

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 AGENDA MONDAY, MAY 4, 2026

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

2.0 PUBLIC COMMENT

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS

- 3.1 Tonja West-Hafner, Executive Director of Anoka County Housing and Redevelopment Authority (HRA) - Discussion of approving the updated Joint Powers Agreement (JPA) with the Anoka County Housing and Redevelopment Authority (HRA) and adoption of a Resolution

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 April 20, 2026

- 4.2 Approval of claims

- 4.3 Approval of closing City Hall at Noon on Thursday, July 2nd for the 4th of July holiday

- 4.4 Approval of the resignation of Firefighter Jesse Wilken

- 4.5 Approval of Field Party Permits for Maxx Bar & Grill, 17626 Central Avenue NE for May 29, 30, & 31 and October 2, 3, & 4, 2026

- 4.6 Approval of extending the probationary period for Public Works employee

- 4.7 Approval of a Resolution scheduling a public hearing to vacate a portion of the drainage and utility easement in Section 11

- 4.8 Road Committee Recommendation:

- 1) Approval of ordering plan and specifications for the reconstruction of Lake Netta Drive NE from Constance Boulevard NE to 167th Lane NE

5.0 PLANNING COMMISSION RECOMMENDATIONS

- 5.1 Dave Erickson of KE Properties LLC, requesting to rezone of a certain parcel of land from R-AH (Affordable Housing District) to R-1 (Single Family Residential) for 1 single family lot in Section 32 (this is considered the First Reading of a rezoning Ordinance)

- 5.2 To consider the revocation of the Conditional Use Permit for Ryan Beltrand to operate North Central Motors, LLC at 17159 Highway 65 NE (PID #08-32-23-13-0005) and adoption of a Resolution

- 5.3 Jeff Harstad and Heather Wollan (JHHW, LLC) of Allstate Distribution, requesting a Certificate of Occupancy to operate an office/warehouse and fabrication business at 13928 Lincoln Street NE

- 5.4 Patrick McKelvey of Best Siding Company Inc./TGP Baseball and Softball Academy, LLC requesting a Certificate of Occupancy to operate a Training Facility at 1310 154th Avenue NE

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES

- 7.1 Finance Director Andrea Murff, 1st Quarter Financial Report

- 8.0 CITY ATTORNEY**
- 9.0 CITY ENGINEER**
- 10.0 CITY ADMINISTRATOR**
- 11.0 COUNCIL BUSINESS**
- 11.1 Committee Reports
- 11.2 Announcements and future agenda items

JOINT POWERS AGREEMENT

THIS JOINT POWERS AGREEMENT is made and entered into by and between the City of Ham Lake (the "City"), a Minnesota municipal corporation, and the Anoka County Housing and Redevelopment Authority (the "ACHRA"), a public body, corporate and politic, under the laws of the State of Minnesota.

RECITALS:

- A.** Minnesota Statutes § 471.59 permits two or more governmental units, through agreement entered through action of their governing bodies, to jointly or cooperatively exercise any powers common to them, or any similar power. The agreement may provide for the exercise of such powers by one or more of the participating governmental units on behalf of the other participating units.
- B.** The parties entered into a joint powers agreement on March 4, 1996, for the purpose of constructing and operating a senior housing facility in the City of Ham Lake (the "Senior Housing Project").
- C.** The City transferred two parcels of land (the "Property"), described in Exhibit A, to the ACHRA for use in the Senior Housing Project, subject to a Right of First Refusal to Acquire Property executed on March 4, 1996.
- D.** The Senior Housing Project was partially financed through bonds issued by the ACHRA.
- E.** The bonds have been paid in full, and the City and the ACHRA have jointly determined that the 1996 JPA should be ended and replaced with a new joint powers agreement based on the current needs of the parties and the Senior Housing Project.
- F.** Along with the consideration of this JPA, the parties intend to cancel the original March 4, 1996, Right of First Refusal to Acquire Property and replace it with a new Right of First Refusal, attached as Exhibit B.

AGREEMENT:

In consideration of the mutual covenants and promises contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals are hereby incorporated into this agreement for all purposes

2. **CANCELLATION OF PRIOR JPA.** Effective as of the date of execution of this agreement, the parties hereby terminate the March 4, 1996, Joint Powers Agreement (“Prior Agreement”), in its entirety. Notwithstanding the foregoing, any provisions of the Prior Agreement that by their terms are expressly stated to survive termination shall remain in full force and effect in accordance with their terms.

3. **TERM.** The term of this agreement shall begin on the date of the final signature and continue until it is rescinded or otherwise terminated as provided herein.

4. **OWNERSHIP AND MANAGEMENT.** The ACHRA shall continue to own and manage the Senior Housing Project and Property subject to the following conditions:
 - 4.1. **Transfer of Ownership.** The ACHRA shall not transfer ownership of the Properties to any other entity except in compliance with the terms of the City’s Right of First Offer, which is attached as Exhibit B.

 - 4.2. **Management and Budget.** The ACHRA shall manage the Senior Housing Project directly, or by contracting with a private management company after issuing a request for proposals that complies with the requirements of this agreement.
 - 4.2.1. **Budget.** The ACHRA shall be solely responsible for all budgeting decisions related to the Senior Housing Project including determining and managing all rent, income, expenses, any debt, and capital improvements.

4.2.2. **Enforcement.** The enforcement of any contract with a management company entered into under the authority of this section (4.2) shall be the sole obligation of the ACHRA.

4.2.3. **Fee.** During the period that the ACHRA owns and operates the Senior Housing Project, the ACHRA shall be entitled to receive an annual management fee, which shall not exceed \$30,000 per year, provided that such maximum amount shall be adjusted annually in accordance with the Consumer Price Index.

4.3. **Residency and Rent Requirements.** The parties agree that the Senior Housing Project shall be managed for the purpose of providing affordable housing to senior citizens with a preference for senior citizens based on domicile and income as described in this section:

4.3.1. **Eligibility for Residency.** Only persons aged 55 or older are eligible to lease residential units within the Senior Housing Project (“Eligible Lessee”).

4.3.2. **Priority for Residency.** At all times, the ACHRA shall ensure that residential units are leased by Eligible Lessees. Leases shall be awarded to applicants based on the following priorities:

4.3.2.1. **First Priority.** First priority shall be given to applicants who have either been domiciled within the corporate limits of the City for any aggregate period of five years or more, who are a parent of a person who has been domiciled within the City for any aggregate period of ten years or more, or who have been an active member of the Ham Lake Senior Center for any period of two consecutive years, as reflected in the membership roster of that organization.

4.3.2.2. **Second Priority.** Second priority shall be given to applicants who have been domiciled in the taxing area of the ACHRA for at least six months prior to their application.

4.3.2.3. **Third Priority.** Third priority shall be given to applicants who have been domiciled in the county of Anoka for a period of at least six months prior to their application

4.3.2.4. **Fourth Priority.** Fourth priority shall be given to any applicant that does not qualify for any other priority category.

4.3.2.5. **Tie Breaker.** Between any applicants of the same priority, leases shall be allocated in the order in which their respective applications were received.

4.3.3. **Couples.** In the case of couples, only one person needs to meet the eligibility requirements. Priority shall be based on the person in the highest priority category.

4.3.4. **Rent.** Rent for the units in the Senior Housing Facility shall be sufficient to provide for the ACHRA's ability to pay for operational costs, capital improvement costs, including a reasonable reserve for future capital improvements, costs of maintenance and repair, and a reasonable management fee.

5. **FUTURE SECOND BUILDING.** The parties agree that the second building contemplated in the March 4, 1996, joint powers agreement will not be built on the Property without the consent of the City.

