CITY OF HAM LAKE

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CITY OF HAM LAKE
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES
TUESDAY, SEPTEMBER 2, 2025

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Tuesday, September 2, 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: Mayor Brian Kirkham and Councilmembers Andrew Hallberg, Al Parranto, and Mike Van Kirk

MEMBERS ABSENT: Councilmember Jim Doyle

OTHERS PRESENT: City Attorney, Mark Berglund; 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

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

2.0 PUBLIC COMMENT

Sandra Amyotte, 2350 Constance Boulevard NE, was present. Ms. Amyotte stated she read the *Ham Laker* and was concerned with people dumping debris at the recycling and organic center. Mayor Kirkham stated that cameras will be purchased for more security in those areas. Ms. Amyotte stated she also wanted to know if there were any plans for more internet services in her area.

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 August 18, 2025 and Budget Meeting minutes of August 18, 2025
4.2 Approval of claims in the amount of $159,498.75
4.3 Approval of scheduling the Truth-In-Taxation meeting allowing public input for December 1, 2025 at 6:01 p.m. to consider the 2026 Budget and Property Tax Levy
4.4 Approval of the 2026 Facility Use Agreement with Soderville/Blaine Athletic Association (SBAA)
4.5 Approval of Resolution No. 25-31 for the State of Minnesota Joint Powers Agreement with the City of Ham Lake on Behalf of the City Attorney
4.6 Approval of purchasing security cameras for City Hall and Recycling Center

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

5.0 PLANNING COMMISSION RECOMMENDATIONS

5.1 John Markquart of Markquart Ham Lake, LLC, requesting an amendment to the Conditional Use Permit to revise hours of operation at 14525 Highway 65 NE and adoption of Resolution No. 25-32

Motion by Kirkham, seconded by Van Kirk, to concur with the Planning Commission and approve the amendment to the Conditional Use Permit to revise hours of operation for North Country RV at 14525 Highway 65 NE as requested by John Markquart of Markquart Ham Lake, LLC, and the revision of some of the existing terms per the following:

1) **Signage in customer restricted areas to be posted every 50 feet and on all corners and, if signage is deemed not to be working, that the City reserves the right to require paving or fencing of these areas.**
2) **The City reserves the right to address noise complaints.**
3) **The Aberdeen Street NE access is an exit only access.**
4) **The City reserves the right to alter access of 145th Lane NE and Aberdeen Street NE.**
5) **A double row of 4-foot conifer trees to be ~~planted and~~ maintained along Aberdeen Street NE.**
6) **Fencing to be maintained ~~repaired~~ along the entire perimeter of the property.**
7) **The trash enclosure to be screened.**
8) **No engine repair is to be done on site.**
9) **Severely damaged vehicles be kept inside the facility or completely screened or covered and that there will be a maximum of 2 damaged vehicles on the lot at any one time.**
10) ~~**Signage facing the residential area to be removed.**~~
11) **Hours of operation will be 7:00 a.m. ~~9:00~~ a.m. to 8:00 p.m. Monday through Saturday.**
12) **Meeting all City, State and County Codes.**
13) **Adoption of Resolution No. 25-32**

All present in favor, motion carried.

5.2 Abraham Alwan of Exotic Automotives LLC, requesting a Conditional Use Permit to operate a service, repair and auto body shop at 16909 Baltimore Street NE and adoption of Resolution No. 25-33

Motion by Kirkham, seconded by Hallberg, to concur with the Planning Commission and approve the Conditional Use Permit, as requested by Abraham Alwan of Exotic Automotives LLC, to operate a service, repair and auto body shop at 16909 Baltimore Street NE subject to:

1. **That all damaged vehicles be parked within the screened area and that a 12-foot drive aisle be maintained between rows of cars and at the end of each row, on the gate side, of the screened in area.**
2. **No outside storage of liquids, tires, parts, etc.**
3. **No "parts" cars (vehicles bought for the sole purposes of removing parts for other vehicles)**
4. **All repairs need to be done inside the building. This includes any type of repair work such as body work or replacement of headlights, etc.**
5. **All fluids to be contained and disposed of according to State and County requirements.**
6. **That proper screening be provided between commercial and residential property and that the primary and secondary septic area and septic tanks be protected.**
7. **That all auto sales activities be kept separate from the auto repair, and all requirements of Article 7-900 be adhered to for auto sales.**

8. **Exotic Automotives LLC provide a minimum of four parking stalls for employees, and four parking stalls for customers. The handicap parking space(s) must be property marked.**
9. **Exotic Automotives LLC hours of operation are to be, Monday through Friday 10:00 a.m. to 7:00 p.m., and Saturday 10:00 a.m. to 5:00 p.m.**
10. **Meeting all City, County, and State requirements.**
11. **Adoption of Resolution No. 25-33**

All present in favor, motion carried.

5.3 Joseph Radach of Contour Development LLC, requesting Final Plat approval for Elwell Farms (50 Single Family Residential lots and 8 outlots) in Section 36

Joseph Radach was present. Mr. Radach was requesting additional building permits, above the three that have already been agreed too. Mr. Radach stated that the blacktop will be installed next week, and small utilities will be installed three weeks later. Attorney Berglund stated that in past discussions with Mr. Radach, it was agreed that three building permits would be allowed and that in his opinion, no additional building permits should be allowed. Councilmember Van Kirk stated that he doesn't want to set precedent and agrees with Attorney Berglund. **Motion by Van Kirk, seconded by Parranto, to concur with the Planning Commission and approve the Final Plat for Elwell Farms (50 Single Family Residential lots and 8 outlots) in Section 36 as requested by Joseph Radach of Contour Development subject to: allowing up to three building permits for model homes prior to curb, first lift of asphalt, power, gas and storm sewer being fully installed and operational, vacating, releasing or properly confining 14 easements across the 18 parcels prior to filing the final plat with Anoka County and providing documentation of the vacations, releases or confinements with the City before any building permits will be issued, signing an encroachment agreement with Flint Hills Resources for the street and storm sewer crossing the Minnesota Pipeline Easement, signing an encroachment agreement from the city for a septic line crossing an easement on propose Lot 29 of Block 3, combining outlots A and B with parcel 36-32-23-12-0004 and providing the city with proof of recording before any building permits will be issued, no building permits will be issued for outlots D and G, obtaining a demolition permit to demolish the existing buildings and removing the existing septic system on Lot 2, Block 2, depositing $9,000 per lot for custom graded lots which are Lots 11, 12, 16 and 17 of Block 3, Lots 7,8 and 9 of Block 4, paying parkland dedication fees of $2,500 per lot for 50 lots, meeting the requirements of the City Engineer, 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 – None
9.0 CITY ENGINEER – None
10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

11.1 Committee Reports

Councilmember Van Kirk stated that the Code Committee met to discuss cannabis and used car lots and there will be more information coming.

11.2 Consideration of Resolution No. 25-34 approving the 2026 proposed budget and the proposed 2025 levy for payable in 2026

Finance Director Murff stated that nothing has changed from the last Budget meeting, except the tax rate would go down .219%. **Motion by Kirkham, seconded by Hallberg, to adopt Resolution 25-34 approving the 2026 proposed budget and the 2025 levy for payable 2026. All present in favor. Motion carried.**

11.3 Announcements and future agenda items

Mayor Kirkham informed the Council that staff will be meeting with the City of Blaine's staff to look at installing monitoring wells on the City of Ham Lake's property as part of the DNR's requirement for Blaine's well interference project.

Motion by Parranto, seconded by Hallberg, to adjourn the meeting at 6:21 p.m. All present in favor, motion carried.

Dawnette Shimek

Dawnette Shimek, Deputy City Clerk