



CITY OF HAM LAKE

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CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES MONDAY, APRIL 6, 2026

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, April 6, 2026 at 6:00 p.m. in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Jim Doyle, Andrew Hallberg, Al Parranto, and Mike Van Kirk

MEMBERS ABSENT: None

OTHERS PRESENT: City Attorney, Mark Berglund; City Engineer, Dave Krugler; City Administrator, Denise Webster; and Deputy City Clerk, Dawnette Shimek

- 1.0 **CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance**
- 2.0 **PUBLIC COMMENT – None**
- 3.0 **SPECIAL APPEARANCES/PUBLIC HEARINGS – None**

4.0 **CONSENT AGENDA**

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

- 4.1 Approval of minutes of March 16, 2026
- 4.2 Approval of claims in the amount of \$654,155.68
- 4.3 Approval of the Ham Lake Member City Grant Agreement with Twin Cities Gateway
- 4.4 Approval of the resignation of Jeff Entsminger from the Upper Rum River Watershed Management Organization
- 4.5 Approval of Resolution No. 26-15 terminating the participation in the North Metro Regional Street Maintenance Joint Powers Agreement (JPA)
- 4.6 Approval of amending the Ham Lake Fire Department Regulations

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

5.0 **PLANNING COMMISSION RECOMMENDATIONS**

- 5.1 Jeffrey A. Stalberger of MN Developments LLC, requesting Preliminary and Final Plat approval and rezoning portions of land from R-A (Rural Single Family Residential) to R-1

(Single Family Residential) for South Shore Estates (3 lots) in Section 2 (this is consideration of the First Reading of a rezoning Ordinance)

Motion by Kirkham, seconded by Hallberg, to concur with the recommendation of the Planning Commission and approve the Preliminary and Final Plat and rezoning of a portion of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for South Shore Estates, a 3-lot single family residential development in Section 2 as requested by Jeffrey A. Stalberger of MN Development LLC, subject to paying a \$200.00 drainage fee and \$2,500.00 parkland dedication fee on each of the three lots, meeting all of the requirements of the City Engineer and meeting all City, County and State requirements. All in favor, motion carried

5.2 Jeffrey A. Stalberger of MN Developments LLC, requesting Preliminary Plat approval and rezoning portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for South Shore Estates Second Addition (42 lots) in Section 2 (this is consideration of the First Reading of a rezoning Ordinance)

Motion by Van Kirk, seconded by Doyle, to concur with the recommendation of the Planning Commission and approve the Preliminary Plat and rezoning of portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for South Shore Estates Second Addition, a 40 lot and 2 outlot, single family residential development in Section 2, as requested by Jeffrey A. Stalberger of MN Development LLC, subject to paying a \$200.00 drainage fee and \$2,500.00 parkland dedication fee on each lot, subject to an encroachment agreement on Lot 21, Block 1, due to the septic lines crossing the drainage and utility easement, subject to an encroachment agreement on Lot 23, Block 1, for shared dock access that is located within a drainage and utility easement, subject to meeting the requirements of the City Engineer and meeting all City, County and State requirements. Discussion followed regarding the proposed permanent dock with 40 boat slips and each boat slip will belong to each of the 40 lots being developed. Engineer Krugler stated that the DNR (Department of Natural Resources) does not require a permit if a dock is less than 8 feet wide. Engineer Krugler stated that unless they are selling items, such as fuel or bait shop, the dock does not meet the definition of a marina. Mr. Stalberger was present and stated they have 700 feet of shoreland and will not be blocking shoreland views. Councilmember Van Kirk asked if the docks will be set up basically for pontoons. Councilmember Hallberg asked if the docks will be for the new lots. Mr. Stalberger stated that they will have a homeowner's association and will have verbiage in the agreement that the docks cannot be leased out and they do not want the public going in at this access. Councilmember Van Kirk asked if this has been done before, and Mr. Stalberger stated this is a unique situation and they have not done this before. Mr. Stalberger stated homeowners will be able to take their golfcart down the path, park it and go to their boat. Mayor Kirkham asked if they have received any pushback from the DNR and Mr. Stalberger stated no. Mayor Kirkham asked when construction might start, and Mr. Stalberger stated he did not know. Mr. Stalberger stated Coon Lake homeowners pay an annual assessment of \$100 annually and that he spoke with Mary Wells, who represents the Coon Lake Association, and they will include in the homeowner's association agreement that the 40 new homeowners will pay 60% of the \$100 assessment that the existing residents currently pay. All in favor, motion carried.

- 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

Councilmember Doyle stated that he would like to retain the existing Minnesota State Flag, as modified in 1983, as the official flag for the City of Ham Lake. Attorney Berglund stated a resolution should be drafted to clearly state the reasons why the City does not want to update to the flag that was redesigned in 2023. Administrator Webster stated she would draft a resolution supporting display of the state flag modified in 1983 and place it on the next agenda.

**Motion by Van Kirk, seconded by Hallberg, to adjourn the City Council meeting at 6:16 p.m.
All in favor, motion carried.**



Dawnette Shimek, Deputy City Clerk