6. **CAPITAL IMPROVEMENTS/USE OF LEVY FUNDS.** The parties agree that the Senior Housing Project is in need of capital improvements, as identified in a March 18, 2025, capital needs assessment. These improvements are anticipated to cost approximately \$4.5 million over the next eight years. The ACHRA currently has approximately \$2 million of uncommitted levy funds available for projects within the City ("Current Levy Account Funds"). The City agrees that the ACHRA may use the Current Levy Account Funds and levy amounts collected from properties within the City in future years ("Future Levy Funds") to pay for the needed improvements.

6.1. Definitions.

6.1.1. “Capital Improvements” means the planning, design, engineering, acquisition, construction, expansion, reconstruction, repair, and/or permanent fixtures related to the Building that are identified in the ACHRA’s March 18, 2025, capital needs assessment.

6.1.2. “Building” means the Property and improvements comprising and serving the Senior Housing Project owned in fee by the ACHRA, commonly known as The Willows of Ham Lake, and any appurtenances used in connection therewith.

6.1.3. “Levy Funds” means the portion of the housing and redevelopment levy collected by the ACHRA from properties in the City pursuant to Minn. Stat. § 469.033, subd. 6, and specifically allocated under this agreement for the Capital Improvements, including the Current Levy Account Funds and Future Levy Funds.

6.2. Authorization. The City authorizes the ACHRA to use the Levy Funds, up to the amount, and for the duration, specified in Section 6.3, solely to fund Capital Improvements to the Building.

6.3. Funding and Term.

6.3.1. Maximum Allocation: The ACHRA may allocate and expend up to \$4.5 million of Levy Funds for eligible Capital Improvements (“Maximum Allocation”).

6.3.2. Term: This section (Section 6) remains in effect from the date of the last party signature on this agreement through December 31, 2034, unless earlier terminated by written agreement of the parties or the Maximum Allocation has been expended on Capital Improvements.

6.4. ACHRA Discretion. The ACHRA shall have the sole discretion to determine which of the Capital Improvements it will complete and the order in which it will complete the Capital Improvements

- 6.5. Improvements not in the Capital Needs Assessment.** The parties acknowledge that the Building may require improvements or repairs not identified in the March 18, 2025, capital needs assessment. Levy Funds may only be used for repairs or improvements that are not included in the March 18, 2025, capital needs assessment with the written consent of the City.
- 6.6. Ownership.** The parties acknowledge and agree that the City's authorization for the ACHRA's use of the Levy Funds for Capital Improvements, shall not create, convey, or imply any ownership, leasehold, easement, or other real property interest in the Senior Housing Project or the Building for the City. Further, the City shall have no lien, mortgage, security interest, or other encumbrance on the Senior Housing Project, the Property, or the Building or any improvements funded with Levy Funds, except as may be expressly agreed in writing between the parties. All ownership rights remain solely with the ACHRA.
- 7. DISPUTE RESOLUTION.** In the event of a dispute arising under this agreement that the parties are unable to resolve by mutual agreement, the parties agree to attempt to resolve their dispute through the following process:
- 7.1. Notice.** The party invoking the dispute resolution process shall provide written note to the other party describing the perceived conflict, the party's position, and the underlying reasons for that party's position.
- 7.2. Response.** The party receiving written notice the dispute shall provide a written response ("Response") within 7 days of receiving the notice.
- 7.3. Initial Meeting.** The parties shall meet with a neutral facilitator ("Neutral") from the Minnesota Office of Collaboration and Dispute Resolution within 14 days of receipt of the Response.
- 7.4. Process.** At the initial meeting, the Neutral will assist the parties in identifying the appropriate participants for the dispute resolution process, their concerns, a meeting agenda, and a design for any subsequent meetings. The parties shall agree on a process for resolving the problem, including any additional negotiations, mediation, or arbitration.

7.5. **Principles.** In developing the process for resolution of their dispute, the parties will be guided by the following principles:

7.5.1. **Good Faith.** The parties negotiate in good faith to attempt to reach a settlement.

7.5.2. **Representation.** All parties directly involved in the dispute shall be fairly represented.

7.5.3. **Legal Proceedings.** Legal proceedings shall be a last resort.

7.5.4. **Retention of Rights.** All parties shall retain all rights, remedies, and defenses if the parties are unable to resolve their dispute.

7.6. **Failure to Resolve Dispute.** If the parties are unable to resolve their dispute using the dispute resolution process in this section within 60 days of their initial meeting, either party may commence legal proceedings. Venue for any litigation shall be in the Anoka County District Court, Tenth Judicial District.

8. **TERMINATION.** This agreement shall terminate upon any of the following occurrences:

8.1. **Mutual Agreement.** A written agreement to terminate this joint powers agreement;

8.2. **Sale of Land to Third Party.** The sale or transfer of the Property and Senior Housing Project to any third party following the City's election to waive its Right of First Offer;

8.3. **Transfer to City.** Transfer of the Property and Senior Housing Project to the City pursuant to the City's Right of First Refusal.

9. **MISCELLANEOUS PROVISIONS.**

9.1. **Notices.** Any notice required by this agreement must be in writing. If timely written notice is not possible due to exigent circumstances, notice

may be provided in any manner, but written notice shall follow as soon as the circumstances allow.

9.1.1. Effective Time of Notice. Unless otherwise specified in this agreement, notice shall be deemed effective upon personal delivery, or at the time when mailed through the United States Postal Service by regular, first-class mail, postage prepaid, the addresses specified herein.

9.1.2. Addresses. Notices shall be sent to the following addresses:

Anoka County Housing & Redevelopment Authority
2100 Third Avenue
Anoka, MN 55303
ATTN: Executive Director

City of Ham Lake
15544 Central Avenue N.E.
Ham Lake, MN 55304
ATTN: City Administrator

9.2. Records, Accounts, and Reports. The ACHRA and the City shall establish and maintain such funds and accounts as may be required by good account practices. The relevant books and records of the ACHRA and the City shall be subject to and maintained in accordance with the provisions of Minnesota Statutes Chapter 13, the Minnesota Government Data Practices Act, and Minnesota Statutes Section 16C.05, subdivision 5.

9.3. Waiver. No delay or omission by either party to exercise any right or power it has under this agreement shall impair or be construed as a waiver of such right or power. A waiver by any party of any breach or covenant shall not be construed to be a waiver of any succeeding breach or any other covenant. Any waiver must be signed by the party waiving its rights.

9.4. Incorporation of Exhibits; Entire Agreement. The exhibits referred to in, and attached to, this agreement are fully incorporated into and a part of this agreement. This agreement (with exhibits) constitutes the entire, fully-integrated agreement between the parties and supersedes

any prior agreements, understandings, and representations, whether written, oral, expressed, implied, or statutory.

- 9.5. Third Party Beneficiaries.** This agreement shall not inure to the benefit of, or create any right or cause of action in or on behalf of, any person or entity other than the City, the ACHRA, and their permitted assigns.
- 9.6. Headings.** The headings of the sections and subsections in this agreement and its exhibits are for convenience only and do not affect the construction or interpretation of this agreement.
- 9.7. Severability.** If any provision of this agreement is held by a court of competent jurisdiction to be unenforceable, then each remaining provision of this agreement shall nonetheless remain in full force and effect, and such unenforceable provision shall be interpreted and enforced in a manner as close to its original intent as possible.
- 9.8. Amendment.** Any material alterations, variations, modifications, or waivers of the provisions of this agreement shall only be valid when they have been reduced to writing and signed by authorized representatives of the City and the ACHRA.
- 9.9. Counterparts.** This agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one single agreement.

[Signature Page Follows]

The parties have executed this agreement on the dates below.

