908.9	905.4 905.1 907.5 907.3 907.1 907.2 907.2 904.4	W.G.* DRCP 2 COURSE	NO
4	1	63,228	28,491	10,278	10,188	5,220	914.8	908.5	911.7	908.5 PER OVERFLOW	908.5 MOTTLES SB24A	24A* 25A 27A 28A	910.2 908.3 908.2 908.5 908.7	907.5 907.1 908.8 908.8 907.7	L.O.* DRCP 2 COURSE	NO
5	1	48,844	17,519	8,646	10,395	3,901	914.4	908.7	908.7	908.7 PER MOTTLES SB2A	908.7 PER MOTTLES SB2A	2A* 28A 30A 31A 32A	908.6 910.0 911.8 910.4 911.4	905.7 907.7 907.8 908.4 908.7	W.G.* DRCP 1 COURSE	NO
6	1	65,984	19,078	8,225	10,727	4,489	914.5	908.8	908.8	908.8 PER MOTTLES SB1A	908.8 PER MOTTLES SB1A	1A* 33A 34A 41A 42A	907.8 905.3 908.2 905.8 905.0	905.8 904.2 904.4 904.0 904.0	W.G.* DRCP 1 COURSE	NO
7	1	51,481	23,283	8,997	10,369	3,917	912.5	908.5	908.5	908.1 PER OVERFLOW	904.6 PER WETLAND C	35A 36A 37A 38A 39A 40A	902.1 908.9 904.6 901.7 904.7 908.6	904.3 904.7 903.6 907.7 903.5 904.6	W.G.* DRCP 1 COURSE	NO
8	1	168,008	N/A	5,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2502 2504A 2504B 2504C 2504D 4500 4501	901.63 904.20 904.80 904.00 904.30 904.37 905.29	900.96 902.70 902.47 903.00 903.00 903.20 903.82	N/A	N/A
9	1	129,262	N/A	10,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	814 4552 4503 4509 3216 3217 3218 3219 3229 3230 4510 2511 2512	907.35 905.94 904.97 905.27 905.79 905.21 905.03 905.30 904.96 904.97 905.55 904.94 903.59	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A	N/A	N/A

Livability Standards:
 All residential lots shall contain at least 29,500 square feet of land which lies above the 100 year flood contour. Of this 29,500 square feet, the following additional requirements must be present.

A. **ISTS Area** Each lot must contain at least 7,500 square feet of contiguous area which is reserved for both the ISTS originally constructed and a future ISTS. The ISTS Area need not be contiguous to the Eligible Building Area or the Yard Area, but the entire ISTS Area must exist at an elevation at least one foot above Unsuitable Soils, and must contain Undisturbed Soils or soils which meet the requirements of Rule 7080 of the Minnesota Pollution Control Agency for ISTS construction standards. The ISTS Area may be irregular in shape, provided they do not encroach into areas reserved by easement or otherwise for roadway, drainage or utility purposes, and provided that all of the area can be reasonably used for ISTS construction without the need for variances.

B. **Eligible Building Area** Each lot shall contain at least 10,000 square feet of contiguous land which lies at an elevation at least four feet above Unsuitable Soils. The Eligible Building Area may not be irregular in shape, and should be generally rectangular or ovoid, with no penhandies, narrow necks or penhalves. Eligible Building Areas may not encroach into any areas reserved by easement or otherwise for roadway, drainage or utility purposes. Fill may be used to create Eligible Building Area.

C. **Yard Area** Each lot shall contain at least 12,000 contiguous square feet which:
 i) Lies above the 100 year flood contour, and
 ii) Lies at least one foot above soils unsuitable for the intended usage of the Yard area, and
 iii) Is contiguous to the Eligible Building Area for a distance of at least fifty percent of the linear perimeter of the Eligible Building Area.
 Yard Areas may encroach into the dedicated easement area which lies at a distance of ten feet from the perimeter of the lot, and may encroach into areas reserved by easement or otherwise for other public utility purposes, but may not encroach into any other area reserved by dedication or otherwise for road or drainage purposes, any may not encroach into any areas within the 100 year flood contour or into designated wetlands. Yard Areas may be irregular in shape except within thirty feet of the locations where the Yard Area is contiguous to the Eligible Building Area, at which locations the Yard Areas shall be a logical extension or expansion of the generally rectangular or ovoid shape of the Eligible Building Area. Fill may be used to create Yard Area.

D. **Building Pad Areas** The entire Building Pad must lie within the Eligible Building Area, and shall meet the separation requirements for the Eligible Building Area.

E. **Low Floor Elevations**
 i) For walkout designs, the low floor elevation shall be at least one foot above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.
 ii) For other designs, the low floor elevation shall be at least one foot above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.

NOTES: * INDICATES DAMPED GARAGE ELEVATIONS BASED UPON 1/2 COURSE BASEMENT
 (W) INDICATES STATIC GROUNDWATER ELEVATION
 LOW OPENINGS LISTED ARE REFLECTING THE REAR YARD LOW DRAINING

FOUNDING CALCULATIONS AND STORM WATER DESIGN BY PLOWE ENGINEERING, INC.

PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014
 PHONE: (651) 361-8210 FAX: (651) 361-8701

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND DRAINAGE REPORT FOR THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Adam Ginkel
 ADAM GINKEL
 DATE: 08.21.2024 LIC. NO. 43963

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.

John E. Rud

Date: 08/21/2024 License No. 41578

DRAWN BY:	CHK	308 NO:	024637P	DATE:	03/25/2024
CHECK BY:	JEH	FIELD CREW:	DICTY		
1	04/24/24	CITY COMMENTS:	CHK		
2	03/25/24	CITY COMMENTS / A/E/R BOARDING:	940		
3	04/21/24	CITY COMMENTS:	940		
NO.	DATE	DESCRIPTION	BY		

SHEET 4

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

www.egrud.com

ENCHANTED ESTATES FOURTH ADDITION CITY OF HAM LAKE, ANOKA COUNTY, MN STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

PROJECT INFORMATION

PROJECT LOCATION
 ENCHANTED ESTATES FOURTH ADDITION
 CITY OF HAM LAKE, ANOKA COUNTY, MN
 PROJECT NO. 15-001
 DATE: 03/20/15

DESIGNER
 PROJECT NO. 15-001
 CITY OF HAM LAKE, ANOKA COUNTY, MN
 CONTACT NAME: [REDACTED]
 CONTACT PHONE: [REDACTED]
 CONTACT EMAIL: [REDACTED]

DATE OF PREPARATION
 03/20/15

DATE OF REVISION
 03/20/15

DATE OF APPROVAL
 03/20/15

DATE OF POST-CONSTRUCTION MONITORING
 03/20/15

DATE OF FINAL REPORT
 03/20/15

CONSTRUCTION AND MAINTENANCE ACTIVITIES

ACTIVITY	START DATE	END DATE	ESTIMATED DURATION	ESTIMATED DISTURBED AREA (SQ. FT.)	ESTIMATED DISTURBED AREA (ACRES)
Site Preparation	03/20/15	04/15/15	25 Days	10,000	0.23
Excavation	04/15/15	05/15/15	30 Days	15,000	0.34
Foundation	05/15/15	06/15/15	30 Days	15,000	0.34
Structural	06/15/15	07/15/15	30 Days	15,000	0.34
Roofing	07/15/15	08/15/15	30 Days	15,000	0.34
Interior	08/15/15	09/15/15	30 Days	15,000	0.34
Exterior	09/15/15	10/15/15	30 Days	15,000	0.34
Final	10/15/15	11/15/15	30 Days	15,000	0.34

CONSTRUCTION AND MAINTENANCE ACTIVITIES (CONTINUED)

ACTIVITY	START DATE	END DATE	ESTIMATED DURATION	ESTIMATED DISTURBED AREA (SQ. FT.)	ESTIMATED DISTURBED AREA (ACRES)
Site Preparation	03/20/15	04/15/15	25 Days	10,000	0.23
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NPDES DEFINITIONS

1. BEST MANAGEMENT PRACTICES (BMPs) - Any practice that is designed to prevent or reduce the discharge of pollutants from a point source into navigable waters.

2. BEST MANAGEMENT PRACTICES (BMPs) - EROSION CONTROL - Any practice that is designed to prevent or reduce the discharge of sediment from a point source into navigable waters.

3. BEST MANAGEMENT PRACTICES (BMPs) - SEDIMENTATION CONTROL - Any practice that is designed to prevent or reduce the discharge of sediment from a point source into navigable waters.

4. BEST MANAGEMENT PRACTICES (BMPs) - NUTRIENT CONTROL - Any practice that is designed to prevent or reduce the discharge of nutrients from a point source into navigable waters.

5. BEST MANAGEMENT PRACTICES (BMPs) - POLLUTION PREVENTION - Any practice that is designed to prevent or reduce the discharge of pollutants from a point source into navigable waters.

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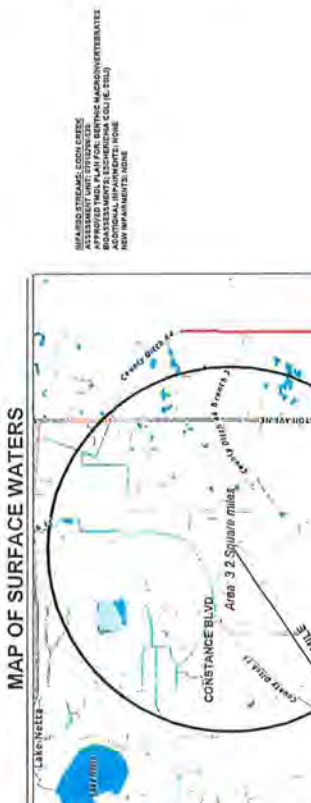
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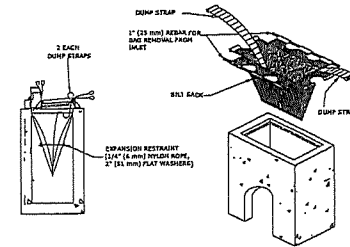
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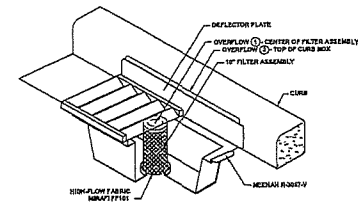
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ENCHANTED ESTATES FOURTH ADDITION

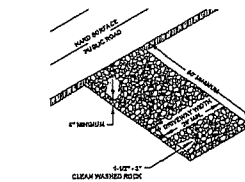
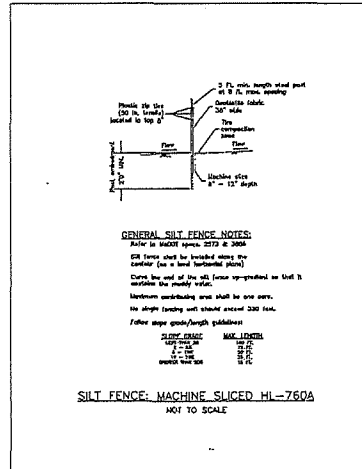
CITY OF HAM LAKE, ANOKA COUNTY, MN
 STORMWATER POLLUTION PREVENTION PLAN (SWPPP)



SILT SACK
N.T.S.



WIMCO INLET PROTECTION
N.T.S.



ROCK CONSTRUCTION ENTRANCE
N.T.S.

PLowe
ENGINEERING, INC.

579 LAKE DRIVE
SUITE 118
HAM LAKE, MN 55014
PHONE: (952) 341-4518
FAX: (952) 341-4578

DRAWN BY: CHECK BY:
JAC MGA

JOB NO: DATE:
22-0014 02/20/24

NO.	DATE	DESCRIPTION
1		
2		
3		
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DATE: 02/13/24 Lic. No. 40115

ADAM SPANGLER

MINNESOTA CERTIFIED THAT THE PLANS WERE PREPARED BY A PROFESSIONAL ENGINEER UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ENCHANTED ESTATES
 FOURTH ADDITION
 CITY OF HAM LAKE, MN
 DETAILS
 PREPARED FOR: ROSENHAGEN

ways, and any customer traffic, pick-ups, and deliveries is in conformance with Article 9-350.1.

9-360 Variances

The City Council upon appeal or upon direct request made under this Code shall have the power to authorize variances from the requirements of this Code, and to attach such conditions to the variance as it deems necessary to assure compliance with the purpose of this Code. A variance may be permitted if the following requirements are met:

a) The variance is in harmony with the general purpose and intent of the Code and is consistent with the Comprehensive Plan.

b) There are practical difficulties in complying with the Code, meaning that:

i) The property owner proposes to use the property in a reasonable manner that is otherwise not permitted by the Code; and

ii) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and

iii) The variance, if granted, will not alter the essential character of the locality.

Variances may not be granted to permit a land use that is not a permitted, conditional or temporary conditional use in the particular zoning district. The provision of Minnesota Statutes Chapter 462.357 Subd. 6 (2) relating to solar energy and temporary two-family dwellings shall also be observed. Economic conditions alone do not constitute practical difficulties.

9-370 Accessory Buildings and Farm Buildings

An *Accessory Building* is any structure located or proposed to be located in any *Residential Land Use* in the R-1, R-A and PUD zoning districts, which is not the *dwelling unit*, and which is not a *garage*, which is not a *Farm Building*, and which has a floor size of more than 200 square feet. A building or structure meeting the above definition except for the size, is a *yard shed*. A *Farm Building* is a structure located in an R-A District which is used for bona fide agricultural purposes, including farm machinery storage, crop storage or housing livestock, poultry or horses.

A single *Accessory Building* and a single *yard shed* may be constructed on a Residential Land Use lot which is one (1) acre or less in the R-1, R-A and PUD zoning districts, under the conditions outlined below. It is the intention of this code that for *Residential Land Uses* in the R-1 and PUD districts, for lots which are one (1) acre or less, there shall be a maximum

of four structures allowed on a given lot: a *dwelling unit*; a *garage (attached or detached with a maximum size of 3000 square feet)*; an *Accessory Building (freestanding)*; and a *yard shed (under 200 square feet)*. If a *garage* was originally attached to a *dwelling unit*, and has since been converted to become living space in the *dwelling unit*, then that portion so used shall no longer be deemed a *garage*.

Up to two *Accessory Buildings* and a single *yard shed* may be constructed on a Residential Land Use lot which is more than (1) acre and less than ten (10) acres in the R-1, R-A and PUD zoning districts, under the conditions outlined below. One *Accessory Building* may be located in and meet the "Front Yard Setback" size and location requirements, and one *Accessory Building* may be located in and meet the "Side or Rear Yard" size and location requirements outlined below; or, two *Accessory buildings* may be located within the Side or Rear Yard, and subject to the sizes shown in the table under Article 9-370.1, Size Limitations. It is the intention of this code that for Residential Land Uses in the R-1 and PUD districts, for lots which are more than one (1) acre and less than ten (10) acres, there shall be a maximum of five structures allowed on a given lot: a *dwelling unit*; a *garage (attached or detached with a maximum size of 3000 square feet)*; two *Accessory Buildings (freestanding)*; and a *yard shed (under 200 square feet)*.

Provided, that for lots in the R-1, R-A, and PUD districts which are 10 acres or more in size, deviation from these standards may be permitted in the discretion of the City Council on a case-by-case basis.

9-370.1 Size Limitations An *Accessory Building* shall be no more than one story in height, and the following size limitations shall apply to *Accessory Buildings*:

Lot size	Maximum Accessory Building Size*	
	Front Yard Setback**	Side or Rear Yard Setback***
One acre or less	676 sq. ft.	1000 sq. ft.
1+ acre to 2.5 acres****	720 sq. ft.	1500 sq. ft.
2.5+ acres to 5 acres	800 sq. ft.	2400 sq. ft. <u>unless approved by City Council</u>
5+ acres to 10 acres	1200 sq. ft.	3000 sq. ft. <u>unless approved by City Council</u>
10+ acres	5000 sq. ft. <u>unless approved by City Council</u>	

* Sizes shown are the maximum allowable square feet at foundation level.

** The "Front Yard Setback" is the area between the front of the dwelling unit (primary residential structure) and the street right of way. For all lot sizes, *Accessory Buildings* constructed in this area must also be constructed with the building materials outlined below and be architecturally compatible with the dwelling unit

*** The "Side or Rear Yard Setback" is the area that lies away from the road right of way and behind the front yard setback.

**** For lots greater than one acre and up to 2.5 acres, the size limits shown may be combined to allow one *Accessory Building* in the Side or Rear Yard Setback up to 2250 square feet, and with no additional *Accessory Building* existing or allowed in the Front Yard Setback.

9-370.2 Building Materials For lots which are 5 acres or less in size, the outside surface materials of all *Accessory Buildings* shall, as closely as practical, match the color, texture and style of the like surfaces on the dwelling unit. For lots which are more than 5 acres in size, all *Accessory Buildings* in the Front Yard Setback shall match the dwelling unit as outlined above. Pole-type construction shall be permitted only on lots exceeding 5 acres and only in the Side or Rear Yard Setback.

9-370.3 Height Restriction For lots which are less than 5 acres in size, the maximum height of an *Accessory Building* shall be equal to the height of the *dwelling unit*, or 25 feet, whichever is less.

9-370.4 Setbacks and Building Codes The locations and building standards for *Accessory Buildings* and *yard sheds* shall be as found in setback standards and the building code for other structures, except that the rear yard setback for *Accessory Buildings* shall be ten feet.

9-370.5 Submittal Requirements In addition to building plans, The *Zoning Officer* may require the submission of a scaled site plan, rendering or pictorial representations, and other data deemed necessary by the *Zoning Officer*.

9-370.6 Usage *Accessory Buildings* and *yard sheds* shall be used only for purposes related to the residential use of the parcel, and shall not be used for the conducting of any business or the storage of any business-related property, such as business equipment, business inventory or business supplies, unless approved by the City Council per Article 9-350.3.

9-370.7 Farm Buildings A *Farm Building* is a structure located on land zoned R-A, which is not a *dwelling unit*. No *Farm Building*

may be constructed at a distance closer than 100 feet from any lot line.

9-380 *Repealed and deleted May 16, 2016 per Ordinance 16-04.*

9-390 Opt-Out of Temporary Family Health Care Dwellings Requirements

Pursuant to authority granted by Minnesota Statutes, Section 462.3593, subdivision 9, the City of Ham Lake opts-out of the requirements of Minn. Stat. §462.3593, which defines and regulates Temporary Family Health Care Dwellings. This Ordinance shall be effective immediately upon its passage and publication.

9-400 Establishment of Commercial/Industrial Planned Unit Development Overlay District ("CPOD")

A. Establishment of CPOD District. There is hereby established a CPOD District. All parcels in the City of Ham Lake that have a zoning classification of CD-1 or CD-2, and that lie within one mile of the right-of-way of TH 65 shall be subject to this classification. The present zoning category of CD-1 or CD-2 shall not change, but the City Council may, by ordinance, "overlay" certain selected parcels with the CPOD classification. When so done, such parcels shall remain subject to all of the requirements of the CD-1 or CD-2 District, but shall also be subject to the requirements of the CPOD overlay district. If any of the provisions of the CPOD district conflict with the provisions of the CD-1 or CD-1 districts, the provisions for the CPOD district shall supersede the provisions for the CD-1 and CD-2 districts.

B. Preliminary Submission Requirements. The proponent of any proposed land use with a CPOD shall submit to the City an application for preliminary review (the "Preliminary Site Plan") containing a sketch prepared by a registered land surveyor, engineer or architect at a scale capable of displaying the entire proposed development on a sheet that is 36 inches wide by 24 inches high, displaying the perimeter of the parcel to be developed, along with a footprint of all structures, driveways, parking areas and other areas of impervious surface to be created, along with a narrative that describes the nature of the proposed land uses. If the structures are to be used for rental to unknown tenants, the general nature of the businesses anticipated for tenancies shall be described in sufficient detail to enable the City to apply motor vehicle trip generation statistics to make a preliminary estimate of traffic to be generated by the proposal. The site plan shall also display topographic contours at intervals of four feet or less.

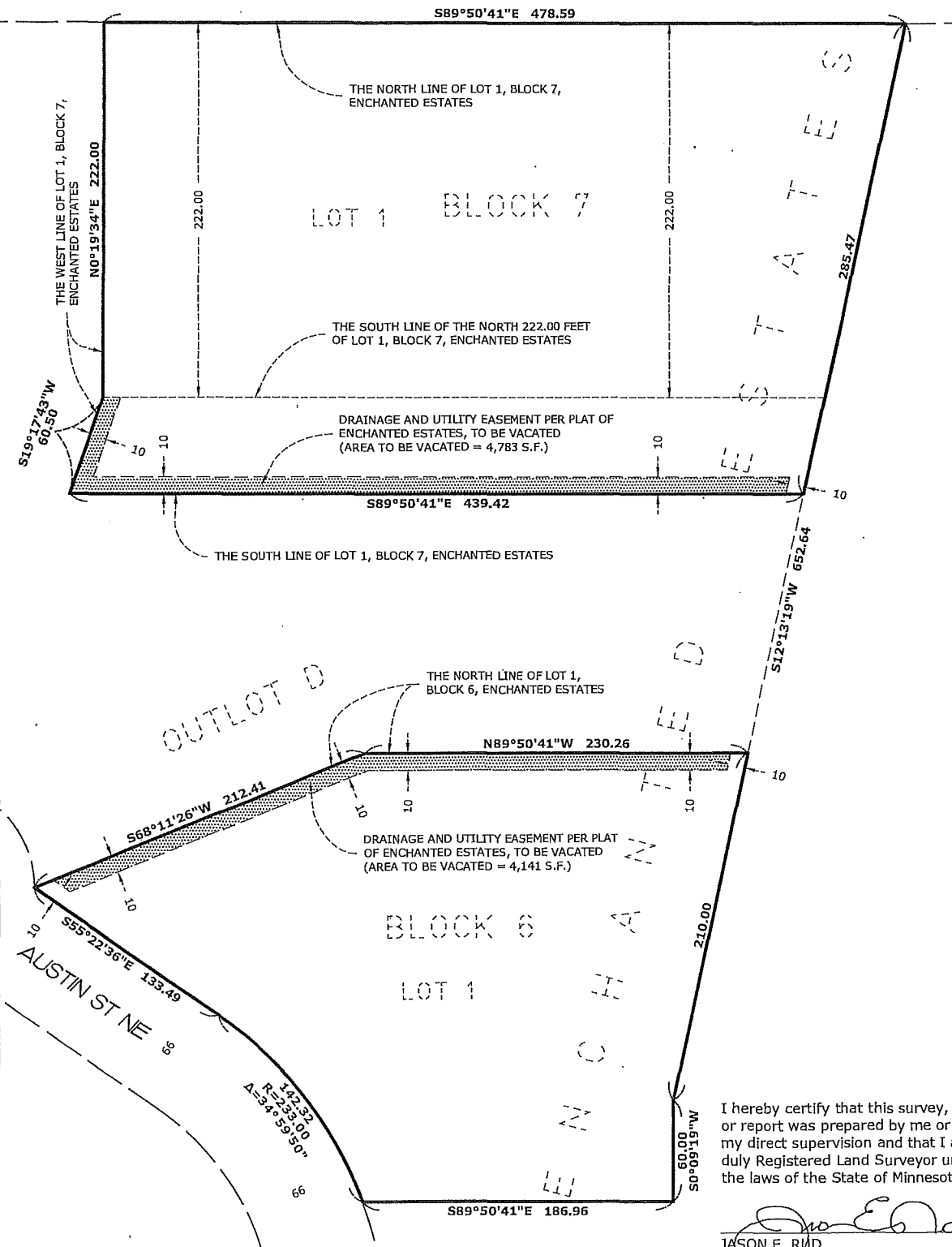
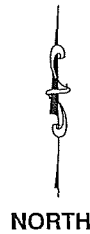
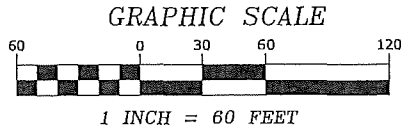
SKETCH AND DESCRIPTION ~for~ ROGER AND SUE HAUGEN ~of~ ENCHANTED ESTATES

DESCRIPTION OF EASEMENTS TO BE VACATED

That portion of the drainage and utility easement dedicated and embraced within the northerly 10.00 feet of Lot 1, Block 6, ENCHANTED ESTATES, Anoka County, Minnesota. EXCEPT the southwesterly and easterly 10.00 feet thereof.

AND

That portion of the drainage and utility easement dedicated and embraced within the southerly 10.00 feet and that part of the westerly 10.00 feet of Lot 1, Block 7, ENCHANTED ESTATES, Anoka County, Minnesota, which lies southerly of the North 222.00 feet thereof. EXCEPT the easterly 10 feet of the southerly 10 feet of said Lot 1, Block 7.



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 E. Rüd
JASON E. RÜD

Date: 10/15/2024 License No. 41578



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 8/12/24

Date of Receipt 8-19-24

Receipt # 100097

Meeting Appearance Dates:

Planning Commission 11-12-24 City Council 9-9-24 = Tabled

Please check request(s):

- | | |
|---|---|
| <input type="checkbox"/> Metes & Bounds Conveyance | <input type="checkbox"/> Commercial Building Site |
| <input checked="" type="checkbox"/> Sketch Plan (Revised) | <input type="checkbox"/> Certificate of Occupancy |
| <input type="checkbox"/> Preliminary Plat Approval* | <input type="checkbox"/> Home Occupation Permit |
| <input type="checkbox"/> Final Plat Approval | <input type="checkbox"/> Conditional Use Permit (New)* |
| <input type="checkbox"/> Rezoning* | <input type="checkbox"/> Conditional Use Permit (Renewal) |
| <input type="checkbox"/> Multiple Dog License* | <input type="checkbox"/> 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: Elwell Farms

Address/Location of property: Lexington Avenue NE and 136th Avenue NE

Legal Description of property: See attached

PIN # See exhibit Current Zoning R-A Proposed Zoning R-1

Notes: We are pleased to submit the sketch plan for Elwell Farms, a 107 lot residential subdivision. Outlot A and Outlot D will be retained by the developer for wetland banking. Outlot B will be deeded to the adjacent property to the west. Outlot C will be retained by homeowners association for a park.

Applicant's Name: Joseph Radach

Business Name: Contour Development LLC

Address P.O. Box 89

City Rockford State MN Zip Code 55373

Phone 612-730-2265 Cell Phone 612-730-2265 Fax _____

Email address jradach@contourcd.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 Joe T-R DATE 8/16/24

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO



November 4, 2024

Jennifer Bohr – City Building/Zoning Clerk
Members of the City Council and Planning Commission

City of Ham Lake
15544 Central Avenue NE
Ham Lake, MN 55304

Re: **ELWELL FARMS**
Sketch Plan Review

Ms. Bohr and Members of the City Council/Planning Commission:

Contour Development LLC is pleased to present this request for sketch plan review for a proposed 107 lot residential subdivision located in the southeast quadrant of the City of Ham Lake, near the intersection of Lexington Avenue NE and 136th Avenue NE.

Overview

- Land Area: 468.9 acres
- Existing Zoning: R-A
- Proposed Zoning: R-1
- Lots: 107 single family lots
4 outlots
- Access: 136th Avenue NE, 139th Lane NE, Opal Street NE
- Utilities: Well and Septic
- Purpose: Project will fulfil unmet demand for residential lots

Request

Contour Development LLC is seeking comments on the sketch plan application for a 107-lot residential subdivision in the southeast quadrant of Ham Lake. In addition to the 107 single-family lots, four outlots are proposed for wetland mitigation areas, park facilities, and access. Public streets are proposed throughout the project to serve the lots. A high-amenity park facility is proposed in the south-central portion of the site. The existing sod fields onsite will be restored to native wetland.

Lots

The lots vary in size from one acre to about 19 acres. Septic borings have been completed for each lot to prove septic viability and lot buildability. Each lot has been designed with a 50-foot deep by 70-foot wide building pad. Where possible, walkout pads have been designed to provide desirable house types. All lots have the required public street frontage and meet the minimum size requirements of the R-1 zoning code.

