



# CITY OF HAM LAKE

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## CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES MONDAY, MAY 18, 2026

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, May 18, 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 (via interactive technology due to being out of state); City Engineer, Dave Krugler; City Administrator, Denise Webster; Finance Director, Andrea Murff; and Deputy City Clerk, Dawnette Shimek

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

### 2.0 PUBLIC COMMENT – None

### 3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS

3.1 Lt. Anthony Mendoza (not present), Anoka County Sheriff's Office Monthly Report  
Sgt. Ninow was present and gave a summary of the Sheriff's Report for the month of April 2026.

### 3.2 Andy Grice, BerganKDV – Presentation of the 2025 Audit

Andy Grice was before the City Council to present the 2025 Annual Financial Audit and Single Audit Findings. Mr. Grice stated the Independent Auditor's Report gave the City a clean unmodified opinion for the audit. Mr. Grice noted there is a deficiency in internal control with lack of segregation of the accounting duties, which is common with a small staff. Mr. Grice summarized the financial analysis for the General Fund Performance stating the fund balance increased \$533,048 from the fiscal year 2024. Mr. Grice stated that revenues came in \$100,810 overbudget due to receiving more interest earnings from investment income than anticipated. Expenditures came in \$642,701 under budget for 2025 due to less salary and benefits being utilized for the Fire Department, the Building Department, and the Park Department as well as less than anticipated Public Works activity in blacktop maintenance, engineering costs, and fuel costs. Mr. Grice stated the budget is still in compliance with its Fund Balance Policy of 35-50%. Mr. Grice also presented an analysis of the City's historical total tax capacity amounts, tax levy amounts, and tax rate for the years 2021 – 2025. Mr. Grice explained that the tax capacity for the City continues to increase faster than the relative flat tax levy amount, which helps explain why the tax rate for the City remained consistent

from 2023 through 2025. The Council thanked Mr. Grice for his presentation. The Council also thanked Finance Director Murff and staff.

### 3.3 Ben Landwehr – 4121 Interlachen Drive NE – request for an ordinance change regarding Shoreland Zoning

Mr. Landwehr stated there are two elements to his request, the first being that he and neighbors are concerned about the development of South Shore Estates regarding the abuse and overuse of the lake with the request of installing a dock with 40 slips. Mr. Landwehr stated he has 150 people who have verbally stated they would like the city's shoreland zoning ordinance changed. Mr. Landwehr asked how he can have the ordinance changed. Engineer Krugler stated that the original ordinance was drafted by Attorney Dorn in 1992 and in 2020 the code was reviewed regarding setbacks to shoreline. Councilmember Van Kirk stated that the area was extensively reviewed in the past, and it was found that among 149 homes, that one septic system was not in compliance. Councilmember Van Kirk stated that if a developers request falls within city requirements, the city cannot stop the development. Attorney Berglund stated that the code committee should review the City Code to determine if it should be amended. Mr. Landwehr stated the second element of his concern is to request that the City Council reconsider the approval of the preliminary plat of South Shore Estates because of misrepresentations made by the developer regarding the proposed dock. Attorney Berglund stated that the preliminary plat has been approved and the recommendation from the DNR (Department of Natural Resources) did not require a permit for the proposed dock. Mayor Kirkham asked Mr. Landwehr if he is aware that even if the code is amended, it will not change the approval of the South Shore Estates development and Mr. Landwehr said yes. Mayor Kirkham asked Mr. Landwehr what he felt the developer misrepresented. Mr. Landwehr stated he wants the developer to reduce the size of the dock in support of the DNR's letter. Engineer Krugler stated that when the City receives an application for a preliminary plat, the city sends the plat to several agencies requesting review within 30 days. Engineer Krugler stated that the DNR did return comments within 30 days and the proposal met the DNR's recommendations and did not require a permit for the dock. Engineer Krugler stated that the DNR is more concerned with setbacks of buildings and septic systems, which meet the DNR requirements. Councilmember Hallberg stated that the Council can review the code and also look at standards of other cities and lakes. Mr. Landwehr stated he would want the City Code to be compliant with Municipal Shoreland Management Section 103F.221, and asked Attorney Berglund if he has read Section 103F.221 and Attorney Berglund stated he had. Mr. Landwehr asked if the code change would require an initiative and referendum process. Mr. Landwehr asked the Council to review the Greater Lakes Sylvia Association vs Wright County Arbor Creek Holdings case for a comparison to this situation. Mr. Landwehr stated that Ham Lake residents are unhappy and when he spoke with the Developer, the developer threatened him; Mr. Landwehr stated he wants the City Code changed and asked if the use is consistent with the City Charter. Mr. Landwehr stated that Administrator Webster told him on the phone not to pack the Council Chamber with neighbors; Administrator Webster stated she never said that and has never spoken with Mr. Landwehr on the phone, but only through emails. Attorney Berglund stated that it is not the City's responsibility to defend the developer, and what was presented was approved by the DNR; Attorney Berglund stated that the City is not getting into a legal argument as the City does not represent the developer. **It was the consensus of the City Council to refer this matter to the Code Committee.**