CITY OF HAM LAKE	
By: _____	Date: _____
Mayor	

CITY OF HAM LAKE	
By: _____	Date: _____
City Administrator	

ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY	
By: _____	Date: _____
MICHAEL R. GAMACHE Chair ACHRA Board of Trustees	

ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY	
By: _____	Date: _____
TONJA WEST-HAFNER Executive Director	

APPROVED AS TO FORM:	
By: _____	Date: _____
MARK BERGLUND City Attorney	

APPROVED AS TO FORM:	
By: _____	Date: _____
DAVID PEDERSEN Assistant Anoka County Attorney	

EXHIBIT A

Legal Description of the Land

Parcel 1: Outlot 1 Majestic Oaks 2nd Addition, Anoka County, Minnesota

Parcel 2: That part of the South 644.3 feet of the Southeast Quarter of the Northeast Quarter (as measured along the East line thereof), Section 31, Township 32, Range 23, Anoka County, Minnesota, which lies northerly of the following described Line A and which lies westerly of the following described Line B:

Line A: Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 31, thence northerly along the westerly line of said Southeast Quarter of the Northeast Quarter a distance of 498.30 feet to the actual point of beginning of Line A; thence easterly at a right angle for a distance of 573.00 feet and there terminating.

Line B: Beginning at the termination of said Line A; thence northerly at a right angle to said Line A to its intersection with the North line of said South 644.3 feet of the Southeast Quarter of the Northeast Quarter of said Section 31 and there terminating.

RESOLUTION NO. 26-XX
RESOLUTION APPROVING AN UPDATED JOINT POWERS AGREEMENT WITH ANOKA
COUNTY HOUSING AND REDEVELOPMENT AUTHORITY FOR THE SENIOR HOUSING
PROJECT

WHEREAS, the City of Ham Lake and the Anoka County Housing and Redevelopment Authority (ACHRA) entered into a joint powers agreement on March 4, 1996, for the purpose of constructing and operating a senior housing facility in the City of Ham Lake (the “Senior Housing Project”) in accordance with the Minnesota Statutes, section 471.59.

WHEREAS, the City transferred two parcels of land (the “Property”) to the ACHRA for use in the Senior Housing Project, subject to a Right of First Refusal to Acquire Property executed on March 4, 1996.

WHEREAS, the Senior Housing Project (The Willows of Ham Lake) was partially financed through bonds issued by the ACHRA.

WHEREAS, the bonds have been paid in full, and the City and the ACHRA have jointly determined that the 1996 JPA should be ended and replaced with a new joint powers agreement based on the current needs of the parties and the Senior Housing Project (The Willows of Ham Lake).

WHEREAS, the City and the ACHRA agree to having the ACHRA continue ownership and management of the Senior Housing Project (The Willows of Ham Lake) with any transfer of ownership following the new terms of the City’s Right to First Offer and maintaining the property as affordable housing to senior citizens with residency dependent on income and age while following a tiered priority residency for applicants.

WHEREAS, the City and the ACHRA agree that the second building contemplated in the March 4, 1996, joint powers agreement will not be built on the Property without the consent of the City.

WHEREAS, the City and the ACHRA agree that the Senior Housing Project (The Willow of Ham Lake) needs approximately \$4.5 million in capital improvements based on a capital needs assessment completed March 18, 2025.

WHEREAS, the ACHRA currently has approximately \$2 million of uncommitted levy funds available for projects within the City (“Current Levy Account Funds”) and the City agrees the ACHRA may use the Current Levy Account Funds and levy amounts collected from properties within the City in future years (“Future Levy Funds”) to pay for the needed improvements.

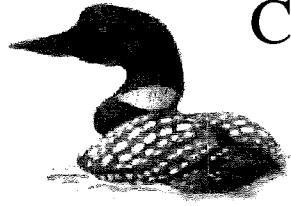
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake as follows:

1. The attached Updated JPA is hereby approved
2. The Mayor and the City Clerk are hereby authorized and directed to execute the updated Joint Powers Agreement on the City’s behalf.

Adopted by the City Council of the City of Ham Lake this 4th day of May, 2026.

Brian Kirkham, Mayor

Denise Webster, City Clerk



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, APRIL 20, 2026

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, April 20, 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 and Andrew Hallberg and Al Parranto

MEMBERS ABSENT: 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

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 April 6, 2026 and Special City Council minutes of April 6, 2026

4.2 Approval of claims in the amount of \$206,507.71

4.3 Approval of scheduling a Workshop meeting for Monday, May 4, 2026 at 5:15 p.m.

4.4 Approval of appointing Matt Holzworth to the open position of City Planner

4.5 Approval of accepting the resignation of Jonathan Fisher from the Planning Commission

4.6 Approval of appointing Lorrie Albers to the open position of the Planning Commission with a term of April 27, 2026 to March 15, 2029 and Michael Frid to the open position of the Planning Commission with a term of April 27, 2026 to March 15, 2027

4.7 Approval of a Large Assembly License for the Ham Lake Chamber of Commerce at Lion's Park, 1220 157th Avenue NE, for the Freedom Festival on Saturday, June 27, 2026

4.8 Approval of an Off-Site Gambling Permit for the Ham Lake Chamber of Commerce to conduct bingo and pull-tabs on June 27, 2026 at Lion's Park, 1220 157th Avenue NE, for Freedom Festival

4.9 Approval of Resolution No. 26-16 accepting a \$7,500 donation from the Ham Lake Chamber of Commerce

4.10 Approval of Resolution No. 26-17 supporting the displaying of the old state flag on city property

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

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

5.0 PLANNING COMMISSION RECOMMENDATIONS – None

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY

Attorney Berglund stated that he is working on getting information from Burger King to obtain an easement for the reconstruction of Crosstown Shopping Center. City Engineer Krugler stated that he is hoping to have this on the next City Council agenda requesting approval to advertise for bids for the Crosstown Shopping Center reconstruction project.

9.0 CITY ENGINEER – None

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

11.1 Committee Reports – None

Councilmember Hallberg stated that he and Administrator Webster attended the North Metro Cable Commission meeting on April 15, 2026. Councilmember Hallberg stated he received an email inquiring about the status of Hidden Forest East Park. Mayor Kirkham stated that the Hidden Forest East Park improvements are coming soon.

11.2 Announcements and future agenda items

Mayor Kirkham stated the City Council recently approved the developments of South Shore Estates and South Shore Estates Second Addition and there are people that are concerned that the city has not adopted or updated the City Code with DNR Shoreland Ordinances since 1992. Mayor Kirkham stated that the Shoreland Ordinance will be reviewed by Engineer Krugler, Attorney Berglund, staff and the City Council. Attorney Berglund stated the developments of South Shore Estates and South Shore Estates Second Addition have already been approved and any future changes to the Shoreland Ordinance would not affect developments that have already been approved.

Councilmember Hallberg stated that he has seen complaints on social media regarding 4-Wheelers trespassing and driving on private property. Councilmember Hallberg stated that the city has a lenient code that allows residents to operate 4-Wheelers, Golf Carts, etc. on City Streets with a City Permit. Councilmember Hallberg stated that it is a privilege that residents are allowed to operate 4-Wheelers and Golf Carts on City streets with a city permit and would like to see residents follow the requirements of the city code.

Motion by Parranto, seconded by Hallberg, to adjourn the City Council meeting at 6:06 p.m. All present in favor, motion carried.