Outlots

Four outlots are proposed for the project and are as follows:

- Outlot A: Consists of about 47 acres and includes the northwesterly sod fields. The sod fields will be restored to native wetland and a wetland bank will be created.
- Outlot B: Consists of about one acre and sits between the existing exception parcel in the north portion of the project and the extension of Opal Street NE. This outlot will be deeded to the adjoining parcel to allow for the extension of Opal Street NE into the development.
- Outlot C: Consists of about 89 acres and includes the southwesterly sod fields. The sod fields will be restored to native wetland and a wetland bank will be created.
- Outlot D: Consists of about 3.6 acres and will be home to a park. The park will contain a playground area, picnic pavilion, pickleball courts, basketball court, cornhole courts, multi-use trails, multi-use field, overlook seating, and parking area.

Wetland Banking Areas

The project proposes a significant amount of wetland banking areas. We understand that the planning commission and city council are currently amending the city ordinance to allow for wetland banking. We further understand that the city is considering requiring a fixed fee for each wetland credit sold and that the wetland bank approval is contingent on providing trail facilities in or around the wetland banking area. We understand and agree that a fee is appropriate for the city to allow wetland banking.

We are concerned regarding the proposed trail requirement for several reasons:

1. For both Outlot A and Outlot C wetland bank areas, if a trail is required around the entire wetland banking area, we would be required to impact a significant amount of existing wetland to provide the trail because the wetlands run up to the property line. This wetland impact would be costly if we could even get it approved by the regulators.

2. There are several private ditches and one public ditch that traverse the proposed wetland bank areas. Providing trail facilities through these areas would require culvert crossings at several ditches and additional wetland impact to raise the trail grades at these crossings. This will be costly and may be denied by the wetland regulators.
3. Several lots abut the wetland bank areas. Having a trail between the wetland bank areas and the new homes will devalue these lots and remove the privacy and tranquility that make these lots highly attractive to homeowners.
4. Based on discussions with our wetland consultants, the wetland regulators are against trails through wetland banking areas. If a trail were to be placed through the wetland banking areas, significant wetland impacts would be required and not only would the amount of wetland credits be reduced, but the amount of wetland impacts would increase substantially to construct said trail. Note that the wetland banking credits proposed will not be available to use to offset the wetland impacts required for the proposed project. Any wetlands impacted by the project will need to be mitigated prior to work, and wetland credits will be required to be purchased for mitigation. The existing sod fields are considered delineated wetlands by the regulators so trails or any other improvements to the sod fields will be considered wetland impact.

Instead of the trail improvements in or around the wetland bank areas, we are proposing a high-amenity park area and pedestrian facilities elsewhere on the project. The park will consist of about 3.6 acres and have many amenities for the community (see concept). In addition to the park, we are proposing a concrete sidewalk along the streets that encompass the lake. The sidewalk will run along 137th Lane NE, Street A, and Street E and will create a 1.2-mile loop that will be connected to the park. A fishing pier will also be accessible from the park and sidewalk loop. It is our opinion that having these trail and park amenities are more desirable to the community than trail facilities through the wetland bank areas.

Phasing

The project is currently scheduled to be completed in four phases, starting in the north and working south through the project. While final phasing is still being refined, we expect Phase 1 to include the north 50 lots or so and the remaining phases to include about 25 lots. The park is proposed to be completed in Phase 2.

Schedule

Grading is scheduled to commence in the spring of 2025. Street and utility construction is scheduled for Summer 2025. The first phase of the project is expected to be complete in the fall of 2025.

Closing


We are excited to partner with the City of Ham Lake to bring this development to the community. Your guidance and feedback are welcomed. If you have any questions or require further information, please contact me at 612-730-2265 or via email at jradach@contourcd.com.

Respectfully,

A handwritten signature in blue ink, appearing to read "J. Radach".

Joseph Radach PE
Contour Development LLC
8195 Vernon Street
Rockford, MN 55373

Memorandum

Date: November 7, 2024
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: Revised Elwell Farms Sketch Plan

Introduction:

The Elwell Farms Sketch Plan was tabled at the September 9th Planning Commission meeting. The attached revised Sketch Plan was received on November 4th. The proposed 107 lot residential development is located on 16 parcels equating to 468.89 acres. Parcels 36-32-23-32-0001 and 36-32-23-33-0001 (Parcels 17 and 18 as shown on the attached September 5th RFC memo), with a combined acreage of 46.25 acres, are excluded from the revised Sketch Plan. Outlot A and Outlot D, which are a total of 136.12 acres, are proposed to be stand-alone parcels for the creation of Minnesota Board of Water and Soil Resources (BWSR) approved wetland banking. Outlot C is a proposed 3.6-acre park.

Discussion:

The September 5th RFC memo was discussed at the September 9th Planning Commission meeting. The major items of discussion were wetland banking, parkland dedication, street layout and lot layout. The meeting minutes are attached. The four items are discussed below.

Wetland Banking

The Sketch Plan was tabled because wetland banking was not codified in City Code. The City Attorney has prepared proposed revisions to Article 9 to allow wetland banking, which will require a public hearing. It is anticipated that the public hearing will be at the November 25th Planning Commission meeting. Per the attached notes from the October 21st Code Committee meeting, the Sketch Plan can be approved. However, the preliminary plat application cannot be accepted until after wetland banking is codified.

Outlot A and Outlot D being proposed to be converted to a BWSR approved wetland bank will require a recorded document with Anoka County. This document will stipulate that Outlot A and Outlot D are not eligible for building permits. Consideration of approval of wetland banking will be a separate application from plat approval.

Parkland dedication

The November 4th submittal included a Concept Plan for the proposed 3.6-acre park. Per the narrative, the park will include a playground area, picnic pavilion, pickleball courts, basketball court, cornhole courts, multi-use trails, multi-use field, overlook seating and parking area. In addition, a concrete sidewalk is proposed within the right-of-way for the 12 lots (Lots 96-107) adjacent to the "lake". A fishing pier is also proposed for the "lake". Note that the fishing pier is proposed within Lot 107. Parkland dedication will be required for access to the fishing pier, and

it is recommended that the westerly portion of Lot 107 be park. Parkland dedication cannot be within outlots, but rather dedicated as a park on the Final Plat.

The proposed Article 9 revisions to allow wetland banking stipulate that a trail easement is required through or adjacent to proposed wetland banking property unless it is not economically feasible or possible. The Parks Committee reviewed the revised Sketch Plan and is not recommending trail easement dedication. Per acre parkland dedication fees will be paid in conjunction with future approvals of the Outlot A and Outlot D wetland banks.

The potential for relocating Trail #84A of the Rice Creek Snowmobile Trail Association was discussed at the Planning Commission meeting. There was discussion that if the trail system through the development isn't possible, snowmobilers will have no trail access from the north to the south side of the city and vice versa. The revised Sketch Plan does not include trail relocation. It is anticipated that representatives from the Snowmobile Trail Association will request to speak to the Commissioners at the November 12th meeting.

The St. Paul Modelers Radio Controllers Club (SPMRC) air field was discussed at the Planning Commission meeting. The attached email was received from SPMRC President Steve Scott following the meeting.

Street layout

Providing additional access points and extending 138th Avenue east to connect with what is currently labeled as Street A on the plans was discussed at the Planning Commission meeting. The attached letters from Red Fox Hollow 2nd Addition residents include concerns about increased traffic. The revised Sketch Plan does connect 138th Avenue to Street A. That portion of 138th Avenue from Street A to the west lot line of Lot 76 is proposed to be paved as required. There was discussion at the meeting about improving 138th Avenue from Ghia Street to the east. The proposed revisions to Article 9 to allow wetland banking include that properties proposing to have wetland banks need to have improved frontage. This would result in the remaining portion of 138th Avenue being paved from Lot 76 to the westerly extent of Outlot A. The Street A and Street E cul-de-sac lengths have been revised to not exceed the 1,100-foot maximum length.

Lot Layout

The September 5th RFC memo stated that a revision for the Lot 56 configuration was needed for compliance with Article 10-430.I.2.b of City Code because the easterly interior angle between the two side lot lines of the triangular lot was under the 45-degree minimum. The lot configuration has been adjusted with the revised Sketch Plan, and is now compliant with City Code. The memo also stated that the proposed stormwater ponds on the west side of Street A needed to be revised from being within Outlot D to being absorbed by lots. The revised Sketch Plan has removed stormwater ponding from Outlot D.

Recommendation:

Determine whether to recommend approval of the Elwell Farms Sketch Plan. If being recommended for approval. Sketch Plan approval should be contingent on the following.

- Codification of wetland banking.
- Removal of the 137th Lane temporary cul-de-sac on the east side of Red Fox Hollow 2nd Addition, relocating the public utilities, paying the application fee for the subsequent public hearing for vacation of the cul-de-sac right-of-way beyond 66-feet and dedication

of a 10-foot drainage and utility easement adjacent to the resulting 66-foot wide 137th Lane right-of-way.

- Outlot B conveyance to the adjacent 4611 139th Lane parcel.
- Relocation of the 4611 139th Lane driveway to Street A.
- Notification to the 4611 139th Lane property owner of the resulting address change from 139th Lane to Opal Street.
- Extinguishment of the ingress/egress easement per Anoka County Document #486528.
- Flint Hills Resources (Minnesota Pipeline) approval.
- Future plan submittals to include all removals, including existing buildings, accessory buildings and farm buildings.
- Existing wells will need to be sealed per Minnesota Department of Health requirements and proof submitted to the Building Official.
- The existing septic systems, including tanks, will need to be abandoned per MPCA requirements and proof submitted to the Building Official.
- Demolition permit applications submitted to the Building Official.
- Coon Creek Watershed District approval.
- Plans showing the existing pond being brought into Minnesota Stormwater Manual slope compliance - 4:1 slope above the normal water level and a 10:1 bench to one-foot below the normal water level.
- FEMA Letter of Map Amendments for the lots within the Zone A designation.
- Submittal of a habitat assessment/survey due to the possibility of rare, threatened or endangered species per the June 13th DNR Natural Heritage Review.
- Meeting all City, State and County requirements.

Date: November 12, 2024



CITY OF HAM LAKE
STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building and Zoning Official

Subject: Ingress and egress concerns for traffic from the proposed plat of Elwell Farms

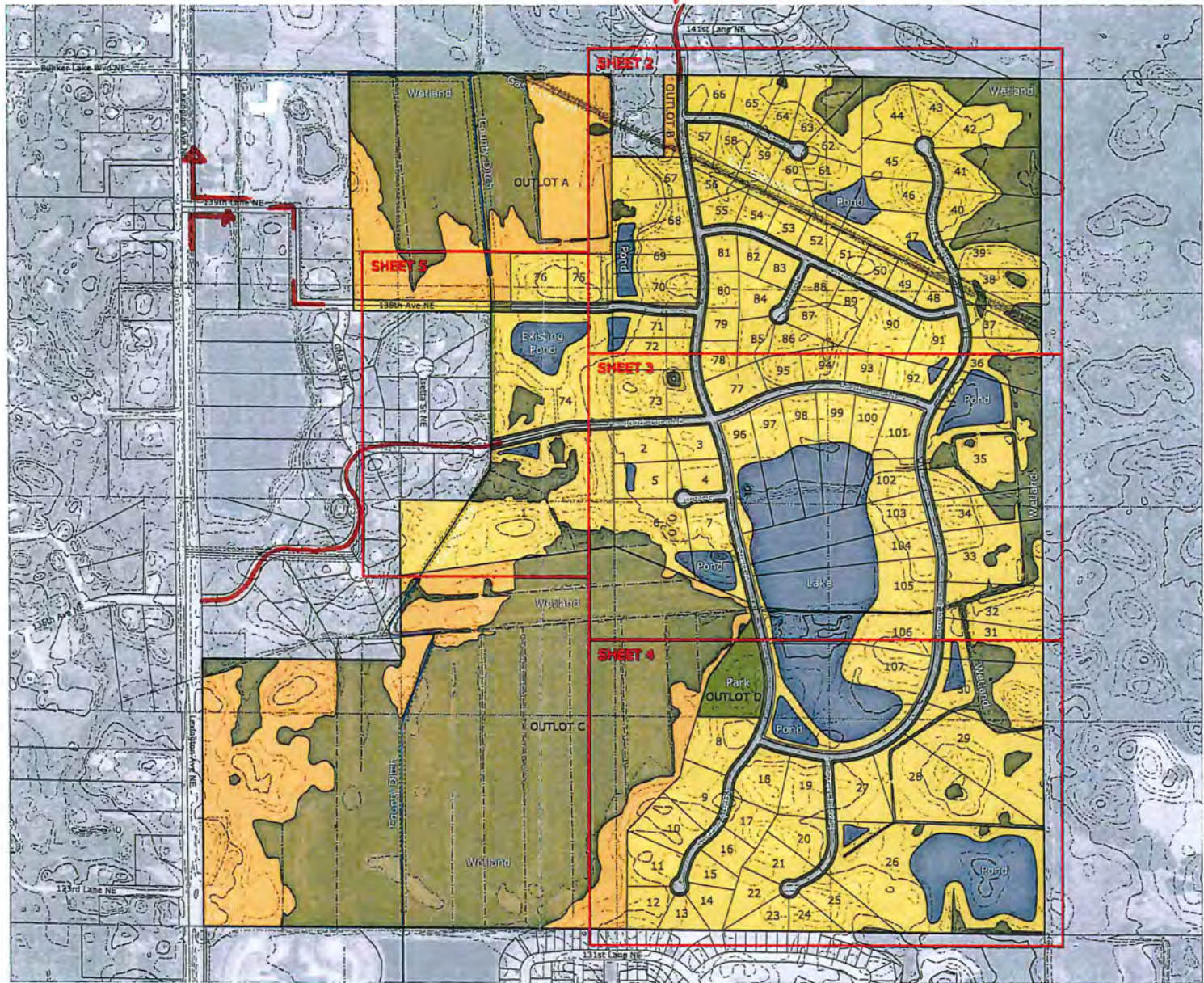
Introduction/Discussion:

The Elwell Farms Sketch Plan review was tabled at the September 9th Planning Commission meeting. A revised Sketch Plan was received on November 4th. The proposed 107 lot residential development is located on 16 parcels equating to 468.89 acres. Outlot A and Outlot D, which total 136.12 acres, are proposed to be stand-alone parcels for the creation of Board of Water and Soil Resource (BWSR) approved wetland banking. Outlot C is a proposed 3.6-acre park. The revised Sketch Plan shows three ingress and egress points into Elwell Farms. Two ingress/egress points are proposed from Lexington Avenue NE, and one is a proposed connection to Opal Street NE to the north that traverses through the plat of Hidden Forest East. Traffic utilizing Opal Street NE would access Lexington Avenue NE via 143rd Avenue NE. Residents of the development that would utilize the proposed ingress/egress from 138th Avenue NE will have to navigate two, sharp ninety-degree turns to reach the outlet to Lexington Avenue NE at the intersection of Lexington Ave NE and 139th Lane NE. This intersection is a right in, right out access point. The 137th Lane NE ingress/egress will require residents to travel approximately .5 miles through "S" curves in the Red Fox Hollow developments to access Lexington Avenue NE at the intersection of Lexington Ave NE and 136th Avenue NE. The city has received several letters from residents in the Red Fox Hollow developments expressing concern about the additional traffic that 107 new homes in the Elwell Farms development will create through their neighborhoods and the neighborhoods in the Hidden Forest East development. The 107 new homes proposed for Elwell Farms, could increase traffic count utilizing the roadways within Red Fox Hollow, Red Fox Hollow Second Addition and the Hidden Forest East developments by a minimum of 214 vehicles if there are two vehicles per household.

Recommendation:

I recommend that the Planning Commission discuss the proposed ingress/egress points, and the impact the additional traffic may have on the existing developments.

Opal Street NE



CARLSON MCCAIN
 ENGINEERING SURVEYING ENVIRONMENTAL
 1845 PINEAUX ROAD NE, SUITE 202, RAINIER, MN 55459
 TEL: 763.444.4444 FAX: 763.444.4444

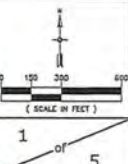
**CONCEPT PLAN A
 OVERALL SITE RENDERING**

ELWELL FARMS
 Ham Lake, Minnesota

Contour Development, LLC
 PO Box 89
 Rockford, MN 55373

REVISIONS

1.	10/10/24	• Layout / 2024 Revisions
2.	10/10/24	• Layout / Pond Revisions
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SITE DATA

107 - SINGLE FAMILY LOTS	
MINIMUM LOT SIZE - (AREA TO CENTERLINE SHOWN IN PARENTHESES)	1.0 AC
MINIMUM LOT WIDTH	200 FT
MINIMUM LOT WIDTH (CUL-DE-SAC)	60 FT
4 - OUTLOTS	
OUTLOT A	47.46 AC
OUTLOT B	0.94 AC
OUTLOT C	134.91 AC
OUTLOT D (PARK)	3.56 AC
WETLAND AREAS	
SEPTIC AREAS	
TOTAL SITE AREA	515.14 AC
LOT / ROW AREAS	328.25 AC
OUTLOT AREAS	186.89 AC
GROSS DENSITY	0.21 UNITS / AC
TOTAL STREET LENGTH (CL)	18,050 LF

Dear commission,

I would like to express my concern with the new development being developed off 137th Lane in Ham Lake. I was informed that 107 new homes will be added. Living on the corner of 137th Lane and Isetta I am very concerned with the added traffic that we will experience. There are many little kids in this neighborhood including 10 of my own. Traffic already is high with trucks and such flying through this quiet neighborhood. I am very disappointed that alternative routes are not being considered at this time. Please consider this change to keep us the citizens in Ham Lake living in this community.

Thank you

Lori

Lori Packer

Dear Members of the City Council,

I am writing to you as a concerned citizen regarding several pressing issues, that I am hoping you can help ensure the new developer is truly solving for. I understand he is in it for the profit, but living in this neighborhood now for 6 years the concerns are real. Thank you for at least reading this.

Firstly, the traffic situation in our neighborhood has become increasingly hazardous. The dangerous curve near 136th ave is a significant concern, and I strongly urge the installation of a traffic light to prevent accidents. Additionally, the area desperately needs an additional access point to alleviate congestion and improve safety for all residents.

Our neighborhood is home to many young children, and the lack of sidewalks exacerbates the danger. Children often wait for school buses along the road, and without proper pedestrian pathways, they are at a higher risk of accidents. The presence of bus stops on these busy roads further highlights the need for immediate action to ensure the safety of our youngest residents.

Secondly, I would like to address the ongoing issues with our wells. In previous years, we have experienced problems that have raised concerns about the safety and reliability of our water supply. I request that the city conduct a thorough review to ensure that these issues have been resolved and that our wells are safe for use.

Furthermore, the ditches in our area are a cause for concern. There is a proposal to plug these ditches, but I fear this may create a swamp-like environment, similar to the situation we faced with the heavy rains this year, which resulted in an awful smell. It is crucial to consider the environmental impact and potential health hazards before proceeding with this plan.

Regarding the snowmobile trail, I seek clarification on its proposed route. It is essential to ensure that the trail does not negatively impact current residents. Proper planning and communication with the community are vital to avoid any disruptions.

Lastly, with the increasing number of houses in our area, there is a clear need for a dedicated park. The Hidden Forest park is not yet open, and Red Fox Hollows is small and inadequately maintained. A new park would provide a safe and enjoyable space for families and children, enhancing the quality of life in our neighborhood.

I appreciate your attention to these matters and look forward to your prompt response. Together, we can work towards making our community a safer and more pleasant place to live.

Sincerely,

Celeste Bradish

To whom it may concern:

I am writing to you in an effort to voice my concern over the increase traffic that will occur due to the proposed new development called Elwell Farms. We have a home in the Red Fox Hollow neighborhood which is directly to the west of the new development and are very concerned about the increased traffic that an additional 107 houses will bring, specifically to the intersection of 136th and Lexington avenue and the sharp, blind corners within the neighborhood. There are an abundance of kids with the neighborhood that ride their bikes, scooter and walk their dogs, adding significant traffic will hinder their ability to do that safely. I know the planning commission asked for an additional access point but the developer indicated that they looked into adding a southern access point to Lexington but it would not be allowed. Is it that it wouldn't be allowed or that it is cost prohibitive? Being expensive isn't a reason to not provide the best solution. I kindly ask that it be revisited for the safety of the current neighborhoods residents.

Thank you for your time,

Sheila Kromer

Dear Members of Ham Lake City Council,

As a resident of the Red Fox Hollow neighborhood, I am writing to express my concerns about the proposed development of Elwell Farms. I believe the following points are crucial for our neighborhood's wellbeing and safety:

1. **Traffic on Lexington Avenue:** The increased traffic from the new potential 107 homes will likely necessitate a stoplight to manage the flow and ensure safety for both drivers and pedestrians.
2. **Main Entrance via 'S' Curve:** The proposed main entrance through the existing neighborhood's 'S' curve is particularly worrisome. This curve is already a dangerous spot due to its sharp turns and limited visibility. The influx of traffic will significantly increase the risk of accidents, especially for children who ride their bikes in this area. The increased traffic through this 'S' curve poses a serious safety risk, making it imperative to consider a second entrance or adding sidewalks.
3. **Potential Well Issues:** Our community has previously experienced significant problems with our wells. The new development could lead to similar issues, so it's essential to ensure a secure and sustainable water supply for both existing and new residents.
4. **School Capacity:** The influx of new families will increase the demand for school placements. Our area schools are already at capacity, and additional students could strain resources further. It is essential to consider the impact on local schools and plan for adequate educational facilities to accommodate the growing population.

I urge the council to seek and incorporate community input throughout this process to ensure that the development meets the needs and concerns of current residents. I hope you will consider these points and adjust the plans for Elwell Farms accordingly.

Thank you for your attention.

-Kyle and Chayna Hamre

Dear Mr. Jones and Ms. Bohr:

I am writing to express my support for the proposed Elwell Farms development, as I believe it will be a positive addition to our community. However, I do have significant concerns, particularly regarding the single entrance into the neighborhood off of 136th Ave NE at Lexington Ave NE. I know there is a second road to the north but it is a planned dead end and isn't often used by cars because it is inconvenient to go south onto Lexington from there.

My primary concern is the impact of OVER 200 additional vehicles (average 2 per household for 107 proposed homes and park visitor traffic) on 136th Ave NE, a road that was not designed to handle this level of traffic. Our family, including our young daughter who uses a wheelchair, lives on 136th Ave NE. This road does not have sidewalks, forcing pedestrians—especially those with mobility challenges—to walk directly on the road. This is a safety issue that affects us personally, as it puts our daughter and other pedestrians at risk. The road is curved due to the nearby ponds to the north, which makes it difficult for drivers to see people walking. The curvature of the road forces drivers to lean forward to watch for foot traffic.

While I understand that the Hidden Forest East development also has a single entry point, it is important to note that its entrance is located on a long, straight road, with no homes immediately adjacent to Lexington Ave. This makes their neighborhoods' entry points quite different in terms of safety and accessibility. I ask that the council prioritize safety and consider the long-term impact on residents, particularly those of us already living on 136th Ave NE, who will bear the brunt of the traffic and safety challenges associated with this development.

The developer has mentioned that adding another entrance is not feasible, but in the same breath has openly commented about building a 10 million dollar home for himself in the development. I urge the council to explore all options to ensure the safety and well-being of current and future residents.

Thank you for your time and consideration.

Sincerely,
Mr. Interna Kim

Dear Members of Ham Lake City Council,

I am writing to express my concerns regarding the proposed development of Elwell Farms. As a resident of the proposed attached neighborhood, I have several points I would like to address that I believe are crucial for the well-being and safety of our neighborhood.

Firstly, the increased traffic on Lexington Avenue is a significant concern. With the addition of numerous new homes, the traffic volume will undoubtedly rise. This raises the question of whether a stoplight will need to be added to manage the increased traffic flow and ensure the safety of both drivers and pedestrians.

Secondly, the proposed main entrance to Elwell Farms through the existing neighborhood's 'S' curve is particularly worrisome. This curve is already a dangerous spot, and the influx of traffic will only exacerbate the issue. Our neighborhood has many children who ride their bikes, and the increased traffic through this S curve poses a serious safety risk. I strongly urge the consideration of a second entrance south of the neighborhood to alleviate this concern and distribute the traffic more evenly.

Additionally, I would like to address the potential well issues. A few years ago, our community experienced significant problems with our wells, and I am concerned that the new development could lead to similar issues. It is essential to ensure that the water supply for both the existing and new residents is secure and sustainable.

Furthermore, with the number of proposed houses, it is imperative to include a dedicated park that is properly maintained. The Hidden Forest neighborhood is still incomplete, and the Red Fox Hollow neighborhood park is currently too small and not adequately cared for. A new, well-maintained park would provide a safe and enjoyable space for families and children in the community.

In conclusion, while I understand the need for development, it is crucial to address these concerns to ensure the safety and well-being of all residents. I hope that you will take these points into consideration and make the necessary adjustments to the proposed plans for Elwell Farms.

Thank you for your attention to these matters.

Sincerely,

Abbey Dahlgren

Good afternoon,

I am writing to express some concerns regarding a proposed development of 107 homes on the land owned by Tom Elwell off Lexington. I currently reside at 13640 Ghia Street NE in the Red Fox Hollow development and have been a resident since 2018. When we first moved into the development, we were one of the first 5 homes built in the development and shortly after we started building, trees were being cleared for phase 2. We had approximately 2 years of heavy equipment traffic, numerous construction crew traffic accessing the neighborhood on 136th and going in front of our home on Ghia Street. In addition, we have large trucks and farm equipment that goes in and out of the neighborhood to the sod farm numerous times a day. I believe several neighbors had inquired about these large trucks accessing the neighborhood on 139th instead of 136th but since 139th is not paved, that was not a viable option so we have been forced to accept it.

We moved to Ham Lake to get away from the large neighborhoods and heavy traffic and now a developer wants to put 107 homes in, which is the last thing we want. There are numerous children in the neighborhood who love to be outside and I can't even begin to tell you the amount of close calls I have seen with the large trucks as well as the everyday residential traffic going through the neighborhood. One of our neighbors' dogs was tragically killed by one of the large trucks a couple of years ago. I am extremely concerned about the amount of traffic that 107 homes will bring to our neighborhood with 136th being the only access point.

It is absurd to put that many homes with basically 1 main access point into the neighborhood. Having to deal with several years of the construction phase and all the traffic and noise involved with that is going to be horrible. Then once all is said and done, an estimated 200 additional cars going through the neighborhood 2+ times a day is a huge concern. I would like to request that the planning commission reject this proposal as drafted. There needs to be another plan drafted that removes 136th as an access to the development. Unfortunately, if this is approved, we will be selling our dream home that we built to retire in.

Thank you for taking the time to read my comments.

Michelle Sorensen

Hi Mark and Jennifer,

It has been brought to my attention that there's a new development planned that uses the road for Red Fox Hollow as its primary entrance.

I live in the Red Fox Hollow development at 13614 Ghia St. NE Ham Lake, MN 55304.

I'm sure the development will be nice, and we welcome the development.

I'd like to see if the intersection of 139th and Lexington could allow for traffic to be able to go north and south at 139th with a turn lane to enter 139th from the north on Lexington in order to handle some of the traffic instead of all traffic heading south on Lexington coming through 136th Ave as it is currently laid out.

Or is there a way to have 139th tie into the stop light at Bunker Lake Blvd? If there is that would be the best as there is already a light in place there.

