

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 CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES MONDAY, SEPTEMBER 15, 2025

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, September 15, 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 Jim Doyle, Andrew Hallberg, and Mike Van Kirk

MEMBERS ABSENT: Councilmember Al Parranto

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

3.1 Lt. Anthony Mendoza, Anoka County Sheriff's Office Monthly Report

Lt. Anthony Mendoza gave a summary of the Sheriff's Report for August 2025.

3.2 PUBLIC HEARING – 6:01 p.m. – to consider the assessment roll for 2026 Street Light Fees and adoption of Resolution No. 25-35

Mayor Kirkham opened the public hearing for comment at 6:04 p.m. and with there being no comment, Mayor Kirkham closed the public hearing at 6:05 p.m.

Motion by Kirkham, seconded by Doyle, to adopt Resolution No. 25-35 approving adoption of the assessment roll for the 2026 Street Light Fees. All present in favor, motion carried.

3.3 PUBLIC HEARING – 6:01 p.m. – to consider the assessment roll for Uncollected Fees and adoption of Resolution No. 25-36

Mayor Kirkham opened the public hearing for comment at 6:06 p.m. and with there being no comment, Mayor Kirkham closed the public hearing at 6:06 p.m.

Motion by Kirkham, seconded by Hallberg, to adopt Resolution No. 25-36 approving adoption of the assessment roll for Uncollected Fees. All present in favor, motion carried.

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 September 2, 2025
- 4.2 Approval of claims in the amount of \$263,573.76
- 4.3 Approval of scheduling a workshop meeting for Monday, October 6, 2025 at 5:00 p.m. with Alex Trumen from Trumen Site Acquisition for a Verizon Wireless Tower
- 4.4 Approval of ordering the Plans and Specifications for the construction of the 162nd Lane NE and Buchanan Street NE West Frontage Road, 225 feet north of Constance Boulevard NE to 475 feet south of Constance Boulevard NE
- 4.5 Approval of a 3% increase for RFC Engineering, Inc., effective January 1, 2026

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

5.0 PLANNING COMMISSION RECOMMENDATIONS

- 5.1 Adam Bradley of Enthusiast Car Co., requesting Commercial Site Plan approval to construct a 96' X 93' parking lot at 1353 172nd Lane NE

Motion by Kirkham, seconded by Doyle, to concur with the Planning Commission and approve the request of Adam Bradley, of Enthusiast Car Co., for Commercial Site Plan approval to construct a 96' X 93' parking lot at 1353 172nd Lane NE subject to obtaining approval of the parking lot layout before starting construction of the parking lot, striping the parking lot and maintaining the striping on the lot, installing security lighting per Article 9-220.1(g), completely screening trash containers from view per Article 9-220.1(f) and 9-220.6(b)(i), meeting all requirements of Article 7-900 for Motor Vehicle Sales and meeting all City, County and State requirements. All present in favor, motion carried.

- 5.2 Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, LLC, requesting preliminary plat approval and rezoning of portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for Kohler Farms, a 43-lot single family residential development in Section 15 (Tabled August 25, 2025) (this is considered the First Reading of a Rezoning Ordinance)

Motion by Kirkham, seconded by Hallberg, to concur with 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 Kohler Farms, a 43-lot single family residential development in Section 13, as requested by Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, LLC, subject to meeting the requirements of the Coon Creek Watershed District (CCWD) and the Anoka County Transportation Division, no land disturbance or dewatering is to be performed until a CCWD and NPDES permit is obtained, meeting the requirements of the City Engineer and meeting all City, County and State requirements. All present in favor, motion carried. (This is considered the first reading of a Rezoning Ordinance.)

- 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

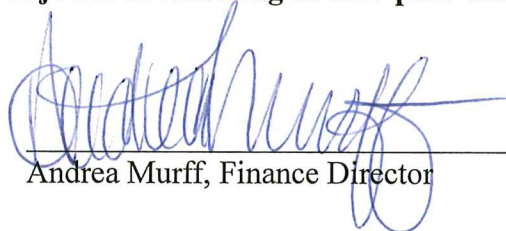
11.1 Committee Reports

Councilmember Doyle updated the City Council on the meeting that staff had with the City of Blaine staff regarding placing two monitoring wells at Patricia's Park. Councilmember Doyle stated that the City of Blaine would be sending letters to residents in that area to inform them of what will be happening. Councilmember Doyle stated that the DNR will be using the data collected to determine if the City of Blaine will be allowed to run other wells within their city without affecting the properties in Ham Lake. Attorney Berglund stated that the City of Blaine will be preparing a Joint Powers Agreement (JPA) stating that the wells will be installed at no cost to the City of Ham Lake, a concrete pad will be placed around the wells, the City of Ham Lake will have access to the data regarding the monitoring wells, etc.

Councilmember Hallberg stated that he attended the Sunrise Watershed Management Organization meeting and that they are working on some projects in the City of Isanti.

11.2 Announcements and future agenda items – None

Motion by Van Kirk, seconded by Hallberg, to adjourn the meeting at 6:15 p.m. All present in favor, motion carried.



Andrea Murff, Finance Director