Dawnette Shimek, Deputy City Clerk

CITY OF HAM LAKE
CLAIMS SUBMITTED TO COUNCIL
May 4, 2026

CITY OF HAM LAKE

EFTS, CHECKS, AND BANK DRAFTS	04/21/26 - 05/04/26	
EFT	# 2543 - 2549	\$ 30,936.62
REFUND CHECKS	# 68037 - 68038	\$ 300.00
CHECKS	# 68039 - 68068	\$ 114,652.60
BANK DRAFTS	DFT0003076 - DFT0003080	\$ 30,570.31
TOTAL EFTS, CHECKS, AND BANK DRAFTS		<u>\$ 176,459.53</u>
PAYROLL CHECKS		
05/01/26	Direct Deposits	\$ 37,783.88
TOTAL PAYROLL CHECKS		<u>\$ 37,783.88</u>
VOID CHECKS		
CHECKS		
ZERO CHECKS	#68063	\$ -
ZERO EFT		\$ -
BANK DRAFT NOT USED		\$ -
TOTAL VOIDS		<u>\$ -</u>
TOTAL OF ALL PAYMENTS		<u>\$ 214,243.41</u>

APPROVED BY THE HAM LAKE CITY COUNCIL THIS 4TH DAY OF MAY 2026

MAYOR

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER



Packet: ARPKT01732 - 04/29/26 TRUST REFUNDS

Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00814	AMANDA GILBERT	4/29/2026	68037	150.00
00828	HEATHER BEDNARCHUK	4/29/2026	68038	150.00
Total Refund Amount:				300.00

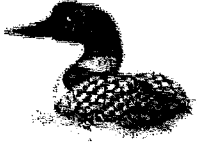
Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	300.00
Revenue Totals:	300.00

General Ledger Distribution

Posting Date: 04/29/2026

Account Number	Account Name	Posting Amount	IFT
Fund: 890 - TRUST FUND			
890-10101	Cash-claim on pooled cash	-300.00	Yes
890-11501	Misc receivables	300.00	
	890 Total:	0.00	
Fund: 999 - POOLED CASH			
999-10100	Pooled Cash	-300.00	
999-20702	Due to other funds	300.00	Yes
	999 Total:	0.00	
	Distribution Total:	0.00	



Payment Dates 4/21/2026 - 5/4/2026

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2543	BRODIN PRESS	MAY HAM LAKER	Editing	211-41704-3125	900.00
2544	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-43101-2210	141.73
2544	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.08
2544	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-43101-2210	141.73
2544	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.08
2544	CINTAS CORP	FIRE #3 PEPTUM	Safety supplies	100-42201-2240	23.56
2544	CINTAS CORP	FIRE #3 DISINFECT SERVICE	Safety supplies	100-42201-2240	7.53
2544	CINTAS CORP	FIRE #2 DISINFECT SERVICE	Safety supplies	100-42201-2240	7.53
2544	CINTAS CORP	FIRE #2 PEPTUM	Safety supplies	100-42201-2240	23.56
2544	CINTAS CORP	FIRE #1 PEPTUM	Safety supplies	100-42201-2240	23.56
2544	CINTAS CORP	FIRE #1 DISINFECT SERVICE	Safety supplies	100-42201-2240	7.53
2544	CINTAS CORP	PEPTUM	Safety supplies	100-43101-2240	23.56
2544	CINTAS CORP	PW DISINFECT SERVICE	Safety supplies	100-43101-2240	7.53
2544	CINTAS CORP	CITY HALL DISINFECT SERVICE	Safety supplies	100-41701-2240	7.53
2544	CINTAS CORP	SR CTR DISINFECT SERVICE	Safety supplies	100-44201-2240	7.53
2544	CINTAS CORP	FIRE #2 LENS WIPES, DISINFEC	Safety supplies	100-42201-2240	19.43
2544	CINTAS CORP	FIRE #3 DISINFECT SERVICE	Safety supplies	100-42201-2240	7.53
2544	CINTAS CORP	HL PARK BLDG PEPTUM, LENS	Safety supplies	100-44101-2240	54.67
2544	CINTAS CORP	FIRE #1 STING WIPES, DISINFE	Safety supplies	100-42201-2240	18.52
2544	CINTAS CORP	PW STING WIPES, DISINFECT	Safety supplies	100-43101-2240	18.52
2544	CINTAS CORP	SR CTR DISINFECT SERVICE	Safety supplies	100-44201-2240	7.53
2544	CINTAS CORP	CITY HALL PEPTUM, STING WI	Safety supplies	100-41701-2240	42.08
2544	CINTAS CORP	LION'S PARK DISINFECT SERVI	Safety supplies	100-44101-2240	7.53
2544	CINTAS CORP	HL BALLFIELDS DISINFECT SER	Safety supplies	100-44101-2240	7.53
2545	CMT JANITORIAL SERVICES	CITY HALL CLEANING	Cleaning service	100-41702-3430	612.00
2545	CMT JANITORIAL SERVICES	SHERIFF'S OFFICE CLEANING	Cleaning service	100-41702-3430	153.00
2545	CMT JANITORIAL SERVICES	FIRE #1 CLEANING	Cleaning service	100-42202-3430	161.00
2545	CMT JANITORIAL SERVICES	FIRE #2 CLEANING	Cleaning service	100-42202-3430	151.00
2545	CMT JANITORIAL SERVICES	FIRE #3	Cleaning service	100-42202-3430	387.00
2545	CMT JANITORIAL SERVICES	PW CLEANING	Cleaning service	100-43104-3430	148.00
2545	CMT JANITORIAL SERVICES	SR CENTER CLEANING	Cleaning service	100-44202-3430	300.00
2546	DELTA DENTAL PLAN OF MINN	MAY COBRA - DK	COBRA receivable	100-11502	52.06
2546	DELTA DENTAL PLAN OF MINN	MAY DENTAL	Dental Insurance	100-21711	791.63
2547	HEALTH PARTNERS INC	APR EAP	Other professional services	100-41701-3190	22.95
2548	RFC ENGINEERING, INC.	CROSSTOWN BUSINESS PARK	Engineering	262-46101-3135	1,079.49
2548	RFC ENGINEERING, INC.	CROSSTOWN SHOPPING CENT	Engineering	431-43301-3135	5,709.58
2548	RFC ENGINEERING, INC.	143RD AVENUE	Engineering	431-43301-3135	551.55
2548	RFC ENGINEERING, INC.	W FRONT RD S OF CONSTANC	Engineering	431-43301-3135	7,404.49
2548	RFC ENGINEERING, INC.	CITY CODE UPDATE	Engineering	100-41102-3135	1,247.61
2548	RFC ENGINEERING, INC.	CANNABIS DISPENSARY BUFF	Engineering	100-41102-3135	329.04
2548	RFC ENGINEERING, INC.	PLANNING/POTENTIAL DEVEL	Engineering	100-41601-3135	171.55
2548	RFC ENGINEERING, INC.	NPDES	Engineering	230-43201-3135	1,386.50
2548	RFC ENGINEERING, INC.	NPDES	Engineering	230-43201-3135	15.60
2548	RFC ENGINEERING, INC.	NPDES	Engineering	230-43201-3135	1,982.70
2548	RFC ENGINEERING, INC.	E LAKE NETTA ROAD FEASIBILI	Engineering	431-43301-3135	2,174.79
2548	RFC ENGINEERING, INC.	NORTH METRO STORAGE - RO	Engineering	431-43301-3135	93.57
2548	RFC ENGINEERING, INC.	2026 REHAB	Engineering	431-43301-3135	62.38
2548	RFC ENGINEERING, INC.	CSAH 17/CSAH-60 ROUNDAB	Engineering	431-43301-3135	124.76
2548	RFC ENGINEERING, INC.	ELWELL FARMS 3RD	Engineering	890-90001-3135	187.15
2548	RFC ENGINEERING, INC.	TRACTOR SUPPLY	Engineering	890-90001-3135	93.57
2548	RFC ENGINEERING, INC.	15155 UNIVERSITY AVE LOT LI	Engineering	890-90001-3135	10.21
2548	RFC ENGINEERING, INC.	STODDARD WETLAND BANK	Engineering	890-90001-3135	577.03
2548	RFC ENGINEERING, INC.	SOUTH SHORE ESTATES 2ND	Engineering	890-90001-3135	171.55
2548	RFC ENGINEERING, INC.	ELWELL FARMS 2ND	Engineering	890-90001-3135	46.79

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2548	RFC ENGINEERING, INC.	MAJESTIC HIGHLANDS	Engineering	890-90001-3135	31.19
2548	RFC ENGINEERING, INC.	KOHLER FARMS	Engineering	890-90001-3135	299.55
2548	RFC ENGINEERING, INC.	ELWELL FARMS	Engineering	890-90001-3135	206.47
2548	RFC ENGINEERING, INC.	GROUP PERMIT BILLING	Engineering - ROW	100-43501-3135	956.88
2548	RFC ENGINEERING, INC.	143RD AVENUE ROW2025-08	Engineering	431-43301-3135	93.57
2548	RFC ENGINEERING, INC.	CROSTOWN SHOPPING CENT	Engineering	431-43301-3135	93.57
2549	UNLIMITED SUPPLIES INC	BULBS, CABLE CLAMPS, WASH	Operating supplies	100-43101-2290	878.36
2549	UNLIMITED SUPPLIES INC	DISCS,CABLE CLAMPS,RIVETS,	Operating supplies	100-43101-2290	554.10
68039	A-1 EXCAVATING LLC	CROSTOWN BUSINESS PARK	Contractors	262-46101-3810	38,841.70
68040	AMERICAN MAILING MACHIN	SEALING SOLUTION, POSTAGE	Office supplies	100-41701-2110	100.74
68041	ANOKA COUNTY TREASURY D	BROADBAND CITY HALL	Internet & website	100-41707-3220	50.00
68041	ANOKA COUNTY TREASURY D	BROADBAND FIRE #1	Internet	100-42201-3220	50.00
68041	ANOKA COUNTY TREASURY D	BROADBAND FIRE #2	Internet	100-42201-3220	150.00
68041	ANOKA COUNTY TREASURY D	BROADBAND PW	Internet & website	100-43101-3220	50.00
68042	ANOKA COUNTY TREASURY D	BROADBAND CITY HALL	Internet & website	100-41707-3220	50.00
68042	ANOKA COUNTY TREASURY D	BROADBAND FIRE #1	Internet	100-42201-3220	50.00
68042	ANOKA COUNTY TREASURY D	BROADBAND FIRE #2	Internet	100-42201-3220	150.00
68042	ANOKA COUNTY TREASURY D	BROADBAND PW	Internet & website	100-43101-3220	50.00
68043	ANOKA COUNTY TREASURY D	BROADBAND CITY HALL	Internet & website	100-41707-3220	50.00
68043	ANOKA COUNTY TREASURY D	BROADBAND FIRE #1	Internet	100-42201-3220	50.00
68043	ANOKA COUNTY TREASURY D	BROADBAND FIRE #2	Internet	100-42201-3220	150.00
68043	ANOKA COUNTY TREASURY D	BROADBAND PW	Internet & website	100-43101-3220	50.00
68044	BLAINE LOCK & SAFE, INC.	FIRE #2 LOCK REPLACEMENT	Building repair & maintenanc	100-42202-3420	1,325.00
68045	BUREAU OF CRIMINAL APPRE	CHILD BACKGROUND CHECKS	Personnel testing & recruitme	100-41601-3150	15.00
68045	BUREAU OF CRIMINAL APPRE	CHILD BACKGROUND CHECKS	Personnel testing & recruitme	100-42201-3150	15.00
68046	COMCAST BUSINESS	MONTH FIRE #1 ADD'L CABLE	Rentals-other	100-42201-3390	11.34
68047	EMERGENCY APPARATUS MTC	E-3 DUMP CHUTE REPAIR	Fire apparatus repair & maint	100-42201-3450	1,601.35
68048	FIRE INSTRUCTION & RESCUE	ADVANCED PUMPS	Training/conferences/schools	100-42201-3510	650.00
68049	FORUM COMMUNICATIONS P	MAY HAM LAKER	Printing	211-41704-3970	674.54
68050	HAM LAKE HARDWARE INC	#68 REPAIR PARTS	Equipment parts & supplies	100-43101-2320	28.63
68050	HAM LAKE HARDWARE INC	RAKE	Operating supplies	100-43101-2290	29.99
68051	JIM KALLAS REPAIR	R-1 GENERATOR REPAIR	Fire apparatus repair & maint	100-42201-3450	108.67
68052	KINGS III EMERGENCY COMM	MAY ELEVATOR PHONE	Phones/radios/pagers	100-41701-3210	39.17
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-41101-3940	51.82
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-41201-3940	234.73
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-41301-3940	388.76
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-41302-3940	15.70
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-41401-3940	437.98
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-41601-3940	222.91
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-41701-3940	17,431.51
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-41703-3940	327.02
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-42101-3940	636.44
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-42201-3940	12,522.49
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-42302-3940	97.01
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-42401-3940	1,028.80
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-43101-3940	12,081.38
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-44101-3940	12,083.04
68053	LEAGUE OF MN CITIES INS. TR	PROPERTY/CASUALTY INS	Insurance	100-44201-3940	188.41
68054	MACQUEEN EQUIPMENT/MA	#68 FAN PUSHER, V-BELTS	Equipment parts & supplies	100-43101-2320	546.53
68054	MACQUEEN EQUIPMENT/MA	#68 TOGGLE CLAMP BOLTS	Equipment parts & supplies	100-43101-2320	83.29
68055	MENARDS-BLAINE	ANT BAIT	Operating supplies	100-44201-2290	11.98
68055	MENARDS-BLAINE	PORTABLE AIR CONDITIONER	Building repair & maintenanc	100-43104-2310	599.99
68055	MENARDS-BLAINE	TOILET SEAT	Building repair & maintenanc	100-44202-2310	25.99
68056	MINNESOTA EQUIPMENT	#68 V-BELT	Equipment parts & supplies	100-43101-2320	61.37
68057	MINNESOTA PETROLEUM SER	FUEL TANK NOZZLES & SEAL	Building repair & maintenanc	100-43104-2310	165.80
68058	S & S INDUSTRIAL SUPPLY INC	#68 BRIDGE PINS	Equipment parts & supplies	100-43101-2320	7.29
68059	SITONE LANDSCAPE SUPPLY	SUN/SHADE PARK SEED MIX	Operating supplies	100-44101-2290	108.83
68060	TASC	JUNE COBRA ADMINISTRATIO	Other professional services	100-41701-3190	43.30
68061	THE MPX GROUP	MAY HAM LAKER DELIVERY	Other services and charges	211-41704-3990	400.00
68062	US BANK CORPORATE PAYME	ZOOM-zoom-NW	Dues & subscriptions	100-41201-3920	14.69

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
68062	US BANK CORPORATE PAYME	AMAZON-calendar-NW	Office supplies	100-41301-2110	10.90
68062	US BANK CORPORATE PAYME	AMAZON-calendar-NW	Office supplies	100-41302-2110	9.99
68062	US BANK CORPORATE PAYME	AMAZON-receipt paper-NW	Office supplies	100-41701-2110	-20.85
68062	US BANK CORPORATE PAYME	AMAZON-receipt paper-NW	Office supplies	100-41701-2110	20.85
68062	US BANK CORPORATE PAYME	IOS-copier paper, labels-NW	Office supplies	100-41701-2110	140.73
68062	US BANK CORPORATE PAYME	AMAZON-RUST REMOVER-N	Operating supplies	100-41701-2290	78.80
68062	US BANK CORPORATE PAYME	WALMART-keurig-NW	Operating supplies	100-41701-2290	139.48
68062	US BANK CORPORATE PAYME	IOS-urinal screens-NW	Operating supplies	100-41701-2290	61.30
68062	US BANK CORPORATE PAYME	PANTHEON-website-NW	Internet & website	100-41707-3220	350.00
68062	US BANK CORPORATE PAYME	JOTFORM-website forms-NW	Internet & website	100-41707-3220	294.00
68062	US BANK CORPORATE PAYME	WPSG-DIST CHIEF PINS-MR	Clothing & personal protectiv	100-42201-2210	231.55
68062	US BANK CORPORATE PAYME	AMAZON-frames-NW	Operating supplies	100-42201-2290	29.85
68062	US BANK CORPORATE PAYME	AMAZON-lock box-NW	Operating supplies	100-42201-2290	40.77
68062	US BANK CORPORATE PAYME	AMAZON-LED pins-NW	Operating supplies	100-42201-2290	-18.98
68062	US BANK CORPORATE PAYME	AMAZON-LED pins-NW	Operating supplies	100-42201-2290	-9.49
68062	US BANK CORPORATE PAYME	AMAZON-LED pins-NW	Operating supplies	100-42201-2290	28.47
68062	US BANK CORPORATE PAYME	GRAINGER-cutter head-NW	Operating supplies	100-42201-2290	149.20
68062	US BANK CORPORATE PAYME	HYDRAULIC SPECIALTY-T-3 PU	Fire apparatus repair & maint	100-42201-3450	2,436.07
68062	US BANK CORPORATE PAYME	PUBLIC EDUCATION-BASIC FF	Training/conferences/schools	100-42201-3510	440.00
68062	US BANK CORPORATE PAYME	IOS-printer toner MR-NW	Office supplies	100-42401-2110	119.38
68062	US BANK CORPORATE PAYME	IOS-printer ink-NW	Office Supplies	100-43101-2110	28.96
68062	US BANK CORPORATE PAYME	AMAZON-calendar-NW	Office Supplies	100-43101-2110	9.98
68062	US BANK CORPORATE PAYME	SAI-APR SIGN SUBSCRIPTION-	Computer & software support	100-43401-3120	91.99
68062	US BANK CORPORATE PAYME	HARBOR FREIGHT-FOLDING &	Operating supplies	100-44101-2290	97.28
68062	US BANK CORPORATE PAYME	AMAZON-rinse additive-NW	Operating supplies	100-44201-2290	359.99
68062	US BANK CORPORATE PAYME	AMAZON-ecolab-NW	Operating supplies	100-44201-2290	280.00
68064	VERIZON WIRELESS	5 FIRE SURFACE PROS	Phones/radios/pagers	100-42201-3210	-77.40
68064	VERIZON WIRELESS	MR	Phones/radios/pagers	100-42201-3210	38.39
68064	VERIZON WIRELESS	TD, MJ & 2 LAPTOPS	Phones/radios/pagers	100-42401-3210	156.80
68064	VERIZON WIRELESS	JK, JW, JC, CS, EH, & 2 LAPTOP	Phones/radios/pagers	100-43101-3210	274.96
68064	VERIZON WIRELESS	DH, AC, JS	Phones/radios/pagers	100-44101-3210	115.17
68064	VERIZON WIRELESS	AM	Phones/radios/pagers	100-44101-3210	38.39
68065	VIKING ELECTRIC SUPPLY INC	FIRE #2 BULBS	Building repair & maintenanc	100-42202-2310	245.25
68065	VIKING ELECTRIC SUPPLY INC	BULBS	Building repair & maintenanc	100-43104-2310	231.42
68066	WITMER PUBLIC SAFETY GRO	YEARS SERVICE PINS	Clothing & personal protectiv	100-42201-2210	385.53
68066	WITMER PUBLIC SAFETY GRO	AIR MASK BAGS & LIGHTS	Operating supplies	100-42201-2290	422.22
68066	WITMER PUBLIC SAFETY GRO	BULLET RAKER CHAIN	Equipment parts & supplies	100-42201-2320	378.06
68067	WRIGHT-HENNEPIN COOPERA	ELEVATOR MONITORING	Monitoring	100-41702-3145	10.00
68067	WRIGHT-HENNEPIN COOPERA	SECURITY MONITORING	Monitoring	100-41702-3145	33.95
68067	WRIGHT-HENNEPIN COOPERA	CHECK MOTION DETECTORS F	Building repair & maintenanc	100-41702-3420	142.50
68067	WRIGHT-HENNEPIN COOPERA	PW FIRE PANEL MONITORING	Monitoring	100-43104-3145	52.95
68068	ZARNOTH BRUSH WORKS, INC	#68 & #94 BROOMS	Equipment parts & supplies	100-43101-2320	2,646.00
DFT0003076	IRS-Payroll Tax	Federal Withholding	Federal WH/FICA/MC	100-21701	6,104.64
DFT0003076	IRS-Payroll Tax	Medicare Payable	Federal WH/FICA/MC	100-21701	1,700.64
DFT0003076	IRS-Payroll Tax	Social Security Payable	Federal WH/FICA/MC	100-21701	6,692.62
DFT0003077	MN STATE DEPT OF REVENUE-	MN State Withholding	State W/H	100-21702	2,715.86
DFT0003078	PERA	Retirement-Coordinated	PERA	100-21703	7,376.41
DFT0003078	PERA	Retirement-Police & Fire	PERA	100-21703	1,378.28
DFT0003079	VOYA	Deferred Compensation	Deferred compensation	100-21704	2,710.00
DFT0003079	VOYA	Roth IRA	Deferred compensation	100-21704	300.00
DFT0003080	US POSTMASTER	APR SR CTR POSTAGE	Postage Liability	100-20204	43.30
DFT0003080	US POSTMASTER	MAY HAM LAKER POSTAGE	Postage	211-41704-2120	1,548.56
Grand Total:					176,159.53

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL	111,398.67
211 - HAM LAKER	3,523.10
230 - FUTURE DRAINAGE	3,384.80
262 - HAM LAKE EDA	39,921.19
431 - REVOLVING STREET	16,308.26
890 - TRUST FUND	1,623.51
Grand Total:	176,159.53

Account Summary

Account Number	Account Name	Payment Amount
100-11502	COBRA receivable	52.06
100-20204	Postage Liability	43.30
100-21701	Federal WH/FICA/MC	14,497.90
100-21702	State W/H	2,715.86
100-21703	PERA	8,754.69
100-21704	Deferred compensation	3,010.00
100-21711	Dental Insurance	791.63
100-41101-3940	Insurance	51.82
100-41102-3135	Engineering	1,576.65
100-41201-3920	Dues & subscriptions	14.69
100-41201-3940	Insurance	234.73
100-41301-2110	Office supplies	10.90
100-41301-3940	Insurance	388.76
100-41302-2110	Office supplies	9.99
100-41302-3940	Insurance	15.70
100-41401-3940	Insurance	437.98
100-41601-3135	Engineering	171.55
100-41601-3150	Personnel testing & recr	15.00
100-41601-3940	Insurance	222.91
100-41701-2110	Office supplies	241.47
100-41701-2240	Safety supplies	49.61
100-41701-2290	Operating supplies	279.58
100-41701-3190	Other professional servi	66.25
100-41701-3210	Phones/radios/pagers	39.17
100-41701-3940	Insurance	17,431.51
100-41702-3145	Monitoring	43.95
100-41702-3420	Building repair & mainte	142.50
100-41702-3430	Cleaning service	765.00
100-41703-3940	Insurance	327.02
100-41707-3220	Internet & website	794.00
100-42101-3940	Insurance	636.44
100-42201-2210	Clothing & personal prot	617.08
100-42201-2240	Safety supplies	138.75
100-42201-2290	Operating supplies	642.04
100-42201-2320	Equipment parts & suppl	378.06
100-42201-3150	Personnel testing & recr	15.00
100-42201-3210	Phones/radios/pagers	-39.01
100-42201-3220	Internet	600.00
100-42201-3390	Rentals-other	11.34
100-42201-3450	Fire apparatus repair &	4,146.09
100-42201-3510	Training/conferences/sc	1,090.00
100-42201-3940	Insurance	12,522.49
100-42202-2310	Building repair & mainte	245.25
100-42202-3420	Building repair & mainte	1,325.00
100-42202-3430	Cleaning service	699.00
100-42302-3940	Insurance	97.01
100-42401-2110	Office supplies	119.38

Account Summary

Account Number	Account Name	Payment Amount
100-42401-3210	Phones/radios/pagers	156.80
100-42401-3940	Insurance	1,028.80
100-43101-2110	Office Supplies	38.94
100-43101-2210	Clothing & personal prot	283.46
100-43101-2240	Safety supplies	49.61
100-43101-2290	Operating supplies	1,462.45
100-43101-2320	Equipment parts & suppl	3,373.11
100-43101-3210	Phones/radios/pagers	274.96
100-43101-3220	Internet & website	150.00
100-43101-3940	Insurance	12,081.38
100-43104-2310	Building repair & mainte	997.21
100-43104-3145	Monitoring	52.95
100-43104-3430	Cleaning service	148.00
100-43401-3120	Computer & software su	91.99
100-43501-3135	Engineering - ROW	956.88
100-44101-2210	Clothing & personal prot	118.16
100-44101-2240	Safety supplies	69.73
100-44101-2290	Operating supplies	206.11
100-44101-3210	Phones/radios/pagers	153.56
100-44101-3940	Insurance	12,083.04
100-44201-2240	Safety supplies	15.06
100-44201-2290	Operating supplies	651.97
100-44201-3940	Insurance	188.41
100-44202-2310	Building repair & mainte	25.99
100-44202-3430	Cleaning service	300.00
211-41704-2120	Postage	1,548.56
211-41704-3125	Editing	900.00
211-41704-3970	Printing	674.54
211-41704-3990	Other services and charg	400.00
230-43201-3135	Engineering	3,384.80
262-46101-3135	Engineering	1,079.49
262-46101-3810	Contractors	38,841.70
431-43301-3135	Engineering	16,308.26
890-90001-3135	Engineering	1,623.51
Grand Total:		176,159.53

Project Account Summary

Project Account Key	Payment Amount
None	119,601.04
202002.083-100	38,841.70
202111-100	1,079.49
202205-100	5,803.15
202502.078-100	2,174.79
202502.57-100	422.61
202505-100	645.12
202509-100	7,404.49
MISC-100	187.14
Grand Total:	176,159.53



City of Ham Lake, MN

EFT Payroll Check Register Report Summary

Pay Period: 4/12/2026-4/25/2026

Packet: PYPKT01887 - PPE 04/25/26 PAID 05/01/26
Payroll Set: City of Ham Lake - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	26	37,783.88
Total	26	37,783.88

Meeting Date: May 4, 2026



CITY OF HAM LAKE

STAFF REPORT

To: Mayor and Councilmembers

From: Denise Webster, City Administrator, on behalf of the Personnel Liaison's

Subject: Week of 4th of July

Introduction/Discussion:

I met with the Personnel Liaison's Councilmembers Van Kirk and Doyle and requested the consideration of closing City Hall on Thursday, July 2, 2026 at Noon. With our holiday schedule, the 4th of July falls on a Saturday this year and staff will receive 8 hours of holiday pay. In the past we have closed at noon on Thursday, July 2nd and would be closed our normal 4 hours on Friday (7:00 a.m. to 11:00 a.m.). The total hours for the week worked would equal 40 hours.

Recommendation: The Personnel Liaison's and I are recommending approval of closing at noon on Thursday, July 2, 2026 for the 4th of July holiday.

Meeting Date: May 4, 2026

CITY OF HAM LAKE

STAFF REPORT

To: Mayor and Councilmembers

From: Mike Raczkowski, Fire Chief

Item/Title/Subject: Firefighter Resignation

Introduction/Discussion:

Firefighter Jesse Wilkin has given his notice to resign from the fire department effective April 28, 2026. Jesse started April 6, 2017, and served as a Firefighter and then as a Captain. We thank him for his service and wish him success as he pursues other interests.

Recommendation:

Accept the resignation of Firefighter Jesse Wilkin effective April 28, 2026.



CITY OF HAM LAKE

15544 Central Ave NE
Ham Lake, MN 55304
763-434-9555
info@hamlakemn.gov

Fee \$50.00 Receipt # 105690
Temporary Commercial Structure
Permit Required YES or NO

FIELD PARTY LICENSE APPLICATION

Name of Applicant: Maxx Bar & Grill Inc.
Address: 17646 Central Ave
City: Ham Lake State: MN Zip: 55304
Phone: 612-834-0694 Email: ginnyw1946@hotmail.com

(If more than one applicant, provide the information on reverse side.)

- 1. Location of Party: (street address or attach a map detailing location):
17646 Central Ave
Ham Lake, MN, 55304
- 2. Date party is to be held: May 29, 30, 31 - Oct 2, 3, 4
- 3. Hours during which party will be held: ~~5 PM~~ 9 AM - 12 AM
- 4. Expected number of guests: 190
- 5. Name of Owner of land: maxx Bar & Grill

Address: 17646 Central Ave
6. City: Ham Lake State: MN Zip: 55304
Phone: 612-834-0694 Email: ginnyw1946@hotmail.com

(NOTE: Written permission from Owner must be furnished prior to issuance of license, see page 2.)

- 7. Will intoxicating beverages or non-intoxicating malt liquor (3.2 Beer) be present? Yes No
 - a) If yes, will there be a fee charged? Yes No
 - b) Will voluntary contributions to defray costs be accepted? Yes No

- 8. Described the following plans:
 - a) How will the Party be illuminated?
Parking lot + tent lights
 - b) What means will be available to summon emergency vehicles if needed?
cell phone
 - c) Describe the means of access to the Party location for emergency vehicles, including the location of nearby public roads:
service road

d) How will you accommodate parking?

parking lot

e) Will you have live music or other entertainment? (if yes please explain):

yes - tent party

9. If in commercial zoning, will a tent be erected on the site? Yes No

If yes, a Temporary Commercial Structure Permit will be required through the Building Department.

Bruce Westman 4-28-26
Applicant's Signature Date

Permission of Property Owner

I, Bruce Westman, of (address) 3237 168th Ca NW, Andover, MN 55304
certify that I am the owner of the property upon which the field party is the subject to the above application is to be held, and that I have granted my permission for the conduction of said field party.

Bruce Westman 4-28-26
Property Owner's Signature Date

Other:

Any license issued shall be subject to the following conditions, which shall be printed on the face of the license, and shall read as follows:

"This license shall be rendered void if any of the following conditions are found to exist at the field party site."

1. The commission of the crime of assault, disorderly conduct, or breach of the peace by any participant on the field party site;
2. The consumption or possession of any intoxicating beverage or non-toxicating malt liquor by any person 21 years of age or younger.
3. The failure of any applicant to be physically present at the field party site during the entire duration of the field party.
4. The maintenance of any nuisance under any existing or future municipal ordinance.