### 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 May 4, 2026 and Workshop minutes of May 4, 2026
- 4.2 Approval of claims in the amount of \$220,992.44
- 4.3 Approval of scheduling a Budget Workshop meeting for Monday, June 15, 2026 at 5:00 p.m.
- 4.4 Approval of Ordinance No. 26-06 rezoning 1016 Bunker Lake Boulevard NE in Section 32
- 4.5 Approval of a Temporary On-Sale Liquor License for the Ham Lake Lions at Lion's Park, 1220 157<sup>th</sup> Avenue NE, for the Freedom Festival on Saturday, June 27, 2026
- 4.6 Approval of Resolution No. 26-21 scheduling a public hearing to vacate a portion of the drainage and utility easement on Lot 3, Block 3, Hidden Forest East Fourth Addition
- 4.7 Approval of hiring a summer seasonal employee in Public Works
- 4.8 Approval of the First Reading of Ordinances amending Article 11-600, Excavation and Reclamation of the City Code
- 4.9 Approval of advertising for bids for the Crosstown Shopping Center reconstruction project
- 4.10 Approval of Liquor Licenses - July 1, 2026 to June 30, 2027:

On-Sale and Sunday On-Sale

- Acapulco of Ham Lake Inc. dba Acapulco Mexican Restaurant, 18015 Ulysses Street NE, Suite 1000, Ham Lake, MN
- Dan Dahlin Inc. dba Ham Lake Lanes, 16465 Highway 65 NE, Ham Lake, MN
- EAGL Beverages Holdings, LLC dba Majestic Oaks Golf Club, 701 Bunker Lake Boulevard NE, Ham Lake, MN
- Elevage Management Group LLC dba T-Box Bar & Grill, 1431 147<sup>th</sup> Avenue NE, Ham Lake, MN
- Maxx Bar & Grill Inc. dba Maxx Bar & Grill, 17646 Highway 65 NE, Ham Lake, MN

Off-Sale

- Bidhipur Beverage, Inc. dba Ham Lake Liquors, 17720 Central Avenue NE, Ham Lake, MN
- Broadview Operations LLC, dba 1 Stop Liquor, 16205 Lexington Avenue NE, Ham Lake, MN
- Grape Expectations Inc. dba Tournament Liquor, 1434 147<sup>th</sup> Avenue NE, Ham Lake, MN
- Rama Corporation dba Network Liquors, 13548 Highway 65 NE, Ham Lake, MN

Wine and 3.2% Malt Liquor

- Mansettis-Ham Lake Inc. dba Mansetti's Pizza & Pasta, 16220 Aberdeen Street NE, Suite C, Ham Lake, MN

3.2% Off-Sale

- Northern Tier Retail LLC dba Speedway #4537, 1442 Constance Boulevard NE, Ham Lake, MN

**Motion by Kirkham, seconded by Van Kirk, to approve the Consent Agenda as written. All in favor, motion carried.**

**5.0 PLANNING COMMISSION RECOMMENDATIONS**

- 5.1 Rich and Becky Gersdorf requesting Sketch Plan approval for Ham Lake Estates, at 16000 Hastings Street NE (PID: 17-32-23-41-0005) (6 Single Family Residential lots)

**Motion by Van Kirk, seconded by Parranto, to concur with the recommendation of the Planning Commission and approve the Sketch Plan for Ham Lake Estates at 16000 Hastings Street NE (6 Single Family Residential lots) with a \$200 drainage fee, \$2,500 parkland**

**dedication fee for 6 lots, with conditions meeting all engineering comments and meeting all City, State and County requirements. All in favor, motion carried.**

**6.0 ECONOMIC DEVELOPMENT AUTHORITY – None**

**7.0 APPEARANCES – None**

**8.0 CITY ATTORNEY**

Attorney Berglund stated he has continued to work with the attorney representing Burger King to obtain an easement for the street reconstruction project of Crosstown Shopping Center.

**9.0 CITY ENGINEER**

Engineer Krugler stated that the Crosstown Shopping Center street reconstruction project has been approved by MnDOT (Minnesota Department of Transportation) and the bid opening is scheduled for June 10, 2026.

**10.0 CITY ADMINISTRATOR – None**

**11.0 COUNCIL BUSINESS**

11.1 Committee Reports

A Code Committee meeting will be scheduled to review the City's Shoreland Zoning Ordinance.

11.2 Announcements and future agenda items

Mayor Kirkham stated that the home of Ham Lake Firefighter Bill Thorpe and his family recently burned down and stated there is a GoFundMe for the family. Mayor Kirkham and the City Council expressed sympathy to the family.

**Motion by Parranto, seconded by Hallberg, to adjourn the City Council meeting at 6:56 p.m. All in favor, motion carried.**

  
Dawnette Shimek, Deputy City Clerk