Thank you,

Kevin Willette
Partner | CEO

Verus Corporation

Jennifer Bohr

From: Julie Novak
Sent: Tuesday, November 12, 2024 2:49 PM
To: Jennifer Bohr
Subject: Elwell Farms planning

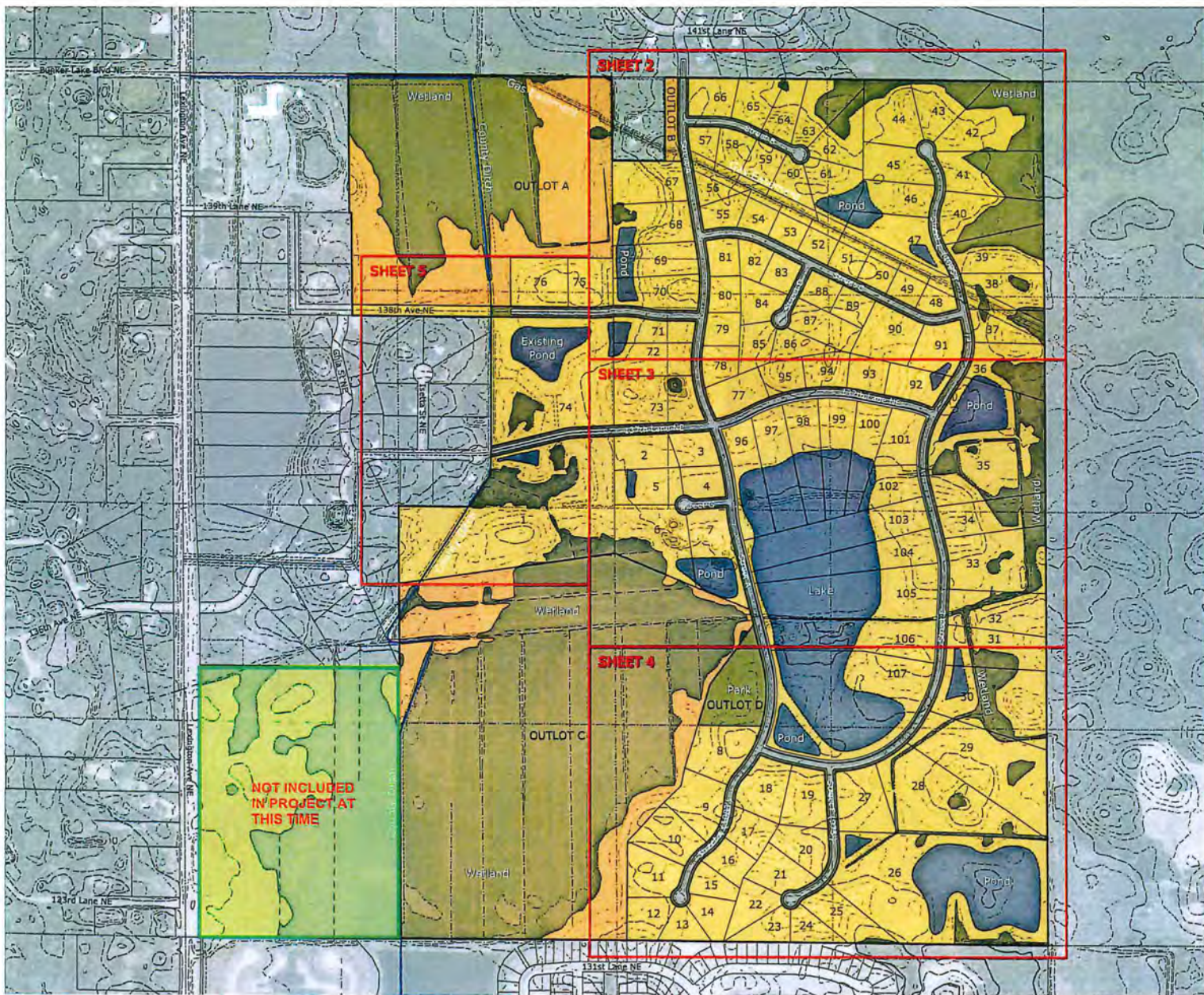
Ms. Bohr,

As a citizen of Ham Lake and a resident of the Red Fox community, I am very concerned about the addition of 107 homes and no additional access road. Adding another 200 cars (at a minimum) to our neighborhood road is not safe. If they want to develop lots in that quantity, they need to be held accountable for the infrastructure of that space as well. We currently have 28-30 homes that utilize the entrance at 136th Ave. To add another 107 residences that have to use that same entrance, we will have congestion that will back up in front of homes and driveways.





There needs to be some accountability on the developers for safety and road usage. They will be selling the lots at a premium. Part of the proceeds should be used to develop multiple access points so that the safety of our children is protected and our ability to access Lexington Blvd efficiently is maintained.

Please take my concerns into consideration before allowing this to happen. It will ruin the serenity of the neighborhood, which is the main reason we invested in Ham Lake.

Sincerely,
Julie Novak



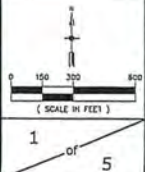
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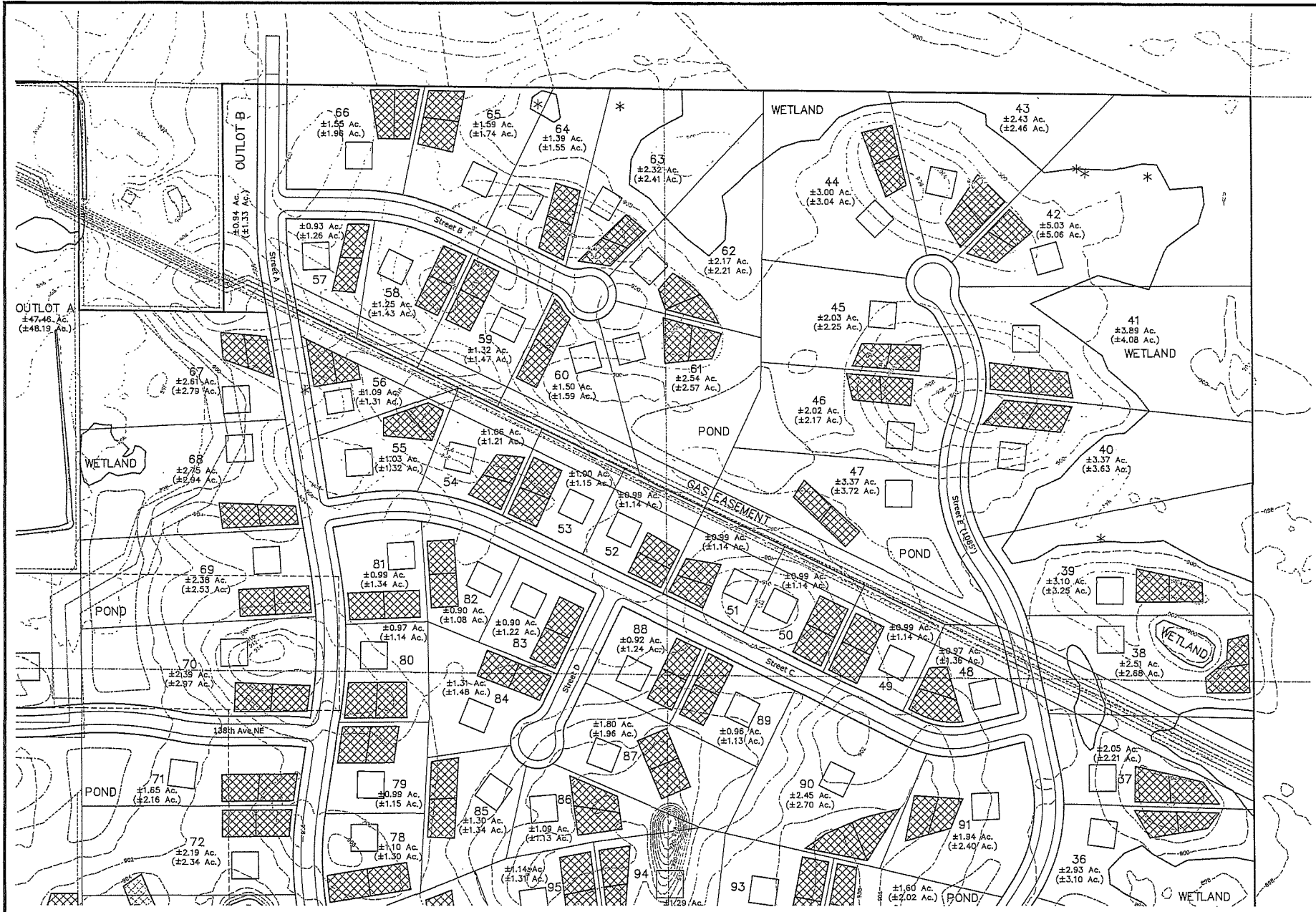
	107 - SINGLE FAMILY LOTS	
	MINIMUM LOT SIZE - (AREA TO CENTERLINE SHOWN IN PARENTHESES)	1.0 AC
	MINIMUM LOT WIDTH	200 FT
	MINIMUM LOT WIDTH (CUL-DE-SAC)	60 FT
	4 - OUTLOTS	
	OUTLOT A	47.46 AC
	OUTLOT B	0.94 AC
	OUTLOT C	88.66 AC
	OUTLOT D (PARK)	3.58 AC
	WETLAND AREAS	
	SEPTIC AREAS	
	TOTAL SITE AREA	468.89 AC
	LOT / ROW AREAS	328.25 AC
	OUTLOT AREAS	140.64 AC
	GROSS DENSITY	0.23 UNITS / AC
	TOTAL STREET LENGTH (CL)	18,050 LF

**NOT INCLUDED
IN PROJECT AT
THIS TIME**

REVISIONS

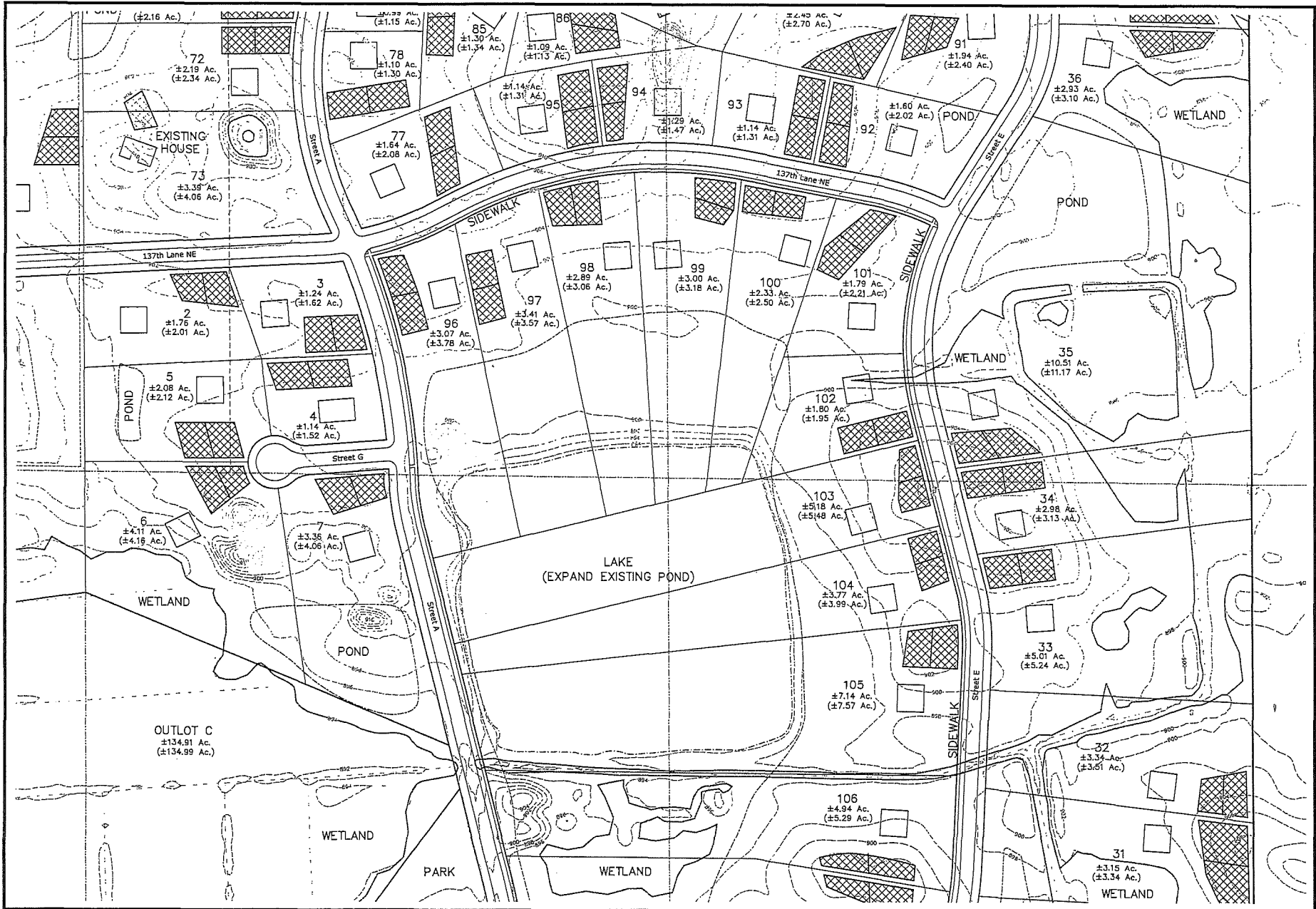
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CARLSON MECCAIN
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CONCEPT PLAN A

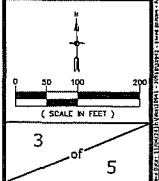
ELWELL FARMS
 Farm Lake, Minnesota

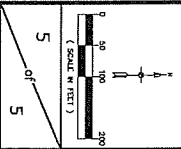
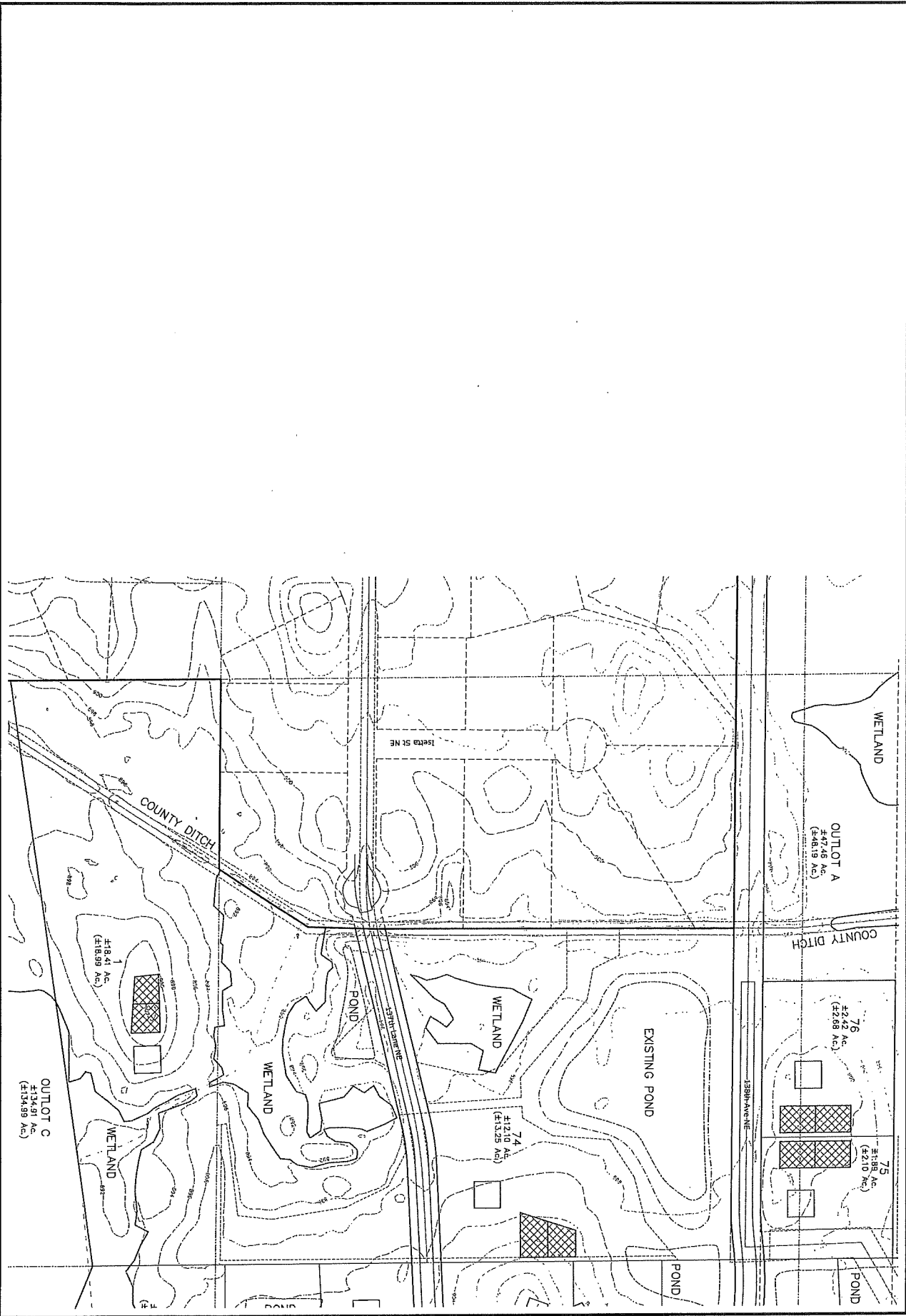
Contour Development, LLC
 PO Box 89
 Rockford, MN 55373

REVISIONS

1.	09/19/24	Layout / S&W Reviews
2.	10/16/24	Layout / Pond Revisions
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

DRAWN BY: CJ / JAK
 CHECKED BY: JMS/STW
 PROJECT NO: 18941





REVISIONS	
1.	08/12/21 Initial Layout / 2020 Revision
2.	08/12/21 Update / Layout / Final Approval
3.	08/12/21 Update / Layout / Final Approval
4.	08/12/21 Update / Layout / Final Approval
5.	08/12/21 Update / Layout / Final Approval
6.	08/12/21 Update / Layout / Final Approval
7.	08/12/21 Update / Layout / Final Approval
8.	08/12/21 Update / Layout / Final Approval
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15.	08/12/21 Update / Layout / Final Approval
16.	08/12/21 Update / Layout / Final Approval
17.	08/12/21 Update / Layout / Final Approval
18.	08/12/21 Update / Layout / Final Approval
19.	08/12/21 Update / Layout / Final Approval
20.	08/12/21 Update / Layout / Final Approval

Contour Development, LLC
 PO Box 89
 Rockford, MN 55373

CONCEPT PLAN A

ELWELL FARMS
 Ham Lake, Minnesota

CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL

2880 PLEASANT RIDGE DRIVE NE, SUITE 200, BLAINE, MN 55448
 TEL 763.488.7900 \ FAX 763.488.7828 \ CARLSONMCCAIN.COM

commissioners if they had any questions. Commissioner Dixon verified that the parkland dedication fees for Lots 1-7 is \$1850 per lot. Commissioner Lejonvarn asked if all accessory buildings shown on the plans were still on the property. Engineer Krugler stated that they are. Engineer Krugler stated the road infrastructure is in place and septic certifications from 2005 are being used. Engineer Krugler stated a lot line adjustment will be done between Lots 8 and 9 and encroachment agreements are needed for Lots 2, 3 and 6, Block 1 due to septic lines crossing drainage and utilities easements. Engineer Krugler stated the accessory building noted as the *existing shop* on Lot 8 is oversized but was approved with the original plat; the accessory building (block building) south of the oversized building was to be removed as shown on the attached Enchanted Estates exhibit from 2005. Building Official Jones stated the block building will need to be demolished and the pole structure that will be on proposed Lot 9 needs to have an exterior finish that matches the color, texture and style, as closely as practical, to the surface of the dwelling unit to be compliant with City Code. Building Official Jones stated the steel roof could remain on the pole structure. Commissioner Dixon completed the inspection; a copy which is on file. Commissioner Dixon stated she drove to the site and spoke with Mr. Haugen. Commissioner Dixon stated the accessory buildings that have been mentioned are still on the property. Commissioner Dixon stated she talked with Mr. Haugen about removing one accessory building and bringing the other building into compliance to ensure he was aware of the City's requirements for the plat. Commissioner Dixon stated the street infrastructure is in place and there is a park at the end of the street so this final phase will finish off the development.

Chair Pogalz opened the public hearing at 6:13 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:14 p.m.

Motion by Dixon, seconded by Entsminger, to recommend approval of the Preliminary Plat of Enchanted Estates 4th Addition in Section 14 as presented by Roger and Sue Haugen of S & R Developers LLC, subject to updating the survey to show all existing accessory building sizes before submission of the Final Plat for approval and updating the survey to show that the southerly building on proposed Lot 8 will be demolished, updating the exterior finish of the accessory building on 16207 Austin Street NE to match the color, texture and style of the like surfaces on the existing dwelling unit, meeting all requirements of the City Engineer and Building Official and meeting all City, County, and State requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, September 16, 2024 agenda.*

NEW BUSINESS:

Joseph Radach of Contour Development LLC, requesting Sketch Plan approval for Elwell Farms (107 Single Family Residential lots and 4 outlots) in Section 36

Mr. Joseph Radach was present. Mr. Radach stated Jesse Neumann from Design Earth Contracting and Steve Jones with Keller Williams were attending on behalf of the project as well. Mr. Radach stated Elwell Farms residential development will have 107 single family lots that range in size from one to 19 acres. Mr. Radach stated access to the development is going to be from the west via 137th Lane NE or the north via Opal Street NE through the Hidden Forest East subdivision. Mr. Radach stated four outlots are



proposed. Mr. Radach stated one outlot is land for a park that he envisions will include some walking trails with benches, scenic overlooks, a playground and some parking along the street. Mr. Radach stated two of the other outlots are for wetland restoration and preservation. Mr. Radach stated they intend to restore the sod fields into native wetland habitat and create a wetland bank with which wetland credits can be offered for other projects in the area that may have wetland impacts that need those credits. Mr. Radach stated many septic borings have been taken and they have confirmed each lot has adequate space for a primary and secondary septic system; livability has been proven on every lot as well. Mr. Radach stated a wetland delineation and threatened and endangered species survey have been completed. Mr. Radach stated the hope is to break ground in the spring. Chair Pogalz asked Engineer Krugler to comment on the development. Engineer Krugler stated the proposed 107 lot development is located on just over 500 acres in section 36. Engineer Krugler stated the sketch plan does not include names for all streets; the unnamed streets will need to follow the naming model of the Anoka County grid system and proposed cul-de-sacs within the development may need to be modified as they cannot exceed 1,100-feet in length. Engineer Krugler stated access to the development will be via a connection to 137th Lane NE in the Red Fox Hollow 2nd Addition development and via a connection to Opal Street NE in the Hidden Forest East development. The plan includes extending 138th Avenue NE from Ghia Street NE to connect lots 75 and 76. Engineer Krugler commented on the outlots stating Outlot B will be conveyed to the adjacent 4611 139th Lane NE parcel which will then require the parcel to be addressed from Opal Street NE, Outlot C is a proposed park and Outlots A and D are proposed wetland banks which Attorney Berglund will comment on. Engineer Krugler stated access to Lexington Avenue NE for Lots 75 & 76 is via gravel roads in the Elwell Heights subdivision; it is required that the portions of 138th Avenue NE, Fraizer Street NE and 139th Lane NE between these lots and Lexington Avenue NE be upgraded. Engineer Krugler stated there is a 66-foot wide ingress/egress easement traversing from 138th Avenue NE thru parcels 67, 68, 69, 75 and 76 to the 4611 139th Lane NE that will need to be rescinded and the driveway for 4611 139th Avenue NE will need to be relocated to Opal Street NE. Engineer Krugler stated 138th Avenue NE is currently a private easement, not a city street, so it will have to be dedicated as part of the plat. Engineer Krugler stated the Park Committee met to discuss parkland dedication for the proposed Elwell Farms development; the Park Committee determined parkland dedication fees will be collected rather than requiring dedication of land or trail easements as residents of the Elwell Farms development will have street access to the nearby parks within the Hidden Forest East Park Addition and Red Fox Hollow 2nd Addition subdivisions. Engineer Krugler stated a 20-foot wide Flint Hills Resources easement (Minnesota Pipeline) traverses through the northerly portion of the sketch plan; written approval from Flint Hills Resources must be provided for streets, driveways and grading within the easement. Engineer Krugler stated there are existing buildings, accessory buildings, farm buildings, wells and septic systems located within the proposed sketch plan and future submittals will need to show that the buildings will be removed. Engineer Krugler stated demolition permits will be required to remove the buildings and documentation will need to be provided to prove the wells have been sealed and the septic systems abandoned. Engineer Krugler stated an FAA recognized flying field for radio-controlled aircraft is located on parcel 36-32-23-14-0001. Engineer Krugler stated research will need to be done to determine if the FAA has any rules related to discontinuing use of the area.

Engineer Krugler stated Trail #84A of the Rice Creek Snowmobile Trail Association traverses thru the easterly portion of the proposed plat. Engineer Krugler stated Coon Creek Watershed approval is required. Engineer Krugler stated the northerly portion of the proposed development is identified as a FEMA Zone A designation; a FEMA Letter of Map Amendment will be required for lots located within Zone A. Engineer Krugler stated a Natural Heritage Information System data review has been completed and a habitat assessment/survey is required. Chair Pogalz stated he likes what he sees in the development in relation to providing additional access points to a few other subdivisions in the area. Chair Pogalz asked if an extension of Bunker Lake Boulevard NE could be considered with the plat. Mr. Radach stated the northwestern corner of the proposed development does not extend far enough west to create an extension of Bunker Lake Boulevard NE and the composition of the land is peat and wetland. There was discussion about improving and extending 138th Avenue NE east to connect with what is currently labeled as Street A on the plans and improving 137th Lane NE from Ghia Street NE east and other potential access points to Lexington Avenue NE. Chair Pogalz stated that another access point out to Lexington Avenue NE should be considered so that residents occupying 107 new homes in the development don't have only two ingress/egress points. Chair Pogalz stated he disagrees with the Park Committee's recommendation to accept monies in lieu of parkland. Chair Pogalz stated this is a large development. Chair Pogalz stated there are ball fields in the central part of the city and several parks with playground equipment throughout the city, but no ball or soccer fields in the eastern side of Ham Lake. Mr. Radach stated they are planning for a park and obtaining credit toward parkland dedication. Engineer Krugler explained parkland dedication options in respect to paying \$2,500 per lot dependent on the ratio of upland vs wetland, dedicating land or a combination of both. Commissioner Lejonvarn asked Mr. Radach if he was working with the Rice Creek Snowmobile Trail Association. Mr. Radach stated he received a call from Mr. Ken Anderson (Mr. Anderson was present.) today but had not had a chance to speak with him. Mr. Radach stated he wasn't familiar with where the trail was within the proposed development but was willing to talk with Mr. Anderson. Chair Pogalz stated if the trail system through the development isn't possible, snowmobilers will have no trail access from the north to the south side of the city and vice versa. There was discussion about a permanent trail being dedicated within the development to be a recreational trail in the summer and a snowmobile trail in the winter. Chair Pogalz asked Mr. Radach to comment on the St. Paul Modelers Radio Controllers Club (SPMRC) use of the airfield. Mr. Radach stated their lease will be terminated. Chair Pogalz asked if the SPMRC was aware that the lease will be terminated. Mr. Radach stated the Elwell's have notified the club that the lease will be terminated. Attorney Berglund stated the City Council supports having wetland banks in Ham Lake and work is being done to codify an ordinance related to wetland banks. Attorney Berglund stated he has been exploring conditions the city will have for developers interested in wetland banking such as requiring a Conditional Use Permit, requiring the dedication of a trail through the wetland bank area, have a fee paid to the city that is a percentage of each wetland bank credit sold as the city anticipates that developers will abandon the land once all credits have been sold and the city will then be responsible for maintaining the land. Mr. Radach questioned if a trail would be possible in a wetland area as creating an upland trail could impact the wetlands and would create additional expense. There was discussion about the process of gaining approval from the Board of Soil and Water Resources and the Army Corp of Engineers for a

wetland bank, initial restrictions on the sale of credits, oversight of the location, vegetation requirements, etc. Mr. Radach stated he has created wetland bank prospectus to submit to various regulatory agencies for review. Mr. Radach stated he should know in three months whether or not the plan is acceptable. Chair Pogalz reviewed the list of items noted in the September 5, 2024 memo from the City Engineer that need to be addressed. Mr. Radach stated he has noted the items he needs to address. There was additional discussion about these items. Building Official Jones stated that, currently, the City Code does not allow wetland banks under a Conditional Use Permit and that the city should update City Code to allow for wetland banks before approving the sketch plan for this development as it could potentially include a wetland bank area. Commissioner Lejonvarn asked if the sketch plan could be approved to allow the developer to continue to address the comments from the City Engineer while the City created the code related to wetland banks. Attorney Berglund stated the City Council supports the creation of wetland banks within the city. Attorney Berglund stated this concept has been studied for the past several months and the plan is to create an ordinance to allow wetland banks. Attorney Berglund stated the ordinance has not been created yet so wetland banks are currently not a permitted use. Attorney Berglund stated once an ordinance is created, it will take some time to hold a public hearing, obtain approval of the ordinance and adhere to statutory timelines for acceptance of the ordinance. Chair Pogalz suggested the application be tabled until the wetland bank ordinance has been approved. Mr. Radach asked if the sketch plan could be approved so they could begin work on a preliminary plat. Attorney Berglund stated his recommendation is to table the application for now. Mr. Radach stated the development team would like to know if the commission is in favor of the project. Attorney Berglund asked Mr. Radach if going forward with the development is contingent on getting approval to have a wetland bank. Mr. Radach stated it was. Attorney Berglund stated his recommendation is to table the application. Commissioner Lejonvarn asked how many acres would be dedicated to the wetland bank in the development. Mr. Radach stated approximately 70 acres. Mr. Radach asked the commissioners if they were generally in favor of the project. All commissioners were of the opinion that they were in favor of the development. **Motion by Lejonvarn, seconded by Pogalz, to table Sketch Plan Approval for the plat of Elwell Farms as submitted by Joseph Radach of Contour Development LLC. All present in favor, motion carried.**

OLD BUSINESS:

Gary Magnuson requesting Sketch Plan approval for the minor Plat of Magnuson Estates (2 lots) in Section 9

Mr. Magnuson was not present. Chair Pogalz asked Building Official Jones to comment on the plat. Building Official Jones stated he has talked with Mr. Magnuson several times about the corn crib that was converted to a garage. Building Official Jones stated he went to Mr. Magnuson's property to measure the distance between the building and the property line and found that the structure is within the front yard setback. Building Official Jones stated the garage must be removed to come into compliance with City Code. Building Official Jones stated a permit was issued to Mr. Magnuson for an accessory building several years ago under the agreement that the garage would be removed and that did not happen. Building Official Jones stated anytime a resident requests a lot split, their property must be brought into compliance with City Code if something is found to be

Memorandum

Date: September 5, 2024
To: Planning Commissioners
From: Tom Collins, City Engineer *TPC*
Subject: Elwell Farms Sketch Plan

Introduction:

The proposed 107 lot residential development is located on 18 parcels equating to 515.14 acres. The 18 parcels are identified on the attached Exhibit A. Outlot A and Outlot D, which are a total of 190.1 acres, are proposed to be stand-alone parcels for the creation of Board of Water and Soil Resource (BWSR) approved wetland banking. The southern border of the proposed plat abuts the City of Blaine. The north half of the eastern border abuts Carlos Avery and the south half of the eastern border abuts the City of Columbus. The parcels are currently zoned Rural Single Family Residential (R-A), with the exception of parcel 36-32-23-24-0015 (Outlot A – Red Fox Hollow 2nd Addition) which is zoned Single Family Residential (R-1). The proposed zoning for the residential lots will be R-1, which includes Outlot B. The zoning for Outlot A and Outlot D will remain R-A. A 1,000 scale aerial photo, 400 scale half-section maps and a 1,000 scale zoning map are attached.

Discussion:

All street names will be per the Anoka County street grid. Subsequent plans will include all street names. Street A connects to existing Opal Street within Hidden Forest East to the north, where there is no temporary cul-de-sac. 137th Lane connects to the existing streets within Red Fox Hollow 2nd Addition. The Developer will be required to remove the 137th Lane temporary cul-de-sac on the east side of Red Fox Hollow 2nd Addition, relocate the public utilities, pay the application fee for the subsequent public hearing for vacation of the cul-de-sac right-of-way beyond 66-feet and dedicate a 10-foot drainage and utility easement adjacent to the resulting 66-foot wide 137th Lane right-of-way.

Outlot A and Outlot D are proposed to be converted to a BWSR approved wetland bank. A document will be recorded with Anoka County stipulating that Outlot A and Outlot D are not eligible for building permits. Wetland banking currently is not codified in City Code, but is under completion by the City Attorney. Consideration of approval of wetland banking will be a separate application from plat approval.

Outlot B will be conveyed to the adjacent 4611 139th Lane parcel. Outlot C is a proposed park, which is primarily ponds and wetlands. Outlot C needs to be removed, with the area being absorbed by the adjacent parcels. Per the Parks Committee, parkland dedication fees will be collected rather than the dedication of parkland or trail easements because the development will have street access to the 27.12-acre park within Hidden Forest East Park Addition and the 1.33-acre park within Red Fox Hollow 2nd Addition.

Access to improved Lexington Avenue for Lot 75 and Lot 76 is thru the Elwell Heights subdivision. The streets within the Elwell Heights subdivision are gravel. The upgrade of 138th Avenue, Fraizer Street and 139th Lane is required. An easterly 138th Avenue cul-de-sac is required at Lot 75. The 138th Avenue cul-de-sac would exceed the 1,100-foot maximum from Ghia Street with the current lot configuration of Lot 75 and 76. The cul-de-sac would have to be located at the southwest portion of Lot 76, with Lot 75 having a minimum of 60-feet of cul-de-sac frontage.

Per Anoka County Document #486528, a 66-foot wide ingress/egress easement traverses from 138th Avenue within Elwell Heights thru parcels 76, 75, 69, 68 and 67 to the 4611 139th Lane parcel. This easement will have to be extinguished. The 4611 139th Avenue driveway will need to be relocated to proposed Street A. The driveway relocation is to be coordinated with the property owner, and the property owner is to be notified that their address will be changing from 139th Lane to Opal Street.

The Street A and Street E cul-de-sac lengths cannot exceed the 1,100-foot maximum per Article 10-430.K(iii) of City Code. A revision for the Lot 56 configuration is needed for compliance with Article 10-430.I.2.b of City Code. The easterly interior angle between the two side lot lines of the triangular lot is currently under the 45-degree minimum. The approved configuration is shown on the attached Reconfiguration Exhibit.

A 20-foot wide Flint Hills Resources (Minnesota Pipeline) easement traverses thru the northerly portion of the proposed Sketch Plan. Written approval from Flint Hills Resources needs to be provided for the Street A crossing, the Street E crossing and the 4611 139th Avenue driveway relocation, along with any other proposed grading within the easement.

The Developer will be required to remove the 137th Lane cul-de-sac on the east side of Red Fox Hollow 2nd Addition, relocate public utilities, pay the application fee for the subsequent public hearing for vacation of the cul-de-sac right-of-way beyond 66-feet and dedication of a 10-foot drainage and utility easement adjacent to the resulting 66-foot wide 137th Lane right-of-way.

There are existing buildings, accessory buildings, farm buildings, wells and septic systems located within the proposed Sketch Plan. Future plan submittals need to show all removals. Existing wells will need to be sealed per Minnesota Department of Health requirements. The existing septic systems, including tanks, will need to be abandoned per MPCA requirements. Demolition permits will need to be approved by the Building Official. Proof that wells have been sealed and septic systems/tanks have been abandoned must be submitted to the Building Official as well.

The flying field of the FAA recognized St. Paul Modelers Radio Controllers Club (SPMRC) is located on the 36-32-23-14-0001 parcel. A 200 scale aerial photo and the home page of the Club website are attached. The Club is for members to use for their radio control aircraft. Per their website, the flying field has a surfaced runway, large pit area, gathering shelter and other great field amenities. The Club currently leases the property on an annual basis. Per correspondence with the Club, the property was recently reviewed and designated by the Federal Aviation Administration as a Federally Recognized Identification Area (FRIA). The FRIA designation allows the SPMRC, which is chartered by the Academy of Model Aeronautics (AMA) as Club #380, to operate remotely controlled aircraft while being exempt from the remote ID requirement as long as conformance to established AMA safety rules and guidelines are followed.

Trail #84A of the Rice Creek Snowmobile Trail Association traverses thru the eastly portion of the proposed Sketch Plan. The trail map along with the trail location thru the proposed Sketch Plan are attached. Per conversations with the Rice Creek Trail Snowmobile Club representative, an on-site meeting is to take place with the property owners to determine the potential for relocating the designated trail.

Coon Creek Watershed District (CCWD) approval is required. Per the CCWD, portions of the Sketch Plan are classified as drainage sensitive land uses, meaning that downstream lands are dependent upon removal of water from the soil profile for their continued use. The CCWD will require that post development 100-year discharge rates do not exceed pre development 25-year rates.

The existing pond was a borrow pit that was excavated in the early 1990's. The existing pond slopes will need to be compliant with 4:1 slope above the normal water level and a 10:1 bench to one-foot below the normal water level. The proposed stormwater ponds on the west side of Street A will need to be revised from being within Outlot D to being absorbed by Lots 6, 7 and 8. Per the attached FEMA Zone A exhibit the northerly portion of the proposed development is identified as a FEMA Zone A designation, which is the 1% probability of flooding in any given year. A FEMA Letter of Map Amendment will be required for the lots within the Zone A designation.

The Natural Heritage Information System (NHIS) data review by the DNR is attached. Minnesota's endangered species law (Minnesota Statutes, section 84.0895) and associated rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the taking of threatened or endangered species without a permit. A habitat assessment/survey is required, per the NHIS review, because several rare plant species have been identified within the vicinity of the project.

The parcels are not located within any of the 20 natural resource clusters identified in the Anoka Conservation District's April 2008 Natural Resources Inventory and Assessment (NRIA). The NRIA is Appendix S of the Storm Water Pollution Prevention Plan (<ftp://ftp.rfcengineering.com/SWPPP.pdf>).

Recommendations:

It is recommended that the Sketch Plan of Elwell Farms Addition be recommended for approval, contingent on addressing the above.

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

File Number: 692674 **Revision Number: 3**

Parcel IDs - 36-32-23-

EXHIBIT A

Parcel 1: Abstract 11-0001
The Northeast Quarter of the Northeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 2: Abstract 12-0003
The Northwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. Except the South 212.00 feet of the West 580 feet of said Northwest Quarter of the Northeast Quarter; also except the North 512.41 feet of the West 325.00 feet of Northwest Quarter of said Northeast Quarter.

Parcel 3: Abstract 13-0004
The Southwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. EXCEPT the West 330.2 feet of said Southwest Quarter of the Northeast Quarter, except the North 88 feet thereof; and Also Except the North 88.00 feet of the West 580.00 feet of said Southwest Quarter of the Northeast Quarter.

Parcel 4: Abstract 18-0006
The West 330.2 feet of the Southwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, Except the North 88 feet thereof.

Parcel 5: Abstract 14-0001
The Southeast Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 6: Abstract 21-0006
The Northeast Quarter of the Northwest Quarter, Except the South 212 feet thereof, Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 7: Abstract 22-0010
That part of the Northwest Quarter of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying East of the West 1027.97 feet thereof, and lying North of the South 212 feet of the Northwest Quarter of the Northwest Quarter, except that part platted as Elwell Heights.

Parcel 8: Abstract 24-0005
The South 67 feet of the North 155 feet of that part of the South Half of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying Easterly of the East line of Elwell Heights.

Parcel 9: Abstract 31-0001
The Northeast Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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LT File No.: 692674

ALTA Commitment for Title Insurance (07-01-2021)

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

File Number: 692674 **Revision Number: 3**

Parcel 10: Abstract **37-0001**
The Southeast Quarter of the Southwest Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 11: Abstract **41-0001**
The Northeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 12: Abstract **42-0001**
The Northwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 13: Abstract **43-0001**
The Southwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 14: Abstract **44-0001**
The Southeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 15: Torrens Certificate No. 151959 **27-0015**
Outlot A, Red Fox Hollow 2nd Addition, Anoka County, Minnesota.

Parcel 16: Abstract **21-0005**
The South 212.00 feet of the West 580.00 feet of the Northwest Quarter of the Northeast Quarter; the North 88.00 feet of the West 580.00 of the Southwest Quarter of the Northeast Quarter; that part of the North 88.00 feet of the South Half of the Northwest Quarter and that part of the South 212.00 feet of the North Half of the Northwest Quarter lying East of the East line of Elwell Heights, according to the recorded plat thereof, all in Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 17: Abstract **33-0001**
The Southwest Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, EXCEPT PARCEL 44, Anoka County Right of Way Plat No. 81, Anoka County, Minnesota.

Parcel 18: Torrens Certificate No. 123181 **32-0001**
That part of the Northwest Quarter of the Southwest, Section 36, Township 32, Range 23 lying South of a line 331.23 feet north of, measured at right angles to and parallel with the South line of said Northwest Quarter of the Southwest Quarter, EXCEPT PARCEL 43, Anoka County Right of Way Plat No. 81, Anoka County, Minnesota.

Abstract/Torrens Property

Included from
11/4/24 Sketch
Plan Submission

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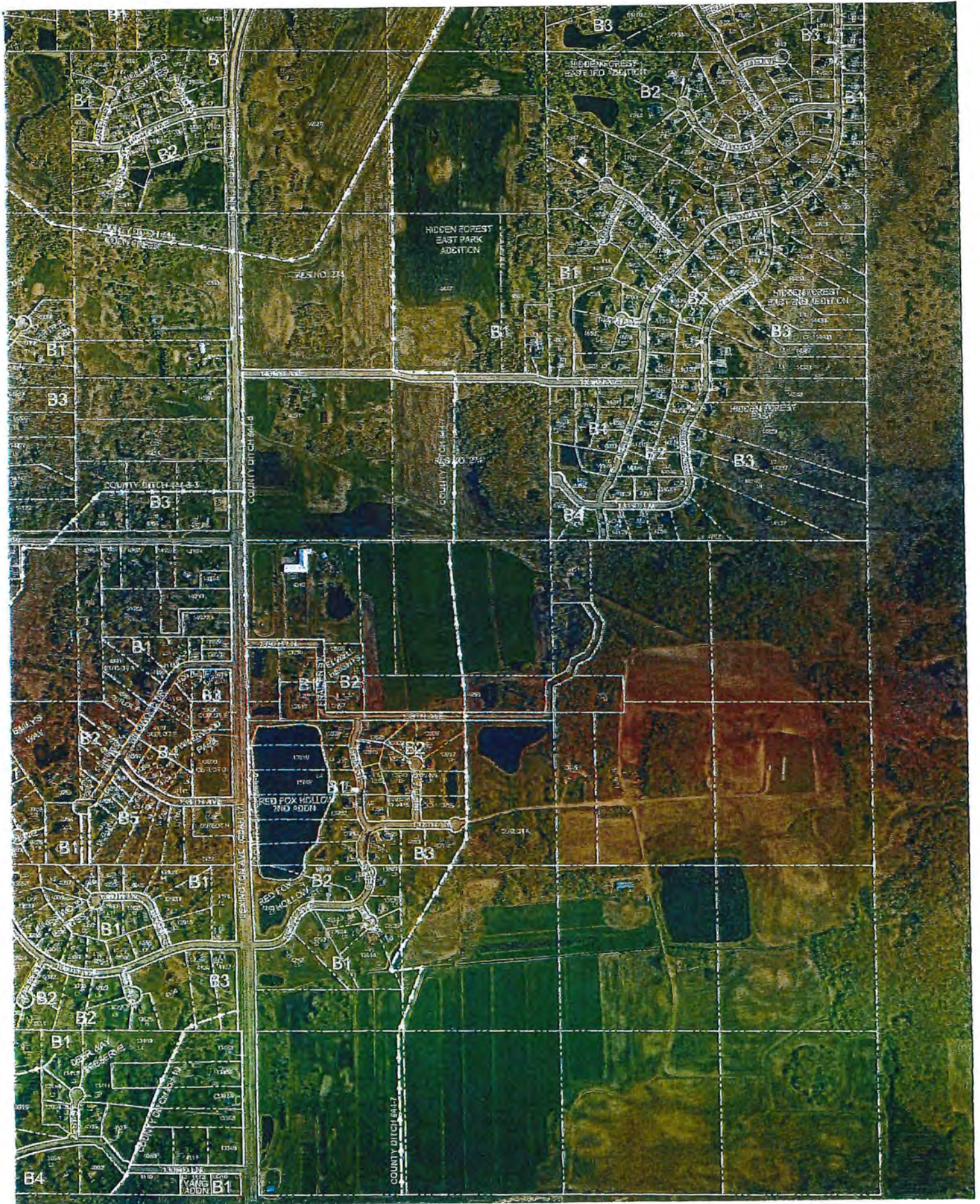
LT File No.: 692674

ALTA Commitment for Title Insurance (07-01-2021)

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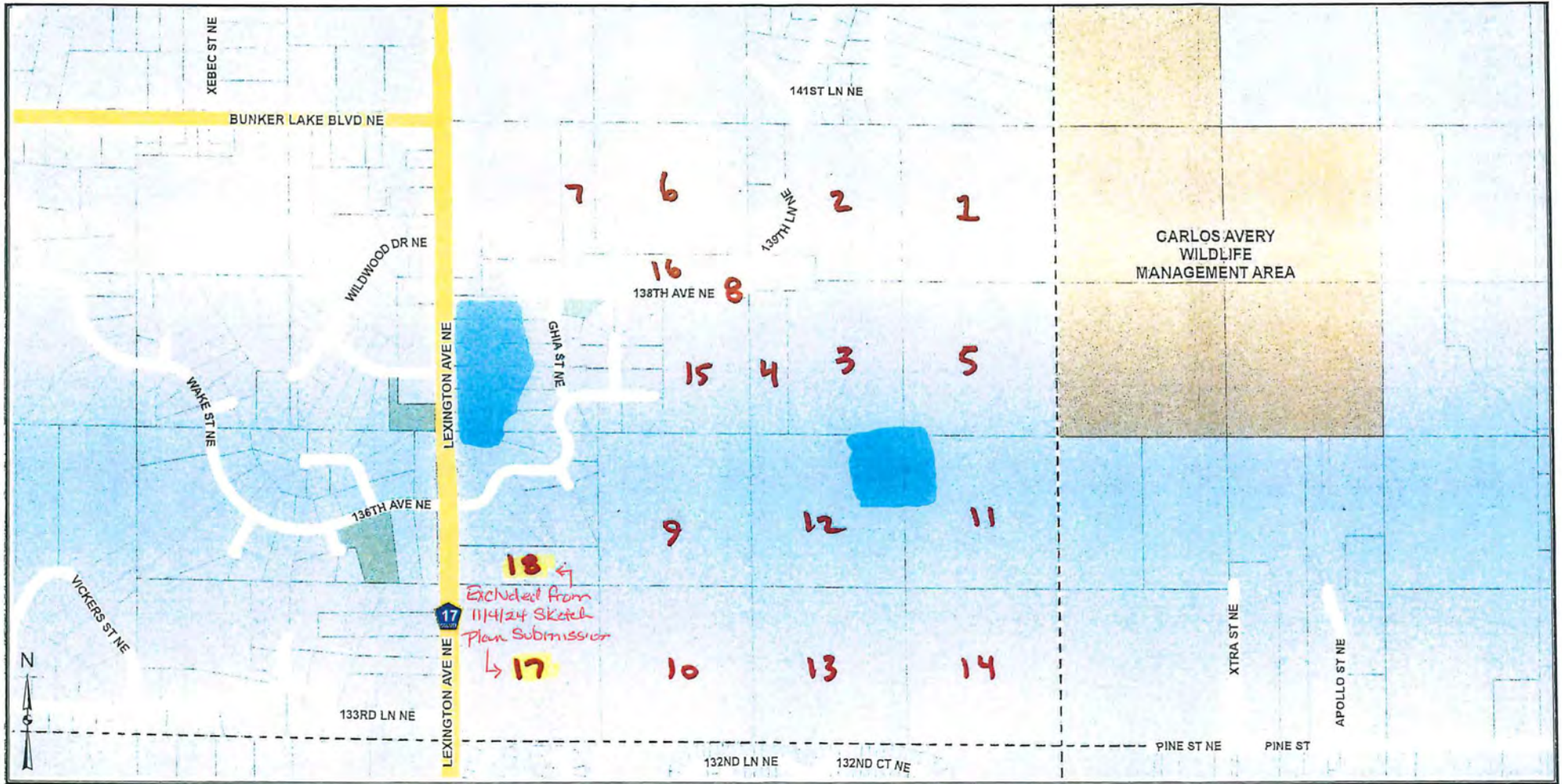
AMERICAN
LAND TITLE
ASSOCIATION





1" = 1,000'

Anoka County Parcel Viewer



Parcel Information:

36-32-23-13-0004

HAM LAKE

MN 55304

Approx. Acres: 29.37820414

Plat:

Commissioner: JULIE BRAASTAD

Exhibit A Parcels

Owner Information:

ELWELL FAMILY FARM L P

4629 137TH LN NE

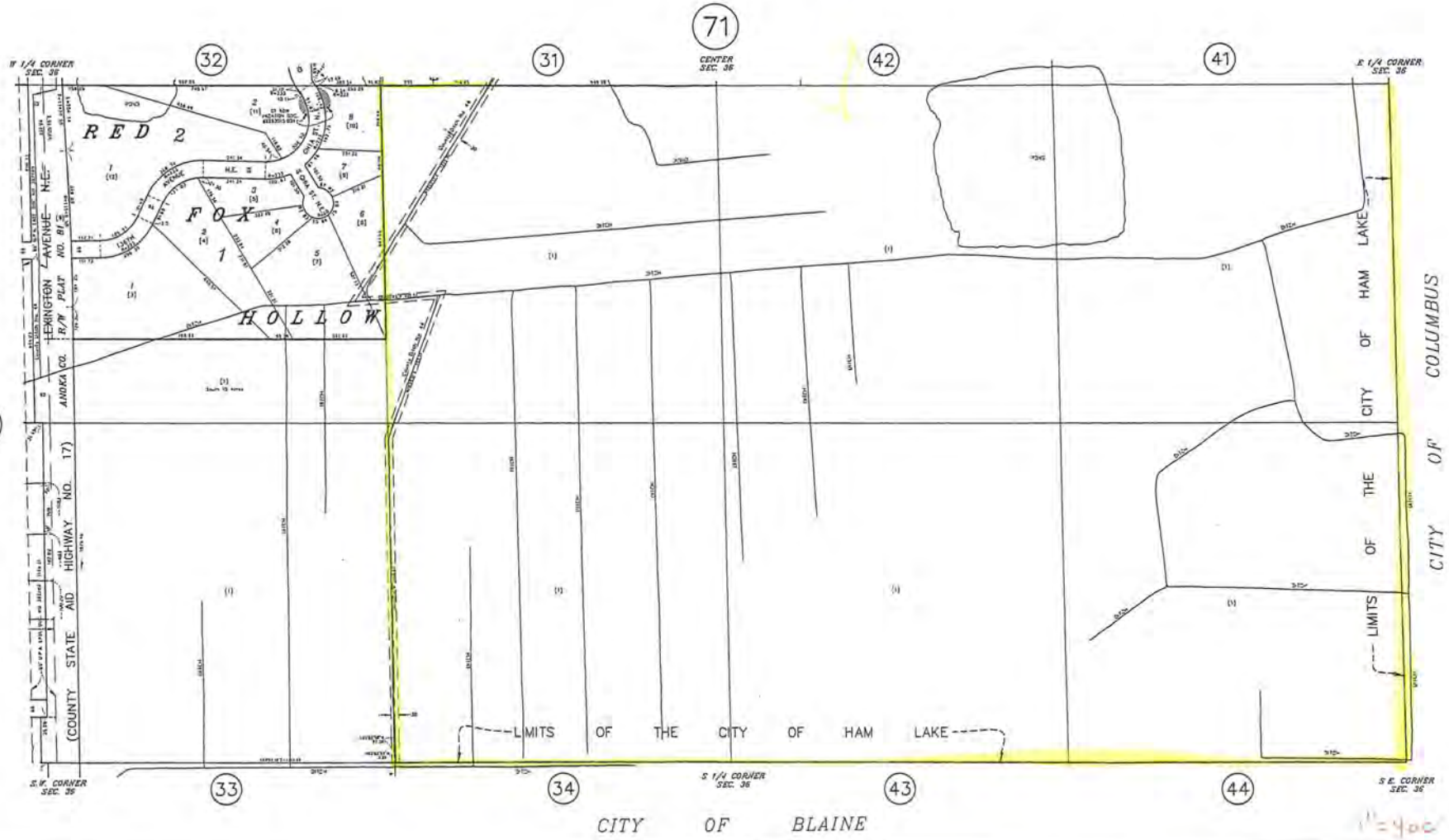
HAM LAKE

MN

55304

S 1/2 SECTION 36, T. 32, R. 23

CITY OF HAM LAKE



70

32

31

71

42

41

33

34

43

44

CITY OF BLAINE

1" = 400'



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

32	21	12	11	NORTH HALF OF SECTION
23	24	13	14	
32	31	42	41	SOUTH HALF OF SECTION
33	34	43	44	

PROPERTY IDENTIFICATION NUMBER

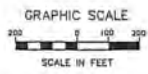
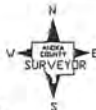
Section Number	Township Number	Range Number	Quarter Number	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: (1)
EXAMPLE OF PIN NUMBER: 36-32-23-43-0001

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

N 1/2 SECTION 36, T. 32, R. 23

CITY OF HAM LAKE



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
NORTH HALF OF SECTION			
32	31	42	41
33	34	43	44
SOUTH HALF OF SECTION			

PROPERTY IDENTIFICATION NUMBER

Section Number	Township	Range	Quarter	Specific Number	Parcel
XX	XX	XX	XX	XXXX	

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 36-32-23-13-0006

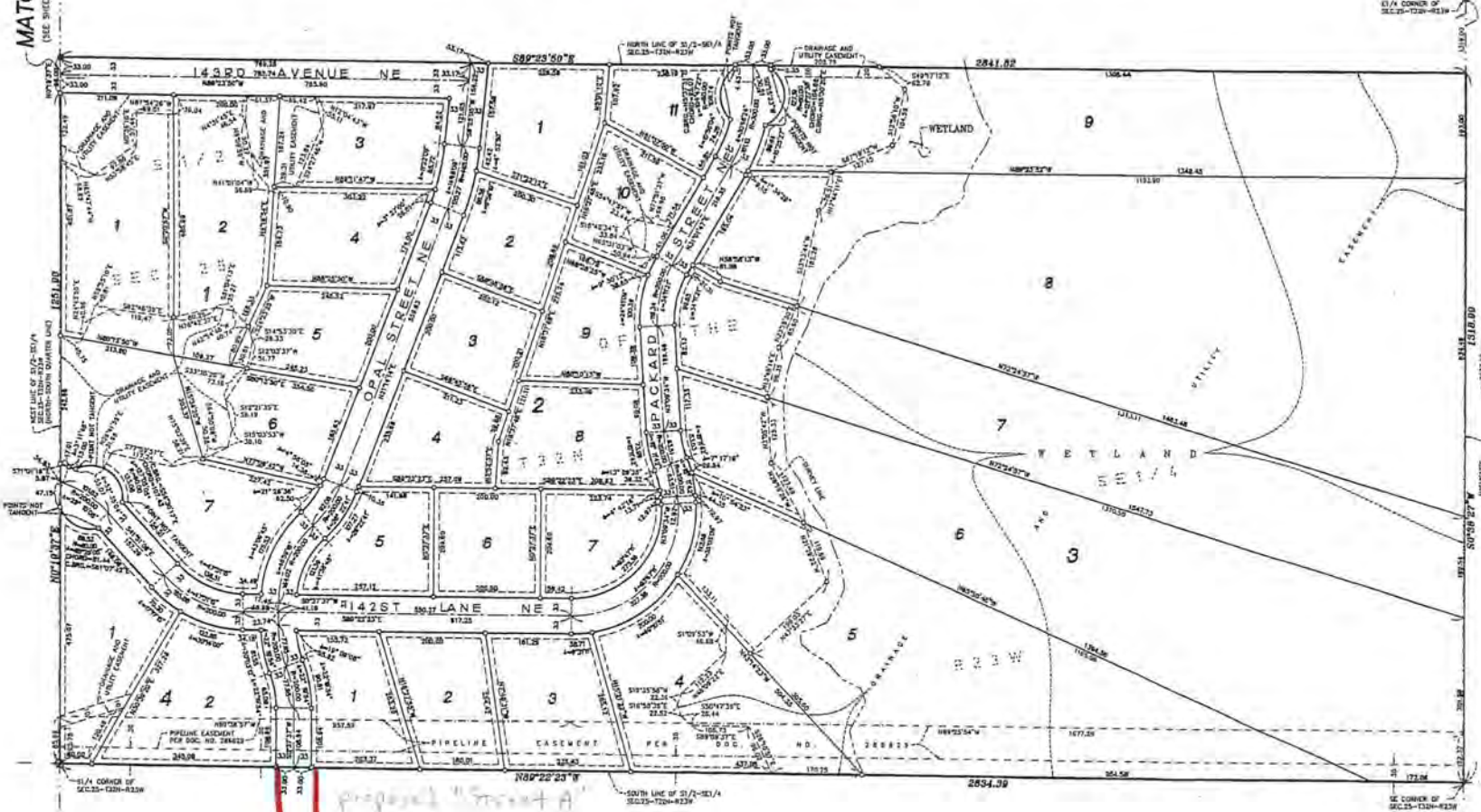
THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

OFFICIAL PLAT

HIDDEN FOREST EAST

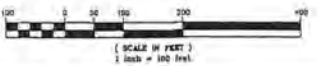
CITY OF HAMI LAKE
COUNTY OF ANOKA
SEC. 25, T32N, R23W

MATCH LINE
(SEE SHEET 1 OF 2 SHEETS)



Proposed "Street A"

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



- ⊕ DENOTES FOUND ANOKA COUNTY MONUMENT
- ⊞ DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. NO. 41578.
- ⊙ DENOTES FOUND IRON MONUMENT, UNLESS OTHERWISE SHOWN.
- ⊠ DENOTES FOUND CONCRETE MONUMENT
- DENOTES WETLAND DELINEATION BY KJELHAUG ENVIRONMENTAL SERVICE COMPANY IN JULY OF 2018.

(NOT TO SCALE)

BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, SEE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

OFFICIAL PLAN

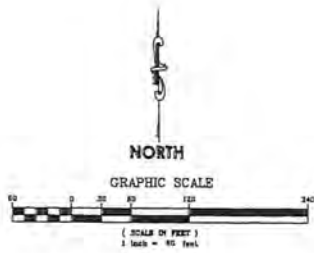
RED FOX HOLLOW SECOND ADDITION

DETAIL B

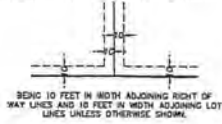
City of Ham Lake
County of Anoka
Sec. 36, T32, R23

BENCHMARK

MNDOT GSD STATION # 62811
MNDOT NAME: ANOKA BM 10
ELEVATION: 897.50 (NAVD 88)



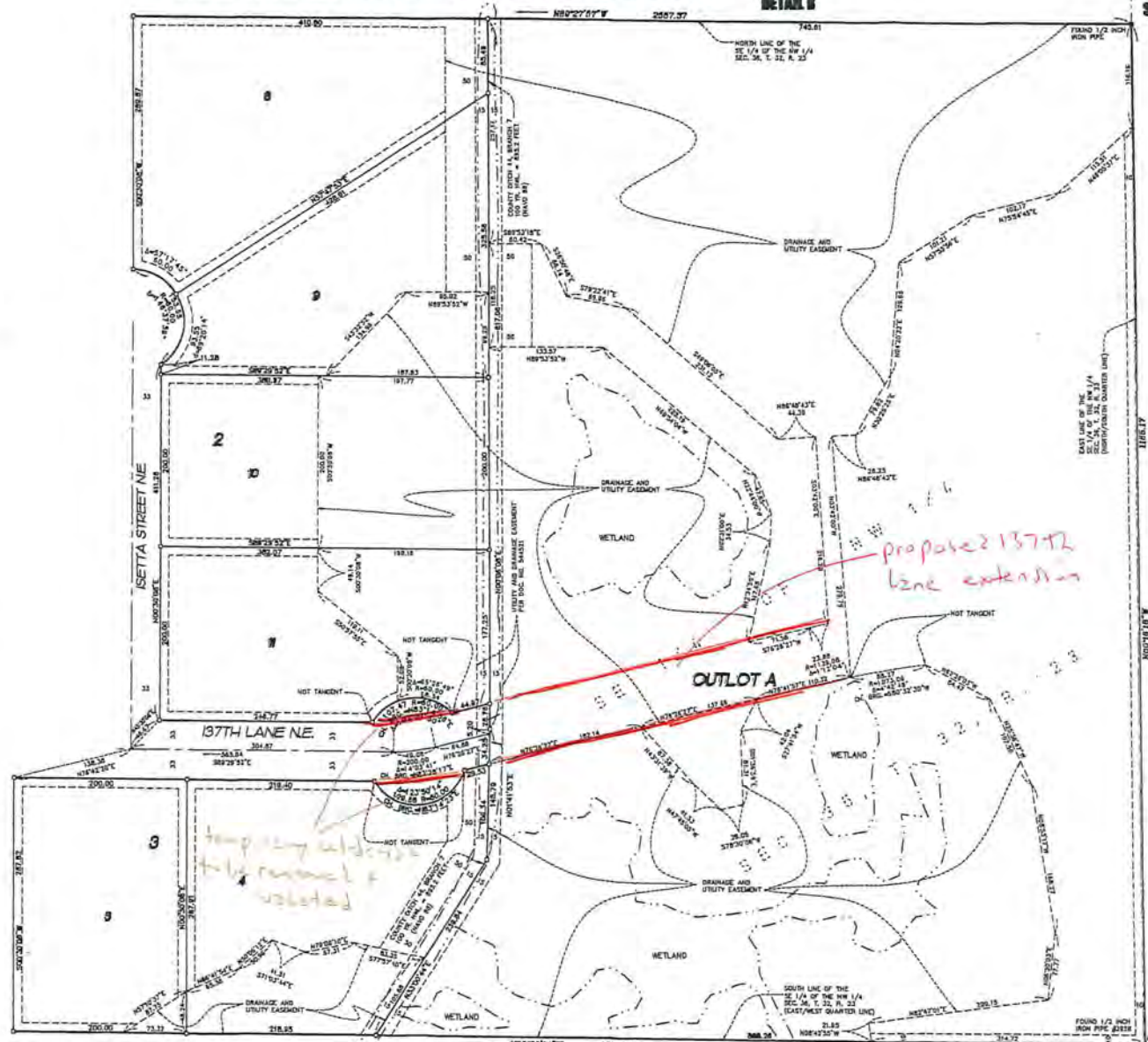
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:



LEGEND

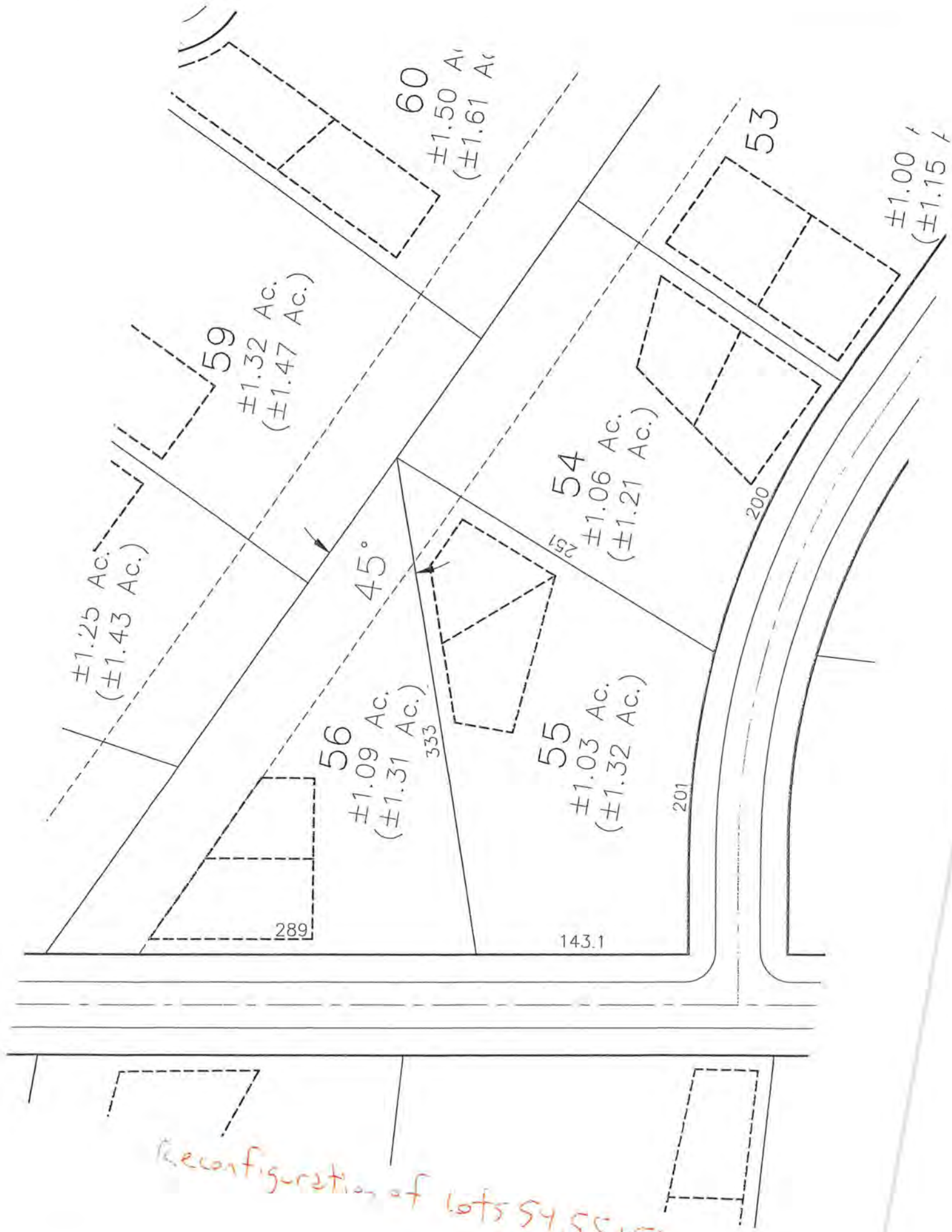
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE TO BE SET WITHIN ONE YEAR OF RECORDING, MARKED RLS NO. 41578
- DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL ON 8/10/12

For the purposes of this plot, the South line of the Southeast Quarter of the Northeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota is assumed to have a bearing of North 89 degrees 28 minutes 14 seconds West.



Proposed 137th Lane extension

Temporary widening to be removed & resurfaced



Reconfiguration of lots 54, 55 + 56

**CITY OF HAM LAKE
CODE COMMITTEE NOTES
OCTOBER 21, 2024**

The Road Committee met on Monday, October 21, 2024 at 5:30 p.m. Present were Mayor Brian Kirkham, Councilmember Gary Kirkeide; City Attorney Mark Berglund; City Engineer Tom Collins; City Administrator Denise Webster; Building Official Mark Jones; and Deputy City Clerk Dawnette Shimek.

1. Extreme Curves

The Code Committee discussed that there currently isn't a definition for "extreme curves" under Article 10-100 in the Ham Lake City Code. There was discussion that an extreme curve could be defined as "a curve with a design speed limit of 20 miles per hour (mph) or less". **It was the consensus of the Code Committee to recommend to the City Council to consider the First Reading of an Ordinance defining an extreme curve under Article 10 of the Ham Lake City Code.**

2. Noise Ordinance

The noise ordinance was discussed regarding dirt bikes, ATVs, etc. under Article 4-700 of the Ham Lake City Code. The Code Committee discussed the circular motion and the timeframe that a dirt bike, etc. could be going in a circular motion. Attorney Berglund stated that there also needs to be consideration for the neighbors who are having issues with dirt bikes, etc. as they have property rights too. Building Official Jones stated that he receives a lot of complaints regarding the noise that dirt bikes, etc. make when continually operating in close vicinities, especially when going in a circular motion. There was discussion on not changing the noise ordinance at this time. Administrator Webster stated that she would research what other cities ordinances are regarding dirt bikes, ATVs, etc. noise.

3. Wetland Banking

Attorney Berglund stated that the City can charge a fee for wetland credits that are sold by the developer, owner, etc. There was discussion of charging 3% for each credit that is sold. There was discussion regarding the dedication of a trail easement on the property or parkland dedication fees if a trail is not feasible to construct. Attorney Berglund stated that the wetland bank would be under a Conditional Use Permit (CUP). There was discussion that 2% would go into the General Fund and 1% would go into a Park and Beach Fund. The Code Committee discussed allowing the developer, who's previous sketch plan was tabled by the Planning Commission, to re-submit their application for sketch plan approval, but will not be able to submit the preliminary plat until the Wetland Banking is codified in the City Code. Attorney Berglund and Engineer Collins will prepare a draft Ordinance for a Public Hearing before the Planning Commission.





Playground



Pavilion



Pickleball



Fishing Pier

Wetland
Restoration

Lot 8

Street A

Street A

- Plan Key**
- 1 Playground Area w/ Tables & Benches
 - 2 Picnic / BBQ Pavilion
 - 3 Pickleball Courts
 - 4 Fishing Pier
 - 5 Basketball Court
 - 6 Cornhole Courts
 - 7 Overlook Seating
 - 8 Landscape Berm
 - 9 Infiltration Basins
 - 10 8' Multi-use Trails
 - 11 Multi-use Field (125' x 175')
 - 12 Parking Lot (16 spaces)

Lake

Stormwater
Pond

ELWELL PARK CONCEPT PLAN

Ham Lake, MN | 10/24/24



Snowmobiles Only!

Trails not intended for
ATVs, pedestrian,
fat tire bikes, etc.



CIRCLE PINES, MN

**- PLEASE -
STAY ON TRAIL
OR WE WILL LOSE IT!**

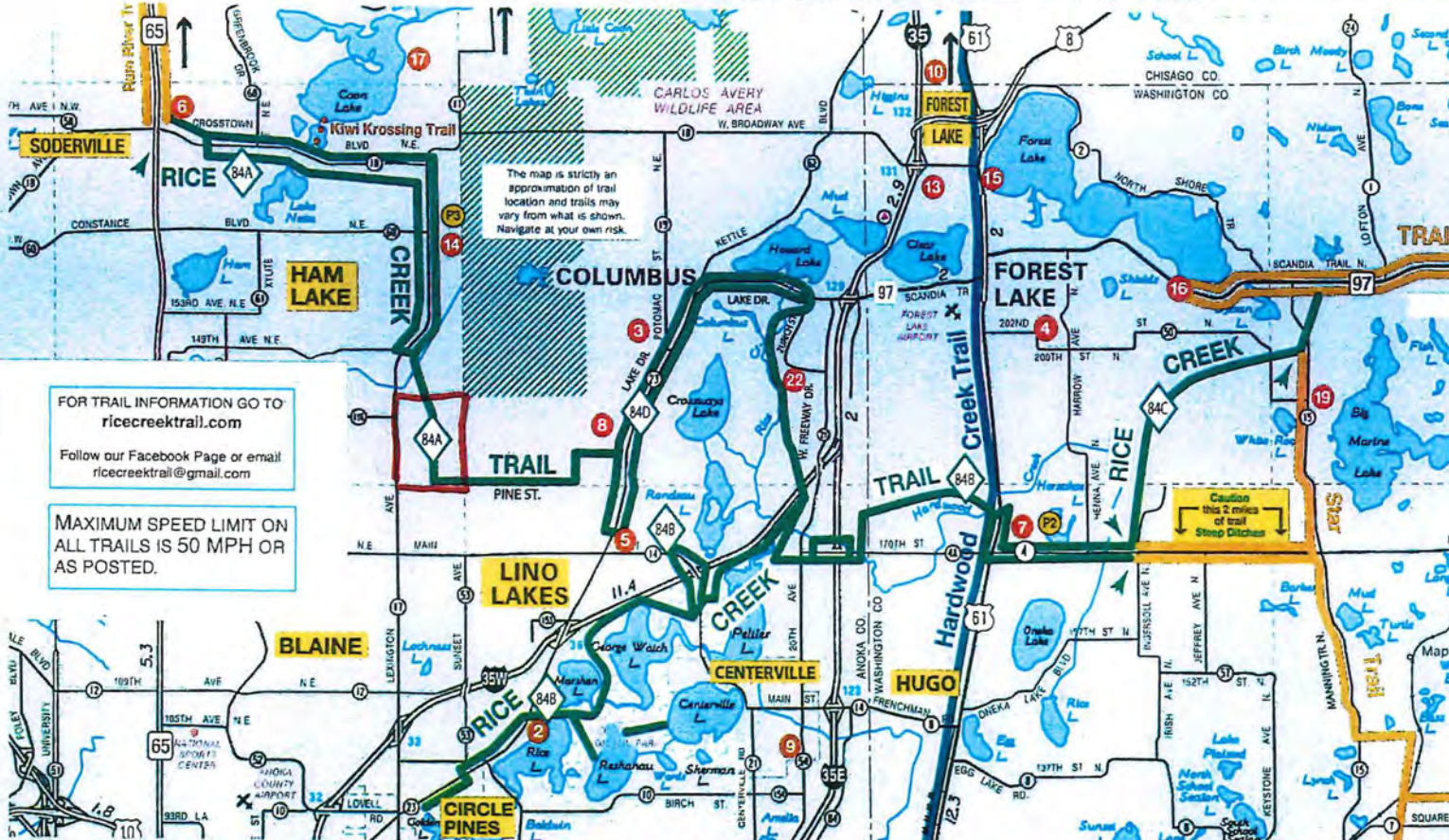
TRAILS OPEN DECEMBER 1ST & CLOSE APRIL 1ST

RICE CREEK TRAIL ASSOCIATION SNOWMOBILE TRAIL



Parking / Unloading

- Blacksmith Lounge
 - One Stop
- Food: 2, 5, 7, 9, 16, 17, 22
Repair: 4, 8, 10, 13, 15
Gas: 5, 17, 19

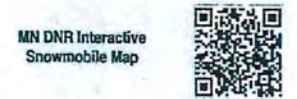


FOR TRAIL INFORMATION GO TO
ricecreektrail.com

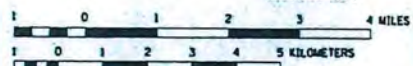
Follow our Facebook Page or email
ricecreektrail@gmail.com

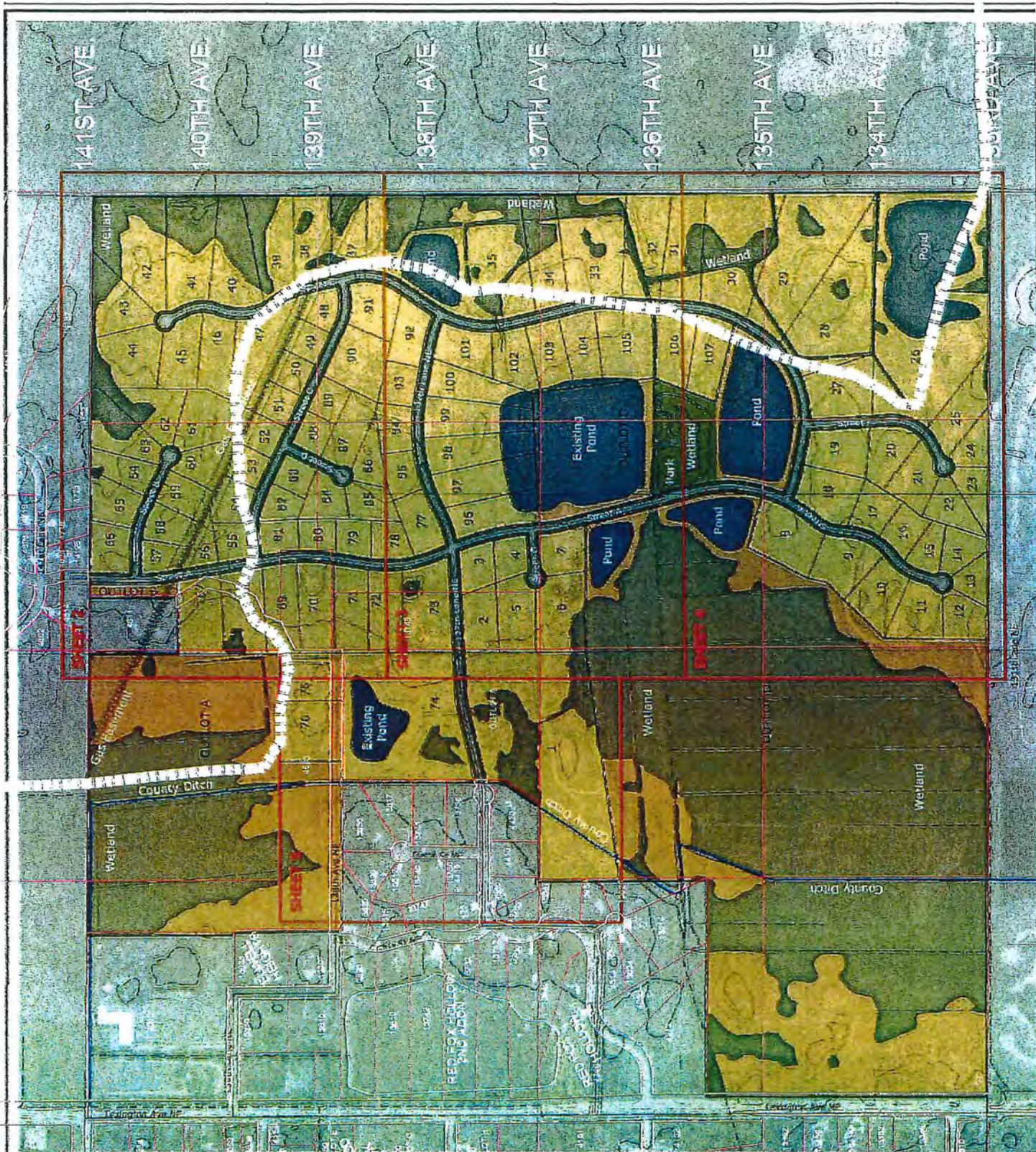
MAXIMUM SPEED LIMIT ON
ALL TRAILS IS 50 MPH OR
AS POSTED.

CENTERVILLE		
● WISEGUYS	(651) 653-1077	
COLUMBUS		
● FRONTIER AG	(651) 464-6776	
● UNIQUE COLLISION & CUSTOM	(651) 253-2582	
COON LAKE		
● SMOKEY'S PUB & GRILL	(651) 464-6046	
EAST BETHEL		
● NORTHWAY SPORTS	(763) 413-8968	
FOREST LAKE		
● SPEEDWERX	(651) 982-6020	
● METCALF SERVICE CENTER	(651) 464-6925	
● ECOFUN MOTORSPORTS	(612) 321-8867	
● OLD LOG CABIN	(651) 433-5646	
● RUNNING ACES	(651) 925-4800	
HAM LAKE		
● ONE STOP	(763) 990-5098	
HUGO		
● BLACKSMITH LOUNGE	(651) 429-4116	
LINO LAKES		
● TRAPPERS BAR & GRILL	(651) 982-6020	
● BILL'S SUPERETTE	(651) 200-4449	
NORTH BRANCH		
● OLSON POWER & EQUIPMENT INC.	(651) 674-4494	
SCANDIA		
● BIG MARINE LAKE STORE	(651) 433-5019	
RG REALTY GROUP-JEFF HANZAL (612) 750-1442 HEARTWOOD RESORT Heartwoodresort.com		



**- MAPS AVAILABLE AT MOST SPONSORS -
- ADDITIONAL ADVERTISING ON BACK -**





SNOWMOBILE TRAIL STA

Jennifer Bohr

From: Tom Collins <TCollins@rfcengineering.com>
Sent: Friday, November 8, 2024 9:42 AM
To: Jennifer Bohr
Subject: Fw: City of Ham Lake Planning Commission meeting regarding Elwell property Sketch Plan
Attachments: Elwell Farms_Concept Plan_snowmobile trail.pdf

Please email this to the Commissioners, or could be handed out on Tuesday.

From: jradach@contourcd.com <jradach@contourcd.com>
Sent: Friday, November 8, 2024 9:37:43 AM
To: 'Tom Collins' <TCollins@rfcengineering.com>
Subject: FW: City of Ham Lake Planning Commission meeting regarding Elwell property Sketch Plan

Tom,

FYI, just wanted to let you know that we haven't forgotten about the Rice Creek snowmobile club.

Joe

Joseph Radach PE

CONTOUR CIVIL & DEVELOPMENT

612-730-2265

jradach@contourcd.com

From: jradach@contourcd.com <jradach@contourcd.com>
Sent: Friday, November 8, 2024 8:37 AM
To: 'Ken Anderson' <ifken57@gmail.com>
Cc: 'Dan Johnson' <d-johnson57@hotmail.com>
Subject: RE: City of Ham Lake Planning Commission meeting regarding Elwell property Sketch Plan

Ken, Dan,

Following up on this email. Because we are converting the sod fields into wetland banks that will be protected by conservation easements, we are not able to run the snowmobile trail through these areas. We've been looking at other options and think the best option is for the trail to continue south along Lexington Avenue and then turn east through the Elwell Farms project along the south boundary. I've highlighted the proposed trail location on the attached. For this year, there will be no change unless Tom Elwell states otherwise.

I hope this is a workable solution for you. Our hands are kind of tied due to the complexities of the project.

Thanks,

Joe

Joseph Radach PE

CONTOUR CIVIL & DEVELOPMENT

612-730-2265

jradach@contourcd.com

From: Ken Anderson <ifken57@gmail.com>

Sent: Monday, September 9, 2024 8:51 PM

To: jradach@contourcd.com

Cc: Dan Johnson <d-johnson57@hotmail.com>

Subject: City of Ham Lake Planning Commission meeting regarding Elwell property Sketch Plan

Hi Joe,

Jim Vail, Vice President of the Rice Creek Trail Association, and I appreciated hearing your development proposal tonight. We are very pleased to know that you are open to incorporating our current snowmobile trail within this proposed development. Maintaining a safe and continuous trail system link within our overall system with the least possible disruption to adjacent properties is our goal. I'm glad to hear you guys like to ride, too.

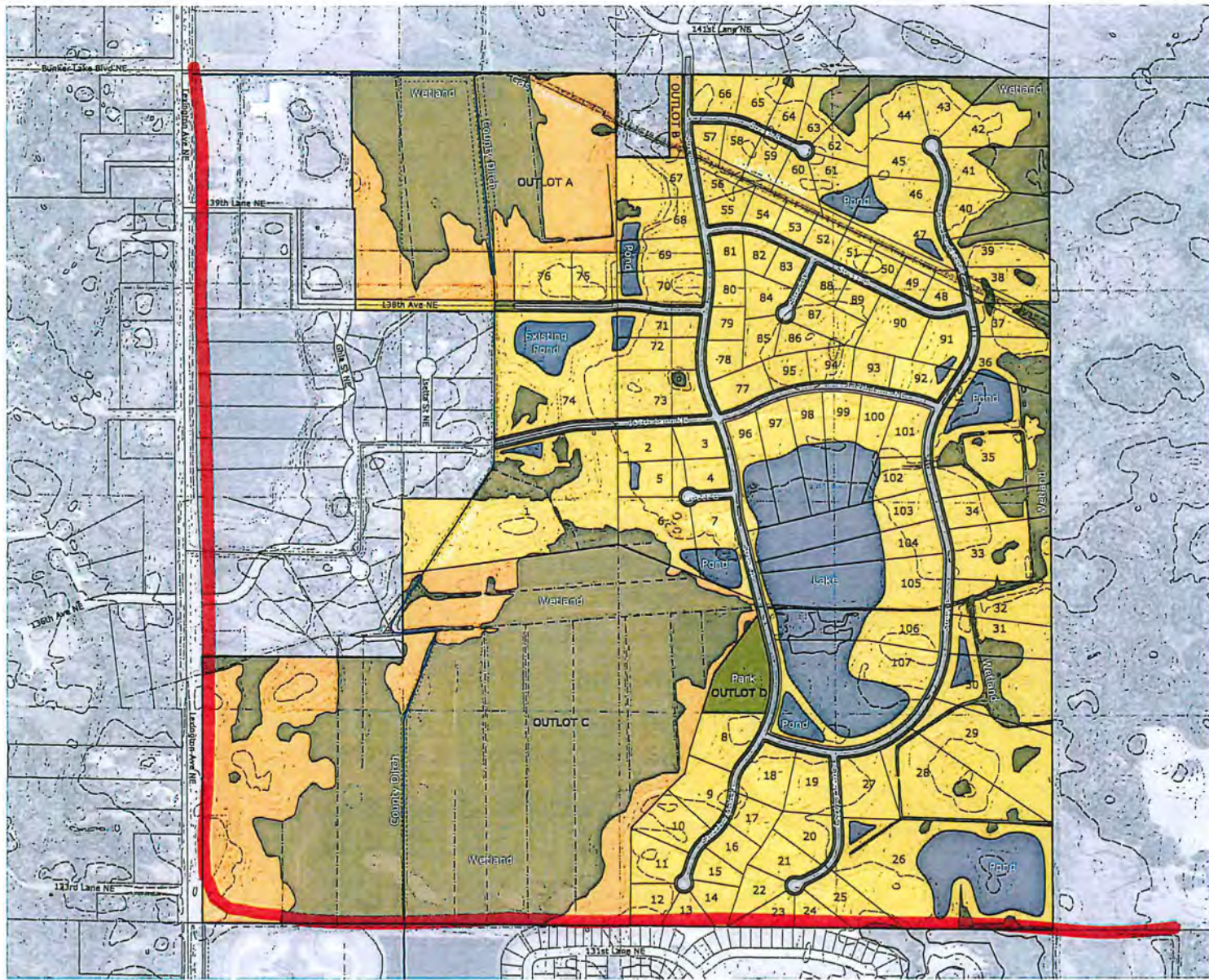
I have copied Dan Johnson on this message. He has worked as our Trail Director for many years and has coordinated with Tom Elwell directly, as well. Please copy us both on any correspondence.

Again, thanks much. It was a pleasure meeting you tonight.









Best regards,

Ken Anderson

Mobile: 218-820-5152



SITE DATA

	107 - SINGLE FAMILY LOTS
MINIMUM LOT SIZE	
(AREA TO CENTERLINE SHOWN IN PARENTHESES)	
	4 - OUTLOTS
	OUTLOT A
	OUTLOT B
	OUTLOT C
	OUTLOT D (PARK)
	WETLAND AREAS
	SEPTIC AREAS
TOTAL SITE AREA — 515.14 AC	
LOT / ROW AREAS — 328.25 AC	
OUTLOT AREAS — 186.89 AC	
GROSS DENSITY — 0.21 UNITS / AC	
TOTAL STREET LENGTH (CL) — 18,050 LF	

CARLSON McCAIN
 ENGINEERING SURVEYING ENVIRONMENTAL
 3840 PRAIRIE RIDGE DRIVE, SUITE 100, BLAINE, MN 55448
 TEL: 763.484.3900 FAX: 763.484.3781 CALCON@CARLSONMCCAIN.COM

**CONCEPT PLAN A
 OVERALL SITE RENDERING**

ELWELL FARMS
 Ham Lake, Minnesota

Contour Development, LLC
 PO Box 89
 Rockford, MN 55373

REVISIONS

1.	09/18/24 - Layout / ROW Revisions
2.	10/16/24 - Layout / Pond Revisions
3.	
4.	
5.	

DRAWN BY: CF / BSA
 ISSUE DATE: 08/09/24
 PROJECT NO: 10441

0 100 200 300 400
 (SCALE IN FEET)

1 of 5

Rice Creek Trail Association

DATE: November 6, 2024

TO: Ham Lake Planning Commission

FROM: Rice Creek Trail Association by Ken Anderson, Member

RE: Sketch/Concept Plan A on Elwell Farms Property by Contour Development, LLC

On behalf of the Rice Creek Trail Association, I offer the following comments regarding the proposed Elwell Farms property development submitted by Contour Development, LLC. This plan was just received yesterday and offers little time to comment with specificity; therefore, ***we respectfully request an opportunity to address the Planning Commission during your consideration of this matter which we understand to be at the November Commission meeting.***

Since this matter was tabled in September, Contour Development, LLC, representatives agreed to examine reconfiguring the site development to accommodate a snowmobile trail that has existed on this property for years and establishes an essential, critical link, coordinated, and well-maintained trail system on behalf of local and Minnesota snowmobile enthusiasts. The trail along this route was signed and posted this past Saturday in preparation for the upcoming season. You will see the existing safe trail alignment used on the Elwell property that is most enjoyable to ride.

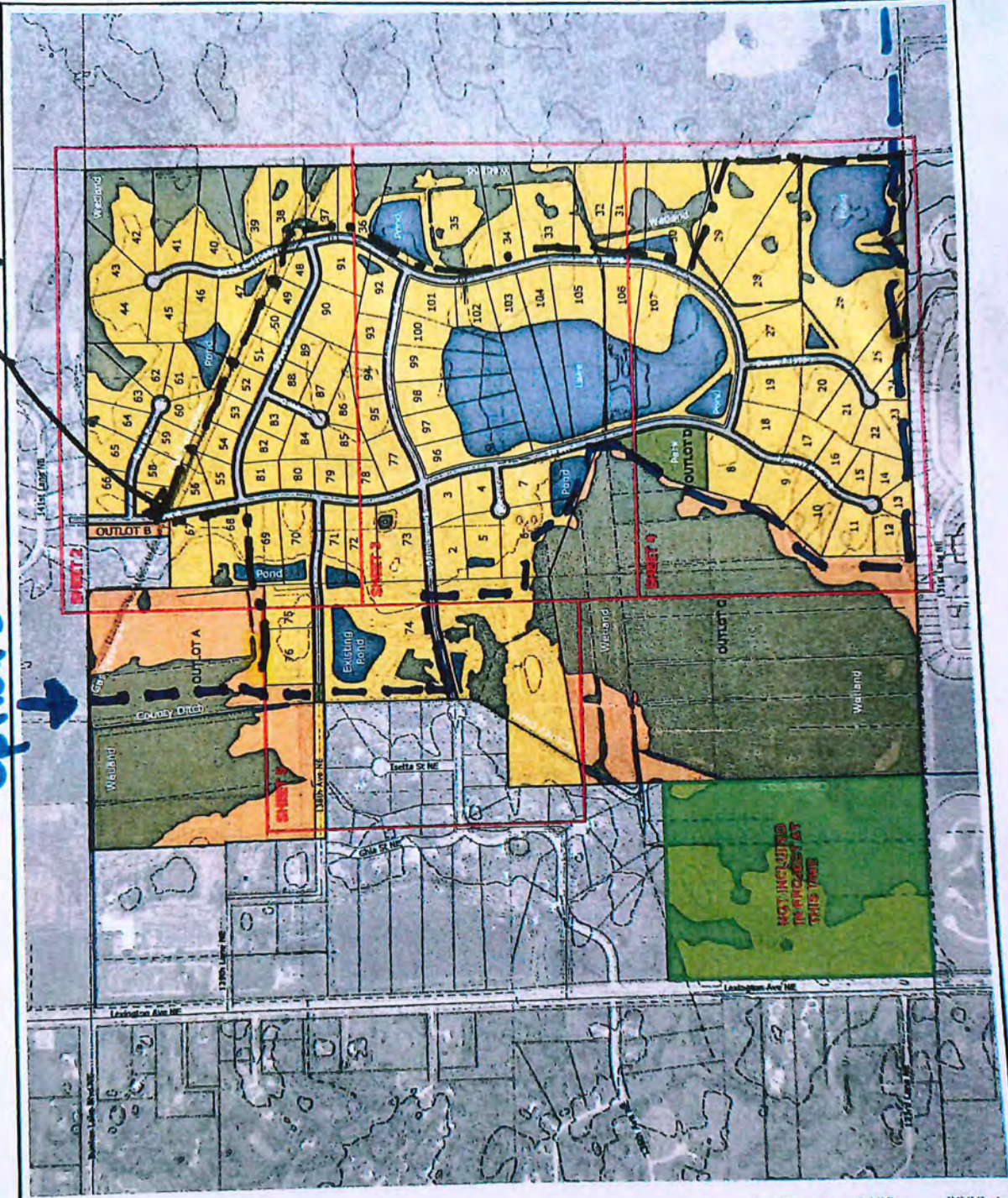
We have offered a map showing very rough, yet feasible alignments for two options across this property. We offered these options conceptually to the developer previously in conversations and we have agreed to work cooperatively with Contour Development at the last meeting. We were somewhat surprised to learn of this submittal to you without further consultation or update from Contour Development representatives.

Trail systems are universally recognized as amenities in community development that add recreational value and enhance property values and recreational opportunities. These trails can be designed to be multi-modal in nature offering opportunities for walkers, bikers, and snowmobile enthusiasts. Physical fitness and emotional well-being are enhanced by physical activity and outdoor recreation and most new developments incorporate such trail systems.

We request that the City of Ham Lake exercise its statutory and local discretionary authority to use park dedication to create an alignment that offers snowmobile and trail use opportunities to the residents of this proposed residential development as well as to the community regionally oriented to this property. We respectfully request that this concept plan be revised to accommodate a trail system for the use of snowmobile enthusiasts as well as the general public. This concept plan stage of development is exactly the right time and right practice to apply these standards while 1) in the early development stages where accommodations can be made affordably for the developer and property owner, and 2) most effectively for the long-term benefit of Ham Lake residents.

Attachment: Trail Sketch Options

Option 1
 Option 2



SITE DATA

107 - SINGLE FAMILY LOTS	1.0 AC
MINIMUM LOT SIZE (AREA TO CONSTITUTE)	200 FT
MINIMUM LOT WIDTH (CAL-30-640)	40 FT
A - OUTLOTS	47.48 AC
OUTLOT A	1.48 AC
OUTLOT B	1.48 AC
OUTLOT C	1.48 AC
OUTLOT D (PARK)	3.56 AC
WETLAND AREAS	66.89 AC
SEPTIC AREAS	14.04 AC
TOTAL SITE AREA	118.00 AC
LOT / ROW AREAS	118.04 AC
OUTLOT AREAS	0.21 UNITS / AC
CROSS STREET	18,000 LF



Legend

FIRM Panels

Base Flood Elevation

Cross Sections

Flood Hazard Zones

Zone A

Zone AE

Zone AE Floodway

9/4/2024, 2:21:33 PM

0 0.1 0.2 0.4 mi



DISCLAIMER - The FEMA base flood elevations are used to determine flood insurance rates and whether flood insurance is mandatory. Please note: (1) The city (or township) and watershed district regulations require minimum floor elevations higher than the FEMA base flood elevations (BFEs). Check with your city (or township) on those requirements for any additions or new construction. (2) Areas OUTSIDE of the FEMA mapped zones still have flooding risk. Floods higher than base flood elevations can occur and have occurred all over Minnesota. Those with low floors below or near the base flood elevations are especially encouraged to consider purchasing a Preferred Risk Policy, which is a discounted flood insurance option for those "outside" of the FEMA flood zones. (3) Areas OUTSIDE of the FEMA mapped zones are still subject to city (or township) and watershed district regulation of minimum elevations.

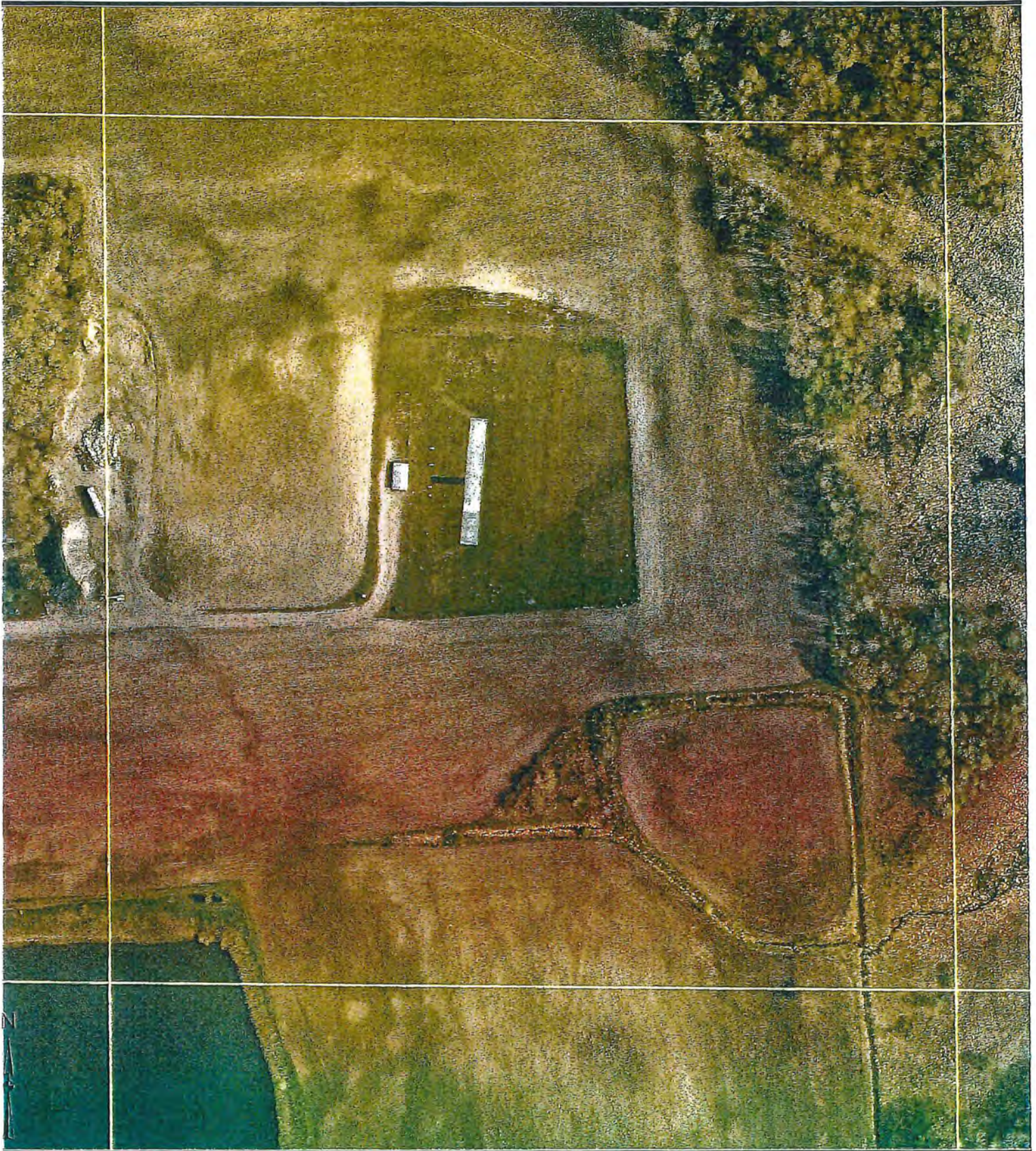
AerialsFlown: Fall 2017

Vertical Datum for Contours: NAVD88

Contours Source: Minnesota Department of Natural Resources

The information on this map was compiled from public data sources. Anoka County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.

Created by:



Parcel Information:

36-32-23-14-0001

HAM LAKE

MN 55304

Plat:

Approx. Acres: 39.85236327

Commissioner: JULIE BRAASTAD

SPMRC Flying Field

Owner Information:

ELWELL FAMILY FARM L P

4629 137TH LN NE

HAM LAKE

MN

55304



Saint Paul Modelers R/C Club

[HOME](#)

[LOCATION](#)

[JOIN US](#)

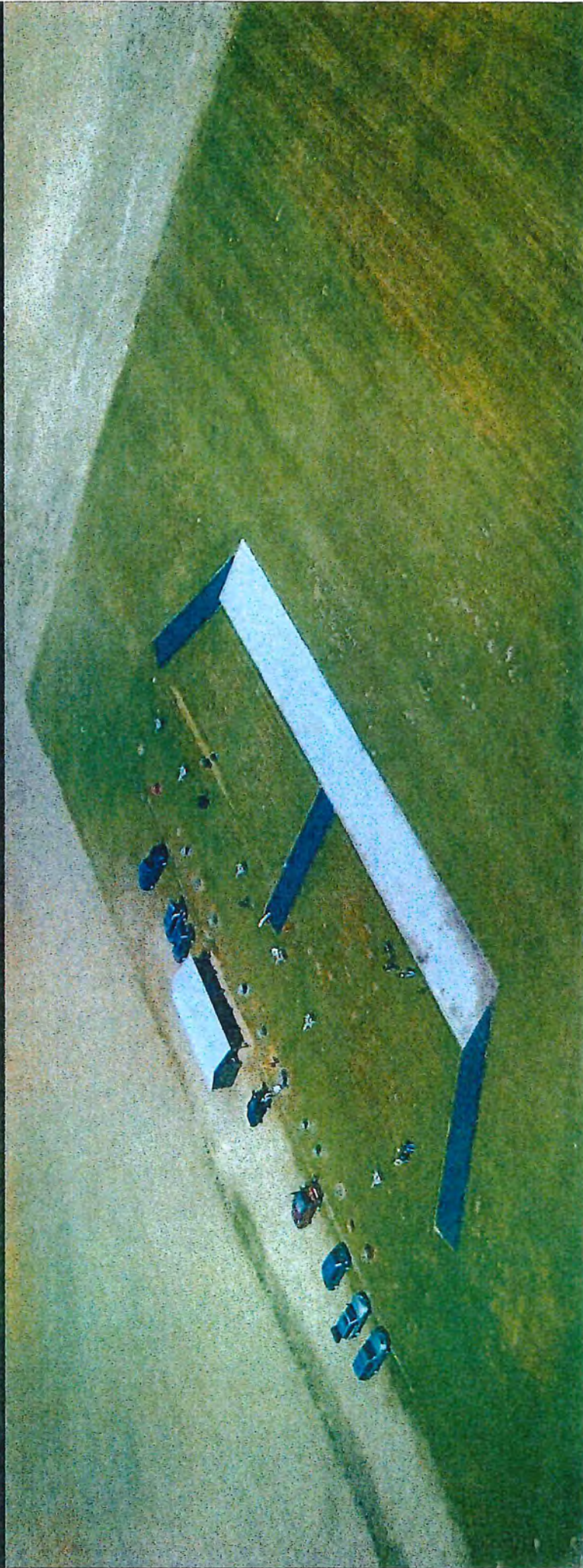
[EVENTS](#)

[BLOG](#)

[ABOUT](#)

[FORUM](#)

[CONTACT](#)



Subject: Saint Paul Model Radio Controllers Club
Date: Wed, 11 Sep 2024 21:20:41 -0500
From: Steve Scott <steve.scott8@comcast.net>
To: bkirkham@ci.ham-lake.mn.us
CC: Brian Pogalz <MNHockeyGuy@gmail.com>, Tom Collins
<TCollins@rfcengineering.com>

Hello Mayor Kirkham, Chair Pogalz and Mr. Collins,

I attended the September 9th Ham Lake Planning Commission meeting where one of the agenda items was the sketch plan review of the proposed 107 unit housing development of the Tom Elwell Farms. The approval of the sketch plan was tabled until additional information can be gathered. I am the president of the model airplane club currently leasing our flying site on the east side of Mr. Elwell's property . We have been operating from that site for the past 24 years and currently have approximately 70 members.

I recently served on the City of Arden Hills City Council for six years and prior to that, was on their Parks, Trails and Recreation Committee (PTRC) for nine years including serving as their chair. I have some familiarity with the land use process and recreational services.

It is our intention to engage positively in the discussion/planning of that parcel. We believe we have several very positive attributes we can offer the community. I can detail those benefits in the near future but first, it would be helpful for you to get to know us and what activities we hold as a chartered club of the [Academy of Model Aeronautics](#), the national governing body of all organized model aircraft activity in the United States.

Best way to get acquainted would be to come visit us at our flying site. We operate 7 days per week from approximately 0900 until sundown but the best opportunity to find someone at the field would be at one of our upcoming scheduled activities. During the summer months, we typically have our meetings at the field - sometimes on our regularly scheduled 2nd Wednesday evenings of the month and sometimes on the subsequent Saturday during the day.

Our September meeting will be this coming Saturday (09/14) and coincides with our annual Frankfurter Fly. We have a grill in our shelter and usually throw on some hot dogs/brats then open our meeting starting about noon. Visitors are always welcome. There is no formal flying format for this event other than we always follow established AMA and our own club rules for safety. I do have a couple of conflicting events that morning but hope to arrive at the field in time for lunch and to conduct the meeting.

The following Saturday, September 21 will be one of our streamer combat events. We build very simple, lightweight airplanes out of a sheet of foam board from Dollar Tree. A few strategic folds of the foam and some hot melt glue results in a small aircraft which we attach colored streamers to. Anywhere from 4-8 pilots will launch their aircraft with the attempt to cut an opponent's streamer. Some mid-air collisions do occur but these simple models are easily repaired with more hot glue. We tend to gather around 11am and hold the first of several heats around noon or so. Depending on the resulting carnage, we sometimes will run 5-6 rounds of combat. They are powered with small inexpensive electric motors and surprisingly quiet. The attachment shows one of our members with a combat model (without a streamer).

Our October meeting on the 12th will be our annual Chili Fly. Members will bring crocks of their favorite recipes and the winner could win a full club membership for the subsequent season. Again, no formal flying format other than what we call sport flying. We allow fixed wing aircraft, helicopters and quadcopters (drones).

The AMA provides auxiliary liability insurance (secondary to our homeowner's policy) and for that reason, no one can fly at our site unless they are a member of the AMA. We also have club dues which allows our AMA members unlimited flying privileges. Guests from other clubs are allowed to fly under the supervision of a club member (they also must produce proof of AMA membership).

So please drop by if you can and introduce yourself. Other members of the Council/Planning Commission are also welcome to visit so please feel free to distribute this email to your colleagues. Directions to our field are on our website - http://www.spmrc.com/icyphoenix20100514/directions_to_field.php

Any questions, please reach out.

Regards,

Steve Scott
SPMRC President
4286 Norma Ave
Arden Hills MN 55112



Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

June 13, 2024

Melissa Barrett
Kjolhaug Environmental Services Company

RE: Natural Heritage Review of the proposed **Elwell Farm**,
T32N R23W Sections 25 and 36; Anoka County

Dear Melissa Barrett,

For all correspondence regarding the Natural Heritage Review of this project please include the project ID **MCE-2024-00414** in the email subject line.

As requested, the [Minnesota Natural Heritage Information System](#) has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

Ecologically Significant Areas

- The proposed project is partially within **Carlos Avery Natural Area** which the Minnesota Biological Survey (MBS) has identified a Site of *Outstanding* Biodiversity Significance. Sites of Biodiversity Significance have varying levels of native biodiversity and are ranked based on the relative significance of this biodiversity at a statewide level. Sites ranked as *Outstanding* contain the best occurrences of the rarest species, the most outstanding examples of the rarest native plant communities, and/or the largest, most intact functional landscapes present in the state.

This Site contains several rare (S1, S2, S3) and non-rare (S4, S5) native plant communities within and directly adjacent to the proposed project. **Cattail Marsh (Northern)** (MRn83b) native plant community is considered *imperiled* (S2) within Minnesota. **Black Ash - Yellow Birch - Red Maple - Basswood Swamp (Eastcentral)** (WFn55b) native plant community is considered *vulnerable to extirpation* (S3) within Minnesota. **Oak - (Red Maple) Woodland (FDs37a)**, **Black Ash - Yellow Birch - Red Maple - Alder Swamp (Eastcentral)** (WFn64b), and **Sedge Meadow (WMn82b)** native plant communities are all considered *uncommon but not rare* (S4) within Minnesota.

The DNR recommends that the project be designed to avoid impacts to these ecologically significant areas. Actions to avoid or minimize disturbance include, but are not limited to, the following recommendations:

- As much as possible, operate within already-disturbed areas.
- Avoid MBS Sites and native plant communities ranked S1, S2, or S3.
- Retain a buffer between proposed activities and the MBS Site.
- If working in an MBS Site:
 - Minimize vehicular disturbance in the MBS Site (allow only vehicles/equipment necessary for construction activities).
 - Do not park equipment or stockpile supplies in the MBS Site.
 - Do not place spoil in the MBS Site or other sensitive areas.
- If possible, conduct the work under frozen ground conditions.
- Use effective erosion prevention and sediment control measures.
- Inspect and clean equipment prior to operation and follow recommendations to [prevent the spread of invasive species](#).
- Revegetate disturbed soil with [native species suitable to the local habitat](#) as soon after construction as possible.
- Use only weed-free mulches, topsoils, and seed mixes. Of particular concern are birdsfoot trefoil (*Lotus corniculatus*) and crown vetch (*Coronilla varia*), two invasive species that are sold commercially and are problematic in prairies and disturbed open areas.

MBS Sites of Biodiversity Significance and DNR Native Plant Communities can be viewed using the Explore page in [Minnesota Conservation Explorer](#) or their GIS shapefiles can be downloaded from the [MN Geospatial Commons](#). Please contact the [NH Review Team](#) if you need assistance accessing the data. Reference the [MBS Site Biodiversity Significance](#) and [Native Plant Community](#) websites for information on interpreting the data. To receive a list of MBS Sites of Biodiversity Significance and DNR Native Plant Communities in the vicinity of your project, create a [Conservation Planning Report](#) using the Explore Tab in [Minnesota Conservation Explorer](#).

- If the Wetland Conservation Act (WCA) is applicable to this project, please note that native plant communities with a Conservation Status Rank of S1 through S3 or wetlands within *High* or *Outstanding* MBS Sites of Biodiversity Significance may qualify as Rare Natural Communities (RNC) under WCA. Minnesota Rules, part 8420.0515, subpart 3 states that a wetland replacement plan for activities that modify a RNC must be denied if the local government unit determines the proposed activities will permanently adversely affect the RNC. If the proposed project includes a wetland replacement plan under WCA, please contact your [DNR Regional Ecologist](#) for further evaluation. Please visit [WCA Program Guidance and Information](#) for additional information, including the [Rare Natural Communities Technical Guidance](#).

State-listed Species

- [Rubus stipulatus](#) (a bristle-berry), [cross-leaved milkwort](#) (*Polygala cruciata*), [pale sedge](#) (*Carex pallescens*), and [twisted yellow-eyed grass](#) (*Xyris torta*), all state-listed **endangered** plant species, have been documented in the vicinity of the proposed project. [Black huckleberry](#) (*Gaylussacia baccata*), [Fuller's bristle-berry](#) (*Rubus fulleri*), [swamp blackberry](#) (*Rubus semisetosus*), [lance-leaf violet](#) (*Viola lanceolata*), and [toothcup](#) (*Rotala ramosior*), all state-listed **threatened** plant species, have been documented in the vicinity of the proposed project. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of endangered or threatened plants or animals, including their parts or seeds, without a permit. **To demonstrate avoidance, a qualified surveyor will need to determine if suitable habitat exists within the activity impact area and, if so, conduct a survey prior to any project activities.**

Surveys must be conducted by a qualified surveyor and follow the standards contained in the [Rare Species Survey Process](#) and [Rare Plant Guidance](#). Visit the [Natural Heritage Review](#) page for a list of certified surveyors and more information on this process. Project planning should take into account that any botanical survey needs to be conducted during the appropriate time of the year, which may be limited. Please consult with the NH Review Team at Review.NHIS@state.mn.us if you have any questions regarding this process.

- [Blanding's turtles](#) (*Emydoidea blandingii*), a state-listed threatened species, have been documented in the vicinity of the proposed project. Blanding's turtles use upland areas up to and over a mile distant from wetlands, waterbodies, and watercourses. Uplands are used for nesting, basking, periods of dormancy, and traveling between wetlands. Factors believed to contribute to the decline of this species include collisions with vehicles, wetland drainage and degradation, and the development of upland habitat. Any added mortality can be detrimental to populations of Blanding's turtles, as these turtles have a low reproduction rate that depends upon a high survival rate to maintain population levels.

This project has the potential to impact this rare turtle through direct fatalities and habitat disturbance/destruction due to excavation, fill, and other construction activities associated with the project. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. As such, **the following avoidance measures are required:**

- Avoid wetland and aquatic impacts during hibernation season, between September 15 and April 15, if the area is suitable for hibernation. Ponds provide habitat for hibernation.
- Minimize impacts to small, vegetated temporary wetlands (Types 2 & 3) as much as possible.

- The proposed project area has characteristics of good turtle nesting habitat. To prevent turtles from nesting within the project area, install silt fencing or similar turtle-proof barriers around all soil stockpiles, gravel pads, and other areas of exposed soil/sand/sediment to **prevent turtle access from May 15 to July 15**.
 - Silt fencing or similar turtle-proof barriers must be buried a minimum of 10 inches, regularly inspected, and maintained as needed.
 - Temporary fencing or other barriers must be removed prior to project closeout.
 - Filter logs do not count as a turtle-proof barrier.
- Roads should be ditched, not curbed or below grade. If curbs must be used, install wildlife friendly curbs to allow turtles to leave the road. Gutters and stormwater inlets should be designed to prevent turtles from entering the storm sewer. For an example, reference "Curb Design and Small Animals" ([Chapter 1](#), Page 24) in [Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001 \(state.mn.us\)](#).
- Limit erosion and sediment control to [wildlife friendly erosion control](#) to avoid the inadvertent take of Blanding's turtles.
 - If installing riprap, riprap must have voids filled with gravel, soil, or other material between large stones to avoid entrapping turtles and to maintain connectivity between aquatic and upland habitat. For an example, reference vegetation riprap as described in [Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001 \(state.mn.us\)](#) Chapter 1, Page 33
- Avoid hydro-mulch products that contain any materials with synthetic (plastic) fiber additives, as the fibers can re-suspend and flow into waterbodies.
- The [Blanding's turtle flyer](#) must be given to all contractors working in the area.
- Check bare ground within construction areas for turtles before the use of heavy equipment or any ground disturbance.
- Report any sightings to Reports.NHIS@state.mn.us; please include date, observer, location, and photograph of the Blanding's turtle.
- If turtles are in imminent danger, move them by hand out of harm's way; otherwise, they are to be left undisturbed. Directions on how to move turtles safely can be found at [Helping Turtles Across the Road](#).

Please refer to the [Blanding's turtle fact sheet](#) for additional recommendations (both lists) that may be relevant to your project.

Please contact Review.NHIS@state.mn.us to confirm that the above avoidance measures will be implemented or to inform us that they are not feasible. If the measures are not feasible, a project-specific avoidance plan will likely be needed.

- The Natural Heritage Information System (NHIS) tracks bat roost trees and hibernacula plus some acoustic data, but this information is not exhaustive. Even if there are no bat records listed nearby, all of Minnesota's bats, including the federally endangered northern long-eared bat ([Myotis septentrionalis](#)), can be found throughout Minnesota. During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, **the DNR recommends that tree removal be avoided from June 1 through August 15.**
- Please visit the [DNR Rare Species Guide](#) for more information on the habitat use of these species and recommended measures to avoid or minimize impacts.

Federally Protected Species

- To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online [Information for Planning and Consultation \(IPaC\) tool](#).

Environmental Review and Permitting

- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. **If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.**

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. Visit the [Natural Heritage Review website](#) for additional information

regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, you may contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us on this matter and for your interest in preserving Minnesota's rare natural resources.

Sincerely,

Molly Barrett Digitally signed by Molly Barrett
Date: 2024.06.13 08:51:29 -05'00'

Molly Barrett
Natural Heritage Review Specialist
Molly.Barrett@state.mn.us

Cc: [Melissa Collins](#), Regional Environmental Assessment Ecologist, Central (Region 3)

Cc: [Amanda Weise](#), Regional Ecologist, Central (Region 3)

Cc: [Jennie Skancke](#), Wetlands Program Coordinator



**CITY OF HAM LAKE
STAFF REPORT**

To: Mayor and Councilmembers
From: Andrea Murff, Finance/Human Resource Director
Item/Title/Subject: 2024 3rd Quarter Financials

INTRODUCTION/DISCUSSION:

Bank accounts have been reconciled through September 30, 2024 as well as a review of all activity in all funds has been performed. The following is a summary of my observations on the City’s financial position at the end of the 3rd Quarter of 2024. All information presented is unaudited and is subject to end-of-year adjustments.

Cash and Investments

The City’s cash and investment balances are as follows:

	09/30/2024	12/31/2023	Increase/ (Decrease)
Checking	\$ 262,869	\$ (408,172)	\$ 670,979
Investments (at Market Value)	8,225,450	11,580,629	(3,355,179)
Total Cash and Investments	\$ 8,488,320	\$ 11,172,457	\$ (2,684,200)

Investment Type	09/30/2024	12/31/2023	Increase/ (Decrease)
Checking	\$ 262,869	\$ (408,172)	\$ 670,979
Money Market	3,382,235	7,785,636	(4,403,401)
Negotiable CDs	3,373,429	3,794,994	(421,565)
Municipal Bond	-	-	-
Government Agency Securities	1,469,787	-	1,469,787
Total Cash and Investments	\$ 8,488,320	\$ 11,172,457	\$ (2,684,200)

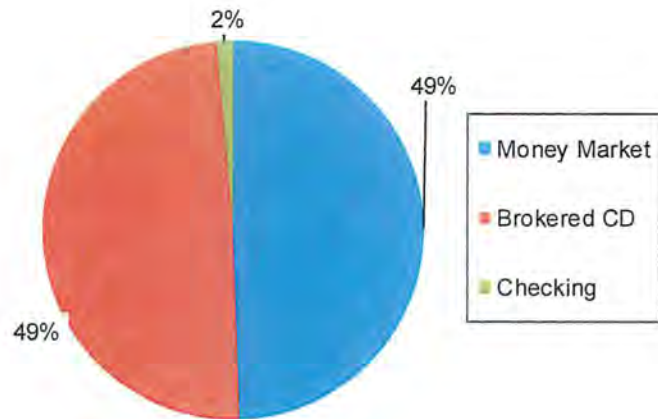
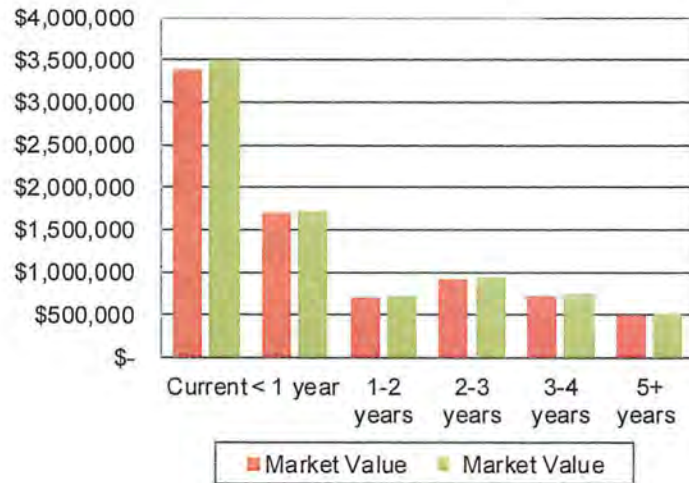
Investment Summary As of 09/30/2024 (unaudited)

Institution	Description	Type	Rate	Market Value 1/1/2024	Deposits - Purchases	Expenditures - Sales	Transfers	Interest	Unadjusted Market Value 9/30/2024	Market Value 9/30/2024	Unrealized gain / loss
RBC	RBC	Money Market	0.00%	246,369.00	-	-	(246,369.00)	-	-	-	-
RBC	Bank Hapoalim New York	Brokered CD	2.90%	229,671.75	-	(231,000.00)	(3,340.32)	3,340.32	(1,328.25)	-	1,328.25
RBC	BMO Harris BK NATL ASSN	Brokered CD	0.50%	235,337.37	-	-	(938.02)	938.02	235,337.37	244,146.99	8,809.62
RBC	Merrick BK South Jordan Utah	Brokered CD	0.40%	230,698.50	-	-	(750.39)	750.39	230,698.50	240,591.27	9,892.77
RBC	Texas Exchange Bk Crowley	Brokered CD	0.70%	223,539.75	-	-	(1,313.24)	1,313.24	223,539.75	234,988.77	11,449.02
RBC	Malaga BK Palos Verdes Calif	Brokered CD	0.50%	213,283.44	-	-	(1,040.35)	1,040.35	213,283.44	226,348.47	13,065.03
				1,378,899.81	-	(231,000.00)	(253,751.32)	7,382.32	901,530.81	946,075.50	44,544.69
US Bank	US Bank	Money Market		669,024.51	(1,186,061.02)	729,637.00	82,436.43	10,799.97	305,836.89	305,836.89	-
US Bank	US Treasury Bill	Government Securities		496,795.00	-	(487,345.00)	(12,655.00)	12,655.00	9,450.00	-	(9,450.00)
US Bank	US Treasury Bill	Government Securities		-	698,794.27	-	(5,022.40)	5,022.40	698,794.27	721,489.13	22,694.86
US Bank	US Treasury Bill	Government Securities	3.50%	-	730,027.50	-	(11,610.58)	11,610.58	730,027.50	748,297.50	18,270.00
US Bank	American Express National Bank	Brokered CD	3.10%	242,393.20	-	(245,000.00)	(7,657.42)	7,657.42	(2,606.80)	-	2,606.80
US Bank	Bmo Harris Bank Nat'l Assn	Brokered CD	4.30%	242,448.16	-	(242,292.00)	(4,196.80)	4,196.80	156.16	-	(156.16)
US Bank	Bank of America - cd	Brokered CD	4.65%	-	244,000.00	-	-	-	244,000.00	246,322.88	2,322.88
US Bank	Discover Bank	Brokered CD	3.25%	238,830.90	-	-	(7,984.31)	7,984.31	238,830.90	243,130.65	4,299.75
US Bank	Fifth Third Bk - CD	Brokered CD	4.50%	243,041.31	-	(243,000.00)	(6,553.68)	6,553.68	41.31	-	(41.31)
US Bank	Flagstar Bank Nat'l Assn - CD	Brokered CD	4.65%	-	244,000.00	-	-	-	244,000.00	247,389.16	3,389.16
US Bank	Israel Dis Bk New York	Brokered CD	4.25%	242,989.84	-	(244,000.00)	(7,330.03)	7,330.03	(1,010.16)	-	1,010.16
US Bank	Security First Bank - Nebraska	Brokered CD	3.15%	244,282.15	-	(245,000.00)	(3,911.61)	3,911.61	(717.85)	-	717.85
US Bank	Nicolet Nat'l Bk - Greenbay WI	Brokered CD	4.25%	-	249,000.00	-	(5,334.74)	5,334.74	249,000.00	255,693.12	6,693.12
US Bank	State Bank India - Illinois	Brokered CD	3.35%	242,207.00	-	(245,000.00)	(8,229.99)	8,229.99	(2,793.00)	-	2,793.00
US Bank	Riverside CA Cmnty College Dist	Brokered CD	1.79%	-	242,239.25	-	(1,949.87)	1,949.87	242,239.25	248,941.00	6,701.75
				2,862,012.07	1,222,000.00	(1,222,000.00)	0.00	93,236.40	2,955,248.47	3,017,100.33	61,851.86
Falcon National Bank	Falcon National Bank	Money Market	0.45%	79,817.64	-	(49,500.00)	12,292.72	183.61	42,793.97	42,715.10	(78.87)
Falcon National Bank	CD 88834 (renewed)	Brokered CD	0.40%	200,000.00	-	-	(684.51)	684.51	200,000.00	200,000.00	-
Falcon National Bank	CD 89417 (renewed)	Brokered CD	0.40%	300,000.00	-	(300,000.00)	(203.54)	203.54	-	-	-
Falcon National Bank	CD 89417 matured	Brokered CD	4.65%	-	300,000.00	(300,000.00)	(6,023.20)	6,023.20	-	-	-
Falcon National Bank	CD 90376 (renewed)	Brokered CD	0.40%	535,876.55	-	(535,876.55)	(2,584.81)	2,584.81	-	-	-
Falcon National Bank	Amarillo National Bank	Brokered CD	4.75%	-	242,500.00	-	-	-	242,500.00	242,500.00	-
Falcon National Bank	CIBC Bank USA	Brokered CD	4.75%	-	108,376.55	-	-	-	108,376.55	108,376.55	-
Falcon National Bank	Pacific Premier Bank	Brokered CD	4.75%	-	242,500.00	-	-	-	242,500.00	242,500.00	-
Falcon National Bank	Western Alliance Bank	Brokered CD	4.75%	-	242,500.00	-	-	-	242,500.00	242,500.00	-
Falcon National Bank	CD 90484 (renewed)	Brokered CD	4.45%	100,500.00	49,500.00	-	(2,816.66)	2,816.66	150,000.00	150,000.00	-
				1,216,194.19	1,185,376.55	(1,185,376.55)	-	12,476.33	1,228,670.52	1,228,591.65	(78.87)
21st CENTURY BANK	ICS	Money Market	4.98%	766,730.76	7,632,282.63	(7,707,676.01)	-	31,093.54	722,430.92	722,430.92	-
21st CENTURY BANK	CD			-	-	-	-	-	-	-	-
				766,730.76	7,632,282.63	(7,707,676.01)	-	31,093.54	722,430.92	722,430.92	-
4 M	4M Liquid Assets-101	Money Market	5.20%	88,712.28	-	-	105.74	3,912.92	92,730.94	92,352.04	(378.90)
4 M	4M Plus Fund-101	Money Market	5.23%	4,922,596.29	4,841,356.12	(4,250,000.00)	(3,515,354.42)	135,556.22	2,134,154.21	2,229,882.00	95,727.79
				5,011,308.57	4,841,356.12	(4,250,000.00)	(3,515,248.68)	139,469.14	2,226,885.15	2,322,234.04	95,348.89
21st CENTURY BANK	General/Checking	Checking	0.25%	100,021.23	14,210,845.61	(18,211,054.53)	4,000,000.00	208.93	100,021.24	100,019.18	(2.06)
				100,021.23	14,210,845.61	(18,211,054.53)	4,000,000.00	208.93	100,021.24	100,019.18	(2.06)
				\$ 11,335,166.63	\$ 29,091,860.91	\$ (32,807,107.09)	\$ 231,000.00	\$ 283,866.66	\$ 8,134,787.11	\$ 8,336,451.62	\$ 201,664.51

Deposits in Transi 163,307.77
O/S Checks (11,439.62)
Total \$ 8,488,319.77

Investment Summary (continued)
As of 09/30/2024 (unaudited)

Maturities



Maturity	Unadjusted Market Value 9/30/2024	Market Value 9/30/2024	Variance 9/30/2024
Current	\$ 3,399,159.58	\$ 3,493,236.13	\$ 94,076.55
< 1 year	1,690,743.32	1,713,745.46	23,002.14
1-2 years	711,539.75	728,700.81	17,161.06
2-3 years	912,077.71	947,837.60	35,759.89
3-4 years	730,027.50	748,297.50	18,270.00
5+ years	491,239.25	504,634.12	13,394.87
	<u>\$ 7,934,787.11</u>	<u>\$ 8,136,451.62</u>	<u>\$ 201,664.51</u>

Weighted average Rate of return	0.09%	9/30/2024
Average Maturity (years)	0.28	9/30/2024

Investment Type	Market Value 9/30/2024
Money Market	\$ 3,393,216.95
Brokered CD	\$ 3,373,428.86
Savings	\$ -
Government Securities	\$ 1,469,786.63
Municipal Securities	\$ -
Checking	\$ 100,019.18
	<u>\$ 8,336,451.62</u>

Operating Account	
O/S Deposits	\$ 163,307.77
O/S Checks	(11,439.62)
	<u>\$ 8,488,319.77</u>

Investment Summary (continued)

Current short-term rates being offered by financial institutions are very low as evidenced by the table of U.S. Treasury rates below. The U.S. Treasury rates provide a benchmark perspective for rate of return.

Treasury Yields									
Date	1 mo	3 mo	6 mo	1 yr	2 yr	3 yr	5 yr	7 yr	10 yr
09/30/2019	1.91	1.88	1.83	1.75	1.63	1.56	1.55	1.62	2.12
12/31/2019	1.48	1.55	1.60	1.59	1.58	1.62	1.69	1.83	1.92
03/31/2020	0.05	0.11	0.15	0.17	0.23	0.29	0.37	0.55	0.70
06/30/2020	0.13	0.16	0.18	0.16	0.16	0.18	0.29	0.49	0.66
09/30/2020	0.08	0.10	0.11	0.12	0.13	0.16	0.28	0.47	0.69
12/31/2020	0.08	0.09	0.09	0.10	0.13	0.17	0.36	0.65	0.93
03/31/2021	0.01	0.03	0.05	0.07	0.16	0.35	0.92	1.40	1.74
06/30/2021	0.05	0.05	0.06	0.07	0.25	0.74	0.87	1.21	1.45
09/30/2021	0.07	0.04	0.05	0.09	0.28	0.53	0.98	1.32	1.52
12/31/2021	0.06	0.06	0.19	0.39	0.73	0.97	1.26	1.44	1.52
03/31/2022	0.17	0.52	1.06	1.63	2.28	2.45	2.42	2.40	2.32
06/30/2022	1.28	1.72	2.51	2.80	2.92	2.99	3.01	3.04	2.98
09/30/2022	2.79	3.33	3.92	4.05	4.22	4.25	4.06	3.97	3.83
12/31/2022	4.12	4.42	4.76	4.73	4.41	4.22	3.99	3.96	3.88
03/31/2023	4.74	4.85	4.94	4.64	4.06	3.81	3.60	3.55	3.48
06/30/2023	5.24	5.43	5.47	5.40	4.87	4.49	4.13	3.97	3.81
09/30/2023	5.55	5.55	5.53	5.46	5.03	4.80	4.60	4.61	4.59
12/31/2023	5.60	5.40	5.26	4.79	4.23	4.01	3.84	3.88	3.88
03/31/2024	5.49	5.46	5.38	5.03	4.59	4.40	4.21	4.20	4.20
06/30/2024	5.47	5.48	5.33	5.09	4.71	4.52	4.33	4.33	4.36
09/30/2024	4.93	4.73	4.38	3.98	3.66	3.58	3.58	3.67	3.81

<https://home.treasury.gov/resource-center/data-chart-center/interest-rates>

Cash Balance Summary by Fund
As of 09/30/2023, 12/31/23 and 09/30/2024 (unaudited)

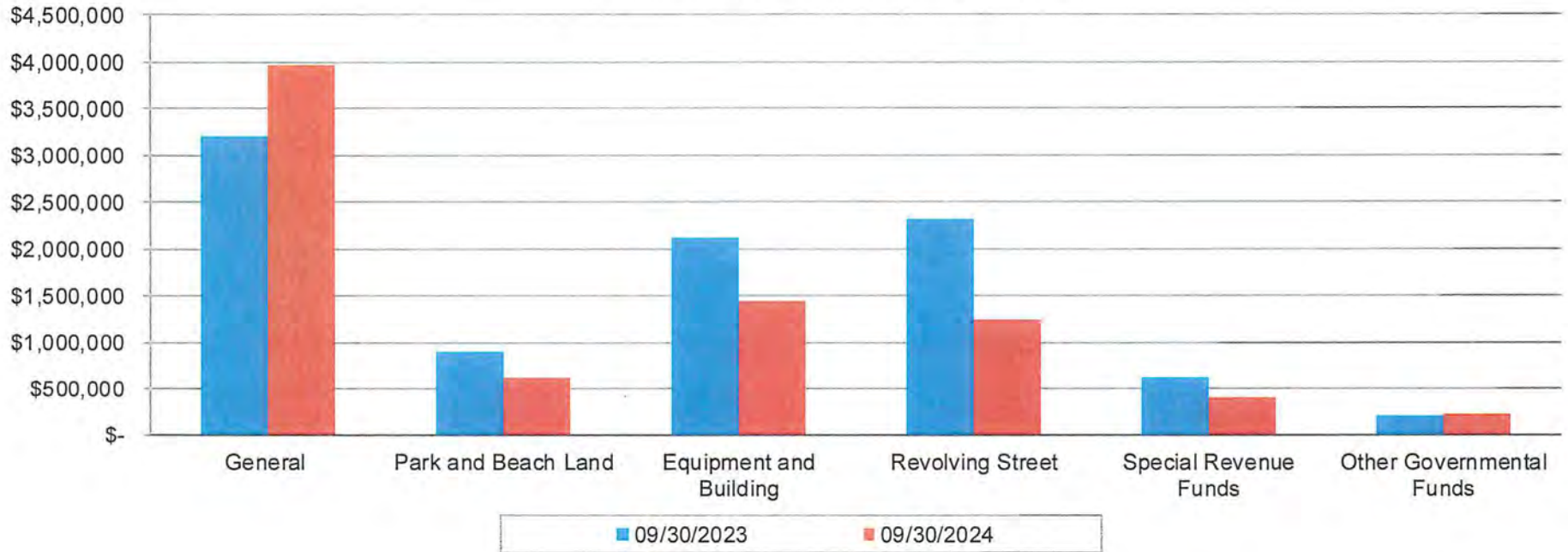
	Balance 09/30/2023	Balance 12/31/2023	Balance 09/30/2024	YTD Change From 12/31/2023
100 General Fund	\$ 3,203,424	\$ 4,401,581	\$ 3,975,221	\$ (426,360)
210 Cable TV Fund	93,984	95,013	100,573	5,561
211 Ham Laker Fund	11,250	1,876	(4,156)	(6,032)
212 Lawful Gambling Contributions Fund	138,274	145,966	176,883	30,917
217 CARES Act Grant	-	-	-	-
230 Future Drainage Fund	125,750	130,057	131,058	1,001
231 Recycling Fund	61,940	37,944	68,010	30,065
232 Street Light Fund	199,897	225,373	228,626	3,253
250 Oakwilt Fund	11,367	11,458	11,898	440
261 Economic Development Fund	1,703	1,722	1,789	67
262 Ham Lake EDA Fund	(38,187)	-	(320,251)	(320,251)
263 Lodging Tax Fund	7,858	3,385	4,538	1,153
370 2010 Cip Bond Debt Service Fund	199,357	306,608	218,160	(88,448)
371 2016 Go Capital Note Debt Service Fund-Nmtc	26	26	26	-
410 General Gov't Equipment Fund	73,298	75,487	82,592	7,105
411 Election Equipment Fund	2,414	3,450	4,955	1,505
412 Building Fund	260,252	265,621	283,500	17,878
420 Fire Department Equipment Fund	985,879	558,633	(74,400)	(633,033)
421 Emergency Operations Center Fund	38,110	40,527	43,441	2,914
422 Siren Replacement Fund	38,231	38,650	40,161	1,511
428 Building Inspection Equipment Fund	7,661	8,772	16,911	8,140
430 Public Works Equipment Fund	558,043	614,450	829,676	215,226
431 Revolving Street Fund	2,320,696	2,519,803	1,247,434	(1,272,369)
440 Park And Beach Land Fund	889,406	930,594	620,222	(310,372)
441 Parks Equipment Fund	155,425	167,214	205,744	38,530
890 Trust	535,530	588,251	595,709.68	7,459
Total	<u>\$ 9,881,587</u>	<u>\$ 11,172,457</u>	<u>\$ 8,488,320</u>	<u>\$ (2,684,138)</u>

Item Explanation of changes greater than \$50,000.

- (1) See rev/exp for the General Fund for further explanation.
- (2) Engineering, Attorney and CCDW permit fees for Crosstown Business Park Development.
- (3) Annual bond payment and interest payments offset by June's tax settlement.
- (4) Payments for Firestation #3 and Pumper Truck, which were offset with the budgeted transfer from General Fund.
- (5) Cash increased due to budgeted transfers from General Fund.
- (6) Engineering for various projects and contractor payments for 2024 Bituminous Project, Creek Valley, and Meadow Park projects, which were offset by the budgeted transfer from the General Fund and MSA grant funding.
- (7) Purchase of backstops, shades, and bleachers for Lion's and Ham Lake Parks and playground equipment for Hidden Forest East Park.

Cash Balance by Fund Compared to Prior Year (unaudited)

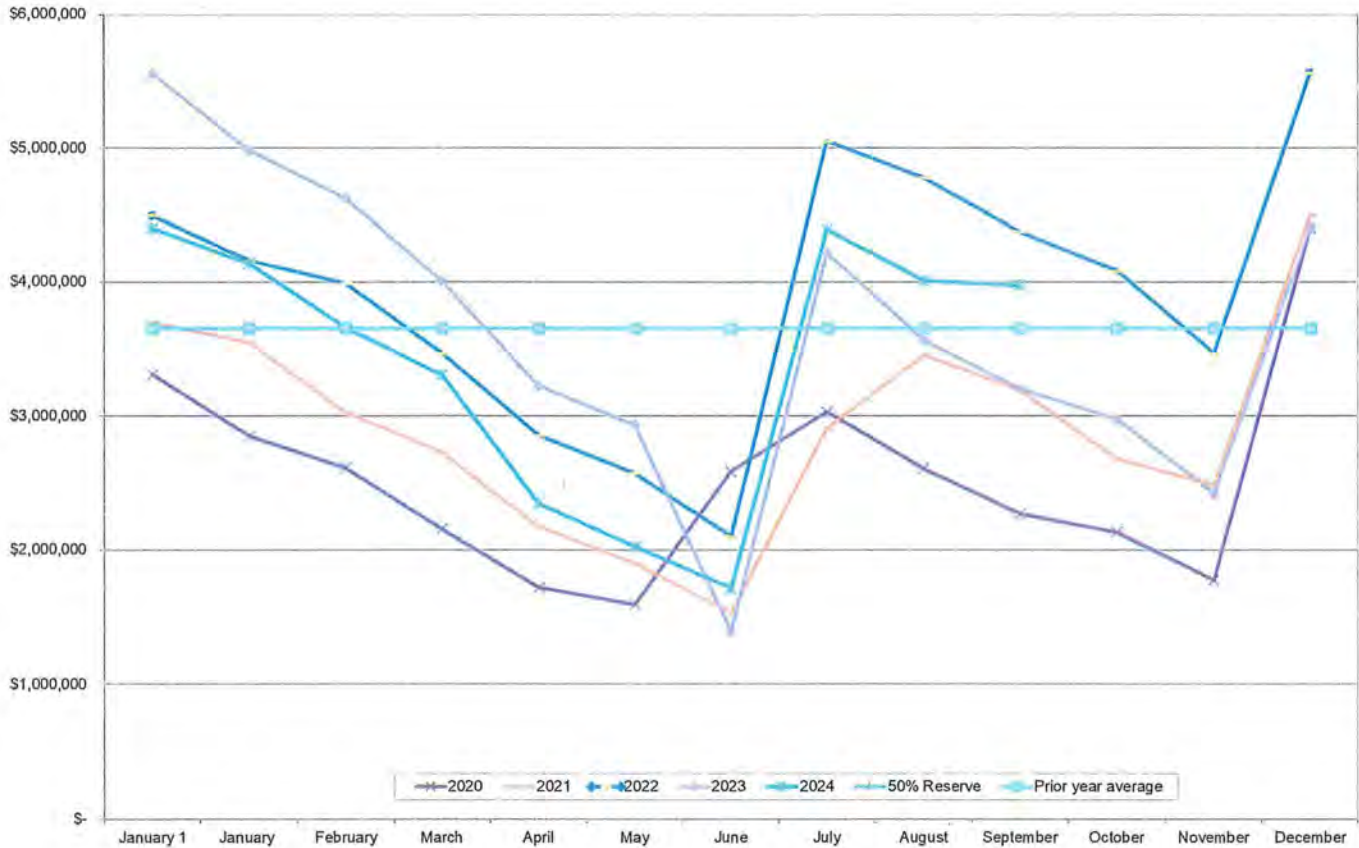
Cash Balance by Fund Compared to Prior Year



Fund	Key
<ul style="list-style-type: none"> General Park and Beach Land Equipment and Building Revolving Street Special Revenue Funds Other Governmental Funds 	<ul style="list-style-type: none"> Balance increased by more than 10% over prior year Balance decreased by more than 10% over prior year Balance within 10% of prior year

General Fund Budget Cash Summary (unaudited)

General Fund Cash Balances 2020-2024



Receipts	YTD Budget	YTD Actual	Percent of YTD Budget	Disbursements	YTD Budget	YTD Actual	Percent of YTD Budget
Taxes	\$ 4,714,851	\$ 3,293,109	69.8 %	Council	\$ 82,524	\$ 116,163	140.8 %
Special Assessments	-	-	100.0	Administration/Clerk	256,377	284,493	111.0
Licenses and permits	403,200	361,821	89.7	Finance	286,270	286,948	100.2
Intergovernmental	132,000	234,644	177.8	Planning & Zoning	78,113	74,642	95.6
Charges for services	116,164	222,342	191.4	General Government	105,981	175,623	165.7
Fines and forfeitures	23,625	30,310	128.3	Information Technology	31,575	29,371	93.0
Interest on investments	22,500	125,893	559.5	Public Safety	1,807,265	1,609,979	89.1
Miscellaneous	7,875	164,040	2,083.0	Building Department	283,884	263,904	93.0
Transfers in	1,500	-	-	Public Works	955,970	843,967	88.3
	\$ 5,421,715	\$ 4,432,158	81.7 %	Parks and recreation	296,226	215,628	72.8
				Senior Center	14,945	11,034	73.8
				Transfers Out	1,281,375	1,281,375	100.0 %
					\$ 5,480,505	\$ 5,193,127	94.8

Key

- ⬆ Varies more than 10% than budget positively
- ⬇ Varies more than 10% than budget negatively
- ⬆ Within 10% of budget

General Fund Budget Summary As of 09/30/24 (unaudited)

	Annual Budget	Budget Thru 9/30/2024 75%	Actual Thru 9/30/2024	Variance - Favorable (Unfavorable)	Percent Received or Expended Based on Budget thru 9/30/2024
Revenues					
Taxes	\$ 6,286,468	\$ 4,714,851	\$ 3,293,109	\$ (1,421,742) ^{¶(1)}	69.85 %
Special Assessments	-	-	-	-	N/A
Licenses and permits	537,600	403,200	361,821	(41,379) ^{¶(2)}	89.74
Intergovernmental	176,000	132,000	234,644	102,644 ^{¶(3)}	177.76
Charges for services	154,885	116,164	222,342	106,178 ^{¶(4)}	191.40
Fines and forfeitures	31,500	23,625	30,310	6,685	128.30
Interest on investments	30,000	22,500	125,893	103,393 ^{¶(5)}	559.52
Miscellaneous	10,500	7,875	164,040	156,165 ^{¶(6)}	2,083.04
Total Revenues	7,226,953	5,420,215	4,432,158	(988,057)	
Expenditures					
Council	\$ 110,031	\$ 82,524	\$ 116,163	\$ (33,639) ^{¶(7)}	140.76 %
Administration/Clerk	341,836	256,377	284,493	(28,115) ^{¶(8)}	110.97
Finance	381,693	286,270	286,948	(678)	100.24
Planning & Zoning	104,151	78,113	74,642	3,471	95.56
General Government	141,308	105,981	175,623	(69,642) ^{¶(9)}	165.71
Information Technology	42,100	31,575	29,371	2,204	93.02
Public Safety	2,409,687	1,807,265	1,609,979	197,286 ^{¶(10)}	89.08
Building Department	378,512	283,884	263,904	19,980	92.96
Public Works	1,274,627	955,970	843,967	112,003 ^{¶(11)}	88.28
Parks and recreation	394,968	296,226	215,628	80,598 ^{¶(12)}	72.79
Senior Center	19,926	14,945	11,034	3,910	73.83
Total Expenditures	5,598,840	4,199,130	3,911,753	287,378	93.16
Excess Revenues (Expenditures)	1,628,113	1,221,084	520,406	(700,679)	
Other Financing Sources (Uses)					
Transfers in	2,000	1,500	-	-	-
Transfers out	(1,708,500)	(1,281,375)	(1,281,375)	0	100.00
TOTAL OTHER FINANCING SOURCES (USES)	(1,706,500)	(1,279,875)	(1,281,375)	0	
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Uses	\$ (78,387)	\$ (58,791)	\$ (760,969)	\$ (700,679)	

Item Explanation of items percentage received/expended less than 90% or greater than 110% and \$ variance greater than \$20,000.

^{¶(1)} Tax Settlements are received in June, December, and January

^{¶(2)} After several years of coming in over budget for Building and Right of Way permits, these budget lines were increased, however, the projections were higher than anticipated for the year. Overall, the accumulated revenue actuals for 2024 are slightly higher than 2023 actuals.

^{¶(3)} The MSA Maintenance Aid, Fire Relief State Aid, and Fire Training has been paid in full for the year and came in over budgeted amounts. There was also an election grant received in the amount of \$10,267 that was not in the budget.

^{¶(4)} Tower revenue is coming in higher than anticipated due to more subleases and payment for the Vista conduit debt issuance.

^{¶(5)} Money market rates have been higher than last several years resulting in higher monthly interest revenue.

^{¶(6)} General donations exceeded 2024 budget expectations and reimbursement for the 2024 Compensation Plan was received.

^{¶(7)} Higher than anticipated attorney and engineering fees as well as paying annual dues being paid in full.

^{¶(8)} The role of the Administration Assistant has changed. One of the Assistants is currently doing more administrative and elections activities than budgeted creating a budget deficit for Administration/Clerk due to wages and benefits.

^{¶(9)} ARPA spending is not budgeted and we have currently expended \$69,570 in 2024.

^{¶(10)} The budget surplus at the end of the quarter is due to The other Assistant is now doing fire and building activities with a the focus on building activities creating less expenditures in wages and benefits for Fire. Also, the budget Fire Relief Aid from the State has not been paid out yet.

^{¶(11)} Public works is under budget due to less activity than anticipated for blacktop maintenance, fuel, and street repair supplies as well as lower than anticipated anticipated Worker's Compensation premiums.

^{¶(12)} The favorable variance is due to less employee activity done in the Parks vs. Public Works.

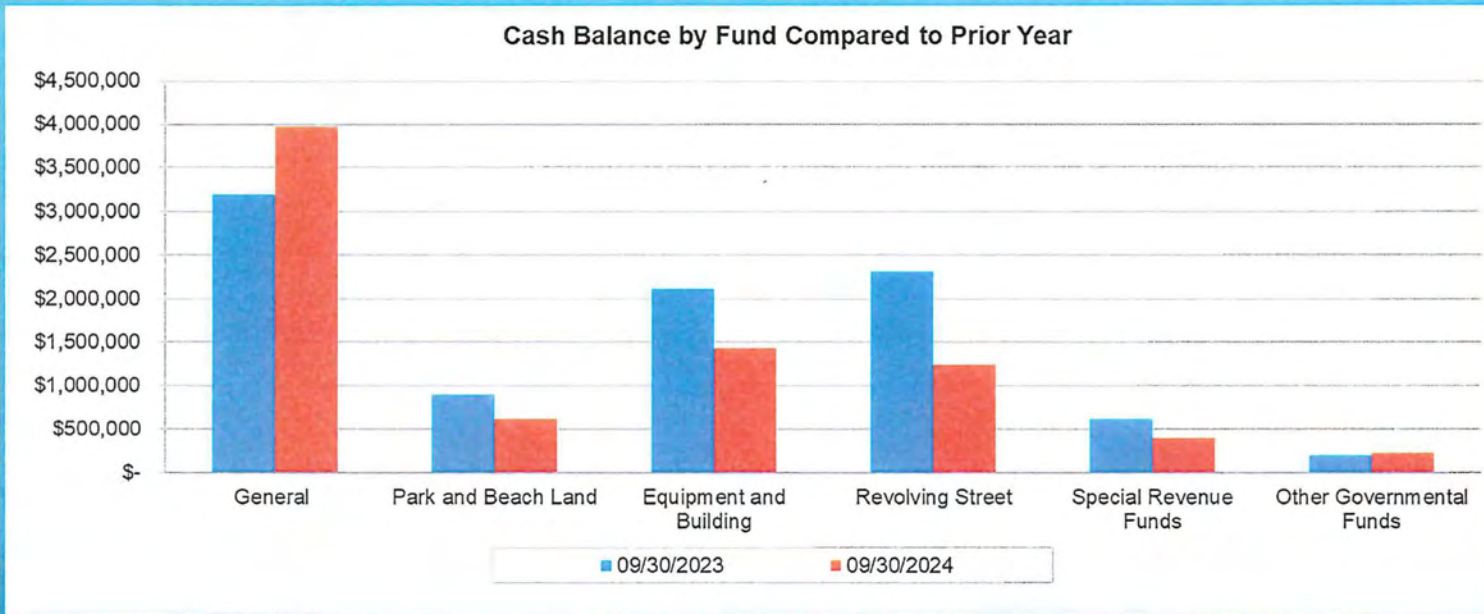
****A detailed report of revenues and expenditures can be provided upon request.**

CITY OF HAM LAKE 3RD QUARTER REPORT

Presented by Finance/Human Resource Director, Andrea Murff

OVERALL CASH POSITION

	Balance 09/30/2023	Balance 12/31/2023	Balance 09/30/2024	YTD Change From 12/31/2023
General Fund	\$ 3,203,424	\$ 4,401,581	\$ 3,975,221	\$ (426,360)
Cable TV Fund	93,984	95,013	100,573	5,561
Ham Laker Fund	11,250	1,876	(4,156)	(6,032)
Lawful Gambling Contributions Fund	138,274	145,966	176,883	30,917
CARES Act Grant	-	-	-	-
Future Drainage Fund	125,750	130,057	131,058	1,001
Recycling Fund	61,940	37,944	68,010	30,065
Street Light Fund	199,897	225,373	228,626	3,253
Oakwilt Fund	11,367	11,458	11,898	440
Economic Development Fund	1,703	1,722	1,789	67
Ham Lake EDA Fund	(38,187)	-	(320,251)	(320,251)
Lodging Tax Fund	7,858	3,385	4,538	1,153
2010 Cip Bond Debt Service Fund	199,357	306,608	218,160	(88,448)
2016 Go Capital Note Debt Service Fund-Nmtc	26	26	26	-
General Govt Equipment Fund	73,298	75,487	82,592	7,105
Election Equipment Fund	2,414	3,450	4,955	1,505
Building Fund	260,252	265,621	283,500	17,878
Fire Department Equipment Fund	985,879	558,633	(74,400)	(633,033)
Emergency Operations Center Fund	38,110	40,527	43,441	2,914
Siren Replacement Fund	38,231	38,650	40,161	1,511
Building Inspection Equipment Fund	7,661	8,772	16,911	8,140
Public Works Equipment Fund	558,043	614,450	829,676	215,226
Revolving Street Fund	2,320,696	2,519,803	1,247,434	(1,272,369)
Park And Beach Land Fund	889,406	930,594	620,222	(310,372)
Parks Equipment Fund	155,425	167,214	205,744	38,530
Trust	535,530	588,251	595,709.68	7,459
Total	\$ 9,881,587	\$ 11,172,457	\$ 8,488,320	\$ (2,684,138)



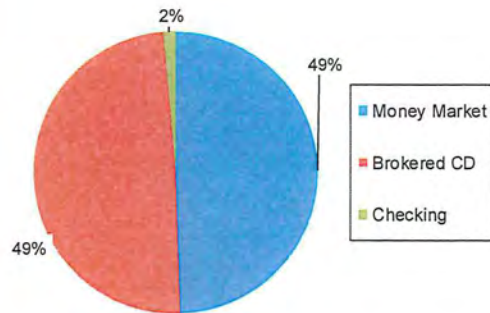
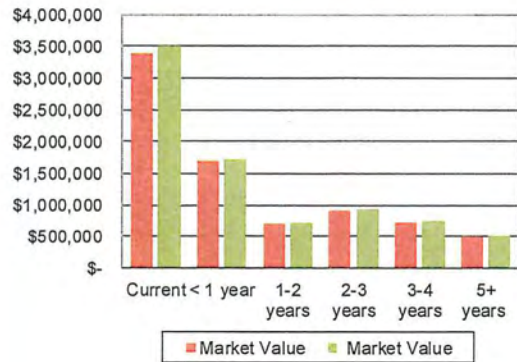
GRAPH OF OVERALL CASH POSITION BY FUND TYPE

INVESTMENT SUMMARY

Institution	Description	Type	Rate	Market Value 1/1/2024	Deposits - Purchases	Expenditures - Sales	Transfers	Interest	Unadjusted Market Value 9/30/2024	Market Value 9/30/2024	Unrealized gain / loss
RBC	RBC	Money Market	0.00%	246,369.00	-	-	(246,369.00)	-	-	-	-
RBC	Bank Hapoalim New York	Brokered CD	2.90%	229,671.75	-	(231,000.00)	(3,340.32)	3,340.32	(1,326.25)	-	1,326.25
RBC	BMO Harris BK NATL ASSN	Brokered CD	0.50%	235,337.37	-	-	(938.02)	938.02	235,337.37	244,146.99	8,809.62
RBC	Memick BK South Jordan Utah	Brokered CD	0.40%	230,696.50	-	-	(750.39)	750.39	230,696.50	240,591.27	9,894.77
RBC	Texas Exchange Bk Crowley	Brokered CD	0.70%	223,539.75	-	-	(1,313.24)	1,313.24	223,539.75	234,988.77	11,449.02
RBC	Malaga BK Palos Verdes Calif	Brokered CD	0.50%	213,263.44	-	-	(1,040.35)	1,040.35	213,263.44	226,348.47	13,085.03
				1,376,899.81	-	(231,000.00)	(253,751.32)	7,352.32	991,530.61	946,076.50	44,544.69
US Bank	US Bank	Money Market		669,024.51	(1,166,061.02)	729,637.00	62,436.43	10,799.97	305,036.89	305,036.89	-
US Bank	US Treasury Bill	Government Securities		496,795.00	-	(407,345.00)	(12,655.00)	12,655.00	9,450.00	-	(9,450.00)
US Bank	US Treasury Bill	Government Securities		-	690,794.27	-	(5,022.40)	5,022.40	690,794.27	721,469.13	22,694.66
US Bank	US Treasury Bill	Government Securities	3.50%	-	730,027.50	-	(11,610.58)	11,610.58	730,027.50	748,297.50	18,270.00
US Bank	American Express National Bank	Brokered CD	3.10%	242,393.20	-	(245,000.00)	(7,657.42)	7,657.42	(2,606.80)	-	2,606.80
US Bank	Bmo Harris Bank Natl Assn	Brokered CD	4.30%	242,440.16	-	(242,292.00)	(4,196.80)	4,196.80	156.16	-	(156.16)
US Bank	Bank of America - cd	Brokered CD	4.65%	-	244,000.00	-	-	-	244,000.00	246,322.88	2,322.88
US Bank	Discover Bank	Brokered CD	3.25%	238,030.90	-	-	(7,994.31)	7,994.31	235,030.90	243,130.65	4,299.75
US Bank	Fifth Third Bk - CD	Brokered CD	4.50%	243,041.31	-	(243,000.00)	(6,553.68)	6,553.68	41.31	-	(41.31)
US Bank	Flagstar Bank Natl Assn - CD	Brokered CD	4.65%	-	244,000.00	-	-	-	244,000.00	247,389.16	3,389.16
US Bank	Israel Dis Bk New York	Brokered CD	4.25%	242,889.84	-	(244,000.00)	(7,330.03)	7,330.03	(1,010.16)	-	1,010.16
US Bank	Security First Bank - Nebraska	Brokered CD	3.15%	244,282.15	-	(245,000.00)	(3,911.61)	3,911.61	(717.85)	-	717.85
US Bank	Hicolet Natl Bk - Greenbay WI	Brokered CD	4.25%	-	249,000.00	-	(5,334.74)	5,334.74	249,000.00	255,693.12	6,693.12
US Bank	State Bank Inds - Illinois	Brokered CD	3.35%	242,207.00	-	(245,000.00)	(8,229.99)	8,229.99	(2,793.00)	-	2,793.00
US Bank	Riverside CA Cmnty College Dist	Brokered CD	1.79%	-	242,239.25	-	(1,949.87)	1,949.87	242,239.25	248,941.00	6,701.75
				2,862,012.07	1,222,000.00	(1,222,000.00)	0.00	93,236.40	2,955,246.47	3,017,100.33	61,851.06
Falcon National Bank	Falcon National Bank	Money Market	0.45%	79,017.64	-	(49,500.00)	12,292.72	183.61	42,793.97	42,715.10	(78.87)
Falcon National Bank	CD 88834 (renewed)	Brokered CD	0.40%	200,000.00	-	-	(664.51)	664.51	200,000.00	200,000.00	-
Falcon National Bank	CD 89417 (renewed)	Brokered CD	0.40%	300,000.00	-	(300,000.00)	(203.54)	203.54	-	-	-
Falcon National Bank	CD 89417 matured	Brokered CD	4.65%	-	300,000.00	(300,000.00)	(6,023.20)	6,023.20	-	-	-
Falcon National Bank	CD 90376 (renewed)	Brokered CD	0.40%	535,076.55	-	(535,076.55)	(2,584.81)	2,584.81	-	-	-
Falcon National Bank	Amerika National Bank	Brokered CD	4.75%	-	242,500.00	-	-	-	242,500.00	242,500.00	-
Falcon National Bank	CIBC Bank USA	Brokered CD	4.75%	-	108,376.55	-	-	-	108,376.55	108,376.55	-
Falcon National Bank	Pacific Premier Bank	Brokered CD	4.75%	-	242,500.00	-	-	-	242,500.00	242,500.00	-
Falcon National Bank	Western Alliance Bank	Brokered CD	4.75%	-	242,500.00	-	-	-	242,500.00	242,500.00	-
Falcon National Bank	CD 90484 (renewed)	Brokered CD	4.45%	100,500.00	49,500.00	-	(2,816.66)	2,816.66	150,000.00	150,000.00	-
				1,216,194.19	1,185,376.55	(1,185,376.55)	-	12,476.33	1,226,670.62	1,226,591.65	(78.97)
21st CENTURY BANK	ICS	Money Market	4.99%	766,730.76	7,632,282.63	(7,707,676.01)	-	31,093.54	722,430.92	722,430.92	-
21st CENTURY BANK	CD			-	-	-	-	-	-	-	-
				766,730.76	7,632,282.63	(7,707,676.01)	-	31,093.54	722,430.92	722,430.92	-
4 M	4M Liquid Assets-101	Money Market	5.20%	88,712.23	-	-	105.74	3,912.92	92,730.94	92,352.04	(378.90)
4 M	4M Plus Fund-101	Money Market	5.23%	4,922,596.29	4,841,356.12	(4,250,000.00)	(3,515,354.42)	135,556.22	2,124,154.21	2,229,882.00	95,727.79
				5,011,308.57	4,841,356.12	(4,250,000.00)	(3,515,248.68)	139,469.14	2,226,885.15	2,322,234.04	95,348.89
21st CENTURY BANK	General/Checking	Checking	0.25%	100,021.23	14,210,845.61	(18,211,054.53)	4,000,000.00	208.93	100,021.24	100,019.18	(2.06)
				100,021.23	14,210,845.61	(18,211,054.53)	4,000,000.00	208.93	100,021.24	100,019.18	(2.06)
				\$ 11,335,166.63	\$ 29,091,860.91	\$ (32,807,107.09)	\$ 231,000.00	\$ 283,666.66	\$ 8,124,787.11	\$ 8,336,451.62	\$ 201,664.51
								Deposits in Transi	163,307.77		
								O/S Checks	(11,439.82)		
								Total	\$ 8,480,319.77		

INVESTMENT SUMMARY

Maturities



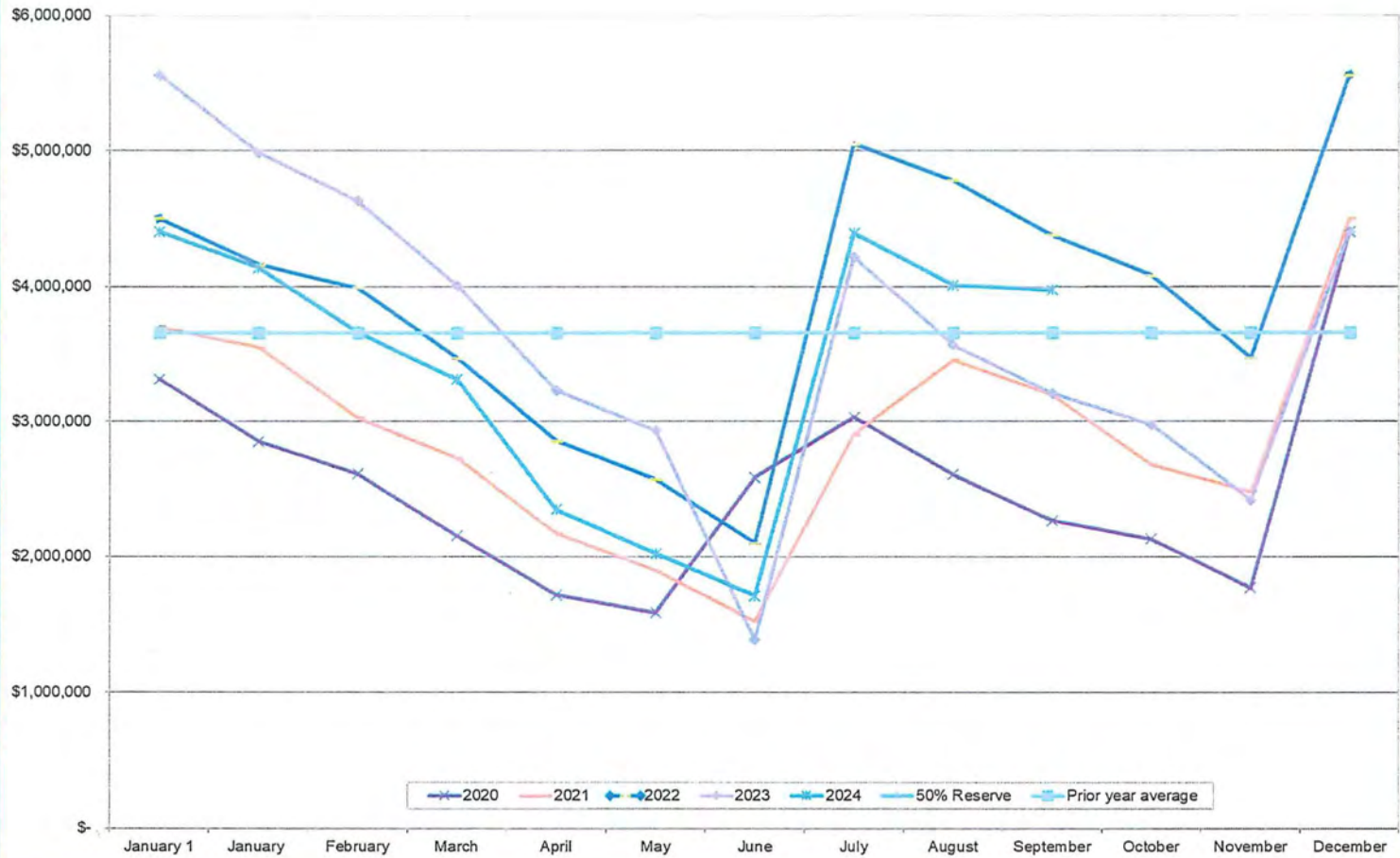
Maturity	Unadjusted Market Value 9/30/2024	Market Value 9/30/2024	Variance 9/30/2024
Current	\$ 3,399,159.58	\$ 3,493,236.13	\$ 94,076.55
< 1 year	1,690,743.32	1,713,745.46	23,002.14
1-2 years	711,539.75	728,700.81	17,161.06
2-3 years	912,077.71	947,837.60	35,759.89
3-4 years	730,027.50	748,297.50	18,270.00
5+ years	491,239.25	504,634.12	13,394.87
	<u>\$ 7,934,787.11</u>	<u>\$ 8,136,451.62</u>	<u>\$ 201,664.51</u>

Weighted average Rate of return	0.09%	9/30/2024
Average Maturity (years)	0.28	9/30/2024

Investment Type	Market Value 9/30/2024
Money Market	\$ 3,393,216.95
Brokered CD	\$ 3,373,428.86
Savings	\$ -
Government Securities	\$ 1,469,786.63
Municipal Securities	\$ -
Checking	\$ 100,019.18
	<u>\$ 8,336,451.62</u>

Operating Account	
O/S Deposits	\$ 163,307.77
O/S Checks	(11,439.62)
Reconciled Balance	<u>\$ 8,488,319.77</u>

General Fund Cash Balances 2020-2024



GENERAL FUND BUDGET TO ACTUAL

	Annual Budget	Budget Thru 9/30/2024 75%	Actual Thru 9/30/2024	Variance - Favorable (Unfavorable)	Percent Received or Expended Based on Budget thru 9/30/2024
Revenues					
Taxes	\$ 6,286,468	\$ 4,714,851	\$ 3,293,109	\$ (1,421,742) ⁽¹⁾	69.85 %
Special Assessments	-	-	-	-	N/A
Licenses and permits	537,600	403,200	361,821	(41,379) ⁽²⁾	89.74
Intergovernmental	176,000	132,000	234,644	102,644 ⁽³⁾	177.76
Charges for services	154,885	116,164	222,342	106,178 ⁽⁴⁾	191.40
Fines and forfeitures	31,500	23,625	30,310	6,685	128.30
Interest on investments	30,000	22,500	125,893	103,393 ⁽⁵⁾	559.52
Miscellaneous	10,500	7,875	164,040	156,165 ⁽⁶⁾	2,083.04
Total Revenues	7,226,953	5,420,215	4,432,158	(988,057)	
Expenditures					
Council	\$ 110,031	\$ 82,524	\$ 116,163	\$ (33,639) ⁽⁷⁾	140.76 %
Administration/Clerk	341,836	256,377	284,493	(28,115) ⁽⁸⁾	110.97
Finance	381,693	286,270	286,948	(678)	100.24
Planning & Zoning	104,151	78,113	74,642	3,471	95.56
General Government	141,308	105,981	175,623	(69,642) ⁽⁹⁾	165.71
Information Technology	42,100	31,575	29,371	2,204	93.02
Public Safety	2,409,687	1,807,265	1,609,979	197,286 ⁽¹⁰⁾	89.08
Building Department	378,512	283,884	263,904	19,980	92.96
Public Works	1,274,627	955,970	843,967	112,003 ⁽¹¹⁾	88.28
Parks and recreation	394,968	296,226	215,628	80,598 ⁽¹²⁾	72.79
Senior Center	19,926	14,945	11,034	3,910	73.83
Total Expenditures	5,598,840	4,199,130	3,911,753	287,378	93.16
Excess Revenues (Expenditures)	1,628,113	1,221,084	520,406	(700,679)	
Other Financing Sources (Uses)					
Transfers in	2,000	1,500	-	-	-
Transfers out	(1,708,500)	(1,281,375)	(1,281,375)	0	100.00
TOTAL OTHER FINANCING SOURCES (USES)	(1,706,500)	(1,279,875)	(1,281,375)	0	
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Uses	\$ (78,387)	\$ (58,791)	\$ (760,969)	\$ (700,679)	



QUESTIONS?