Upon observing the violation of any of the conditions of a license, a peace officer shall declare the license to be void, and shall order the participants to disperse.



NOTICE TO ALL APPLICANTS FOR MUNICIPAL PERMITS, LICENSES OR OTHER MUNICIPAL ACTION

1. If you are requesting municipal action on any request for any of the above, you will be required to furnish certain information about yourself, the project you are involved in, or other matters pertaining to the subject. Some of the information you are asked to provide is classified by state law as either private or confidential. Private data is information which generally cannot be given to the public but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data.
2. The purpose of this information is to enable the City Staff, Commissions, Council or other government agencies to evaluate relevant factors in considering your request. You are not legally required to provide this information. If you do not provide the requested information, the City may not act upon your request.
3. The information you supply will be public and available to any entity requesting to inspect the information.

DATA PRACTICES ADVISORY TENNESSEN WARNING REQUIRED BY MINNESOTA STATUES CHAPTER 13.04

SIGNED BY: Bruce Webster

COMPANY/TITLE: Maxx Bar & Grill

DATE: 4-28-26

Meeting Date: May 4, 2026



**CITY OF HAM LAKE
STAFF REPORT**

To: Mayor and Councilmembers

**From: Human Resource Director Andrea Murff and Public Works
Superintendent John Witkowski**

Item/Title/Subject: Probationary Period extended

Introduction/Discussion: After completing a six-month performance review for Public Works Employee Jonah Stanton, it has been decided to extend his probationary period to allow additional time to further develop key areas and ensure long-term success in his position. We'll continue to outline clear goals and provide regular feedback to support his success moving forward.

Recommendation: We are recommending extending the probationary period for Jonah Stanton until August 4, 2026 with no step increase until the probationary period is complete. The employee will be able to utilize his full leave benefits and boot allowance starting May 4, 2026.

Meeting Date: May 4, 2026



***CITY OF HAM LAKE
STAFF REPORT***

To: Mayor and Councilmembers

From: Dawnette Shimek, Deputy City Clerk

Item/Title/Subject: Vacation of a portion of drainage and utility easements

Introduction/Discussion:

William Stoddard, representing Stoson LLC, is requesting to vacate a portion of drainage and utility easements in Section 11. Engineer Krugler has reviewed the legal descriptions and has no issue with this vacation being there is no public need for the easements.

Recommendation:

I recommend approval of a Resolution scheduling a Public Hearing for June 1, 2026 to vacate a portion of drainage and utility easements in Section 11.

RESOLUTION NO. 26-XX

WHEREAS, the Ham Lake City Council, on its own motion, wishes to consider the vacation of the following described land in the City of Ham Lake, pursuant to Minnesota Statutes Chapter 412.851:

PROPOSED EASEMENT VACATION DESCRIPTION:

16968 EASEMENT VACATION

That part of the Drainage and utility easement per Document No. 2092766.002, said easement adjoins and lies 10 feet to the right of the following described line:

Commencing at the northeast corner of the Northwest Quarter of the Southeast Quarter of Section 11, Township 32 North, Range 23 West, Anoka County, Minnesota; thence South 0 degrees 9 minutes 47 seconds East, assumed bearing along the east line of said Northwest Quarter of the Southeast Quarter a distance of 10.01 feet to the intersection with a line 10 feet south of and parallel with the north line of said Northwest Quarter of the Southeast Quarter and the point of beginning of the line to be described; thence continuing South 0 degrees 9 minutes 47 seconds East along said east line to the southeast corner of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 24 minutes 55 seconds West along the south line of said Northwest Quarter of the Southeast Quarter to the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 0 degrees 17 minutes 45 seconds West along the west line of said Northwest Quarter of the Southeast Quarter a distance of 876.07 feet to the intersection with a line 10 feet south of and parallel with the south line of the South 246 feet of the North 446 feet of the West 350 feet of said Northwest Quarter of the Southeast Quarter and said line there terminating.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake, that the City Clerk is directed to post in a conspicuous place in the City Hall between the dates of May 7, 2026 and June 1, 2026 and to cause publication of a NOTICE OF PUBLIC HEARING, a copy of which is attached to this Resolution, for a public hearing to be held on June 1, 2026, with publication to occur in the Star Tribune on May 7, 2026 and May 14, 2026.

Adopted by the City Council of the City of Ham Lake on this 4th day of May, 2026.

Brian Kirkham, Mayor

Denise Webster, City Clerk

NOTICE OF PUBLIC HEARING
VACATION OF PUBLIC LAND

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held before the Ham Lake City Council on June 1, 2026 at 6:01 p.m. in the City Council Chambers, City Hall, 15544 Central Avenue NE, Ham Lake, Minnesota 55304, to hear comments and questions concerning the proposed vacation of the following described land within the City of Ham Lake, Minnesota:

PROPOSED EASEMENT VACATION DESCRIPTION:

16968 EASEMENT VACATION

That part of the Drainage and utility easement per Document No. 2092766.002, said easement adjoins and lies 10 feet to the right of the following described line:

Commencing at the northeast corner of the Northwest Quarter of the Southeast Quarter of Section 11, Township 32 North, Range 23 West, Anoka County, Minnesota; thence South 0 degrees 9 minutes 47 seconds East, assumed bearing along the east line of said Northwest Quarter of the Southeast Quarter a distance of 10.01 feet to the intersection with a line 10 feet south of and parallel with the north line of said Northwest Quarter of the Southeast Quarter and the point of beginning of the line to be described; thence continuing South 0 degrees 9 minutes 47 seconds East along said east line to the southeast corner of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 24 minutes 55 seconds West along the south line of said Northwest Quarter of the Southeast Quarter to the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 0 degrees 17 minutes 45 seconds West along the west line of said Northwest Quarter of the Southeast Quarter a distance of 876.07 feet to the intersection with a line 10 feet south of and parallel with the south line of the South 246 feet of the North 446 feet of the West 350 feet of said Northwest Quarter of the Southeast Quarter and said line there terminating.

Said hearing is conducted pursuant to Minnesota Statutes Chapter 412.851.

Dated: May 7, 2026

Dawnette Shimek, Deputy City Clerk

Posted at City Hall between the dates of May 7, 2026 and June 1, 2026.

Published in the Star Tribune on May 7, 2026 and May 14, 2026.



CITY OF HAM LAKE

REQUEST FOR AN APPEARANCE BEFORE THE CITY COUNCIL

15544 Central Avenue NE
Ham Lake, MN 55304
Phone (763) 434-9555

DATE OF APPLICATION 3/26/2026

DEPOSIT \$ 650⁰⁰ 4/6/24
RECEIPT # 0105470

CITY COUNCIL MEETING DATE
(if all required information is received) 5/4/2024

APPLICANT'S NAME Stoson LLC

MAILING ADDRESS 5705 Wood Duck Circle

CITY, STATE, ZIP CODE Excelsior, MN 55331

PHONE (daytime) 612-802-3666

EMAIL ADDRESS bill@ibill.us

SITE ADDRESS / NATURE OR REQUEST:

(Please attach any relevant information including maps, diagrams, and a descriptive narrative of the request)**

Durant Street NE, Ham Lake, MN (PID: 113223420003)

Partial Drainage and Utility Easement Vacation (Document No. 2092766.002)

William Storrano PRESIDENT
WILLIAM STORRANO for STOSON, LLC
Signature of Applicant

3/26/2026
Date

William Storrano
Signature of Current Property Owner

3/26/2026
Date

(If the applicant is not the property owner - the property owner signature is required)

****You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required information has been submitted to the City of Ham Lake.**



**NOTICE TO ALL APPLICANTS FOR MUNICIPAL
PