

CITY OF HAM LAKE

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CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES MONDAY, APRIL 7, 2025

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, April 7, 2025 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: Acting Mayor Al Parranto, Councilmembers Jim Doyle and Andrew Hallberg

MEMBERS ABSENT: Mayor Brian Kirkham and Councilmember Mike Van Kirk

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

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

2.0 PUBLIC COMMENT – None

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS – None

4.0 CONSENT AGENDA

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

4.1 Approval of minutes of March 17, 2025

4.2 Approval of claims in the amount of \$286,072.30

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

4.4 Approval of a Field Party Permits for Maxx Bar & Grill, 17626 Central Avenue NE for May 16, 17 & 18 and September 12, 13 & 14, 2025

4.5 Approval of Resolution No. 25-09 for the Lawful Gambling Premise Permit for the Andover Football Association, Inc. to conduct Lawful Legal Gambling Activity at Acapulco Mexican Restaurant, 18015 Ulysses Street NE, Suite 1000, Ham Lake, Minnesota

4.6 Approval to award striping/symbols and crack sealing to the low bidders, Warning Lites and Northwest Asphalt

4.7 Approval of amending the Fire Department Regulations

4.8 Approval of extending a Probationary offer to paid-on-call firefighter

4.9 Park Committee Recommendations:

1) Approval of the installation cost for the park equipment at Hidden Forest East Park

2) Approval of directing City Engineer Krugler to order plan and specifications for the parking lot at Hidden Forest East Park

- 3) Approval of purchasing Shade structures at Constance Estates Park and Crosstown Rolling Acres 3rd Park
- 4) Approval of the low quote for residing the concession stand at Lion's Park

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

5.0 PLANNING COMMISSION RECOMMENDATIONS

- 5.1 Zahira Aqel of Global Distribution Inc. requesting a Certificate of Occupancy to operate a wholesale distribution business for tobacco products and accessories at 14203 Lincoln Street NE (Lot 1, Block 1, Majestic Oaks Commercial Center Second Addition)

Motion by Parranto, seconded by Doyle, to concur with the recommendation of the Planning Commission and approve the Certificate of Occupancy for Global Distribution Inc., as presented by Zahira Aqel, to operate a wholesale distribution business for tobacco products and accessories at 14203 Lincoln Street NE (Lot 1, Block 1, Majestic Oaks Commercial Center Second Addition) subject to stripping the parking lot by June 1, 2025, business hours of 9:00 am to 5:00 pm Monday through Friday and 9:00 am to 4:00 pm on Saturday, having a maximum of 20 employees, no retail sales at the location, all pallet racking for storage not to exceed ten feet in height, and meeting all City, County and State requirements. All present in favor, motion carried.

- 5.2 Glen Harstad, Jeff Harstad and Heather Harstad of Hearth Development requesting Commercial Site Plan approval to construct a 22,000 square foot office/warehouse building at 13928 Lincoln Street NE (Lot 4, Block 2, Majestic Oaks Commercial Center)

Motion by Hallberg, seconded by Parranto, to concur with the recommendation of the Planning Commission and approve the request of Glen Harstad, Jeff Harstad and Heather Harstad of Hearth Development for Commercial Site Plan approval to construct a 22,000 square foot office/warehouse building at 13928 Lincoln Street NE (Lot 4, Block 2, Majestic Oaks Commercial Center) subject to the following conditions: the applicants request vacation of a portion of the drainage and utility easement that no longer contains wetlands and dedicate drainage and utility easement over the wetland boundary not protected by the original drainage and utility easement of the Majestic Oaks Commercial Center plat prior to the issuance of a Certificate of Occupancy, submitting building plans with engineering for the installation of a sprinkler system due to the possibility of future tenants storing cars in the building, operating hours for all tenants are to be between 7:01 am and 10:00 pm, no on-street parking, building occupancy being limited to a maximum of 30 occupants, no delivery trucks blocking Lincoln Street NE, no outside storage, meeting all the requirements of the City Engineer and Building Official and meeting all city, county and state requirements. All present in favor, motion carried.

- 5.3 Jason Osberg of JD Ham Lake Holdings, LLC, requesting Sketch Plan approval of Kohler Farms, a 39-lot single family residential development in Section 13

Motion by Hallberg, seconded by Doyle, to concur with the recommendation of the Planning Commission to approve the Sketch Plan, presented by Jason Osberg of JD Ham Lake Holdings, LLC, for a 39-lot single family residential development in Section 13 subject to submitting a lot line adjustment request to the City Council for parcel 15946 Lexington Avenue NE that includes a septic compliance inspection report with soil borings that indicate a suitable secondary septic area on the parcel, dedicating a 20-foot-wide bike trail easement on the east side of the 15946 Lexington Avenue NE parcel, filing the approved lot line adjustment documentation with Anoka County upon city

approval, providing proof of filing of the lot line adjustment with Anoka County to the city with the application for preliminary plat approval, obtaining approval from Anoka County Highway Department for access points onto Lexington Avenue NE as proposed in Alternative A or Alternative B or obtaining approval for a fire/emergency access road in the northeast section of the plat prior to submitting an application for preliminary plat approval, meeting the requirements noted in the City Engineer's memo dated March 19, 2025, meeting all City, State and County requirements. All present in favor, motion carried.

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY

8.1 Discussion of Cannabis Ordinance

Attorney Berglund stated that state statute was first passed that allowed edibles with low THC count, and other types of consumables. Attorney Berglund stated that the state statute now has full-fledged cannabis regulations. Attorney Berglund stated that he added discussion of a cannabis ordinance to the Council's agenda and recommends that an ordinance be adopted and added to the City Code. Attorney Berglund stated that a copy of an ordinance that is being considered by the City of Andover regulating adult-use cannabis business operations was included in the packet for the City Council to review. Attorney Berglund stated that if the City does not have its own ordinance, the regulations would default to Anoka County's requirements. Attorney Berglund stated that the State already regulates personal use, where and when it can be used, and how much and where you can grow cannabis. Attorney Berglund stated that the ordinance being reviewed would regulate where shops could be located and distances required from churches, schools, and parks. Attorney Berglund stated that the state statute allows one license per population of 12,500. Attorney Berglund stated that the license would first apply and be approved by the State of Minnesota and then apply with the city. Attorney Berglund stated that the City Council would issue the license at its discretion. Councilmember Doyle stated that he would want a shop owner to have the right education on the products he is selling to the public. Councilmember Doyle stated he would not have a problem issuing three of four licenses. Attorney Berglund stated if the city takes control of licensing, then the city can regulate the number of licenses issued. Attorney Berglund stated if a licensed business is in violation of the city code, they would be charged with a misdemeanor. Attorney Berglund stated that the city could run a municipal dispensary if they chose to. The City Council discussed the City of Andover's draft ordinance and agreed to move forward with an ordinance. **It was the consensus of the City Council to direct Attorney Berglund to prepare a draft Ordinance relating to cannabis similar to the City of Andover's draft Ordinance.**

9.0 CITY ENGINEER – None

10.0 CITY ADMINISTRATOR – None


11.0 COUNCIL BUSINESS

11.1 Committee Reports

Councilmember Hallberg stated that he attended the Sunrise Watershed Management Organization meeting and it was discussed that the 2026 Budget was passed by the Ham Lake City Council, but not the amendment to the Joint Powers Agreement.

11.2 Announcements and future agenda items – None

Motion by Parranto, seconded by Hallberg, to adjourn the meeting at 6:17 p.m. All present in favor, motion carried.


Dawnette Shimek, Deputy City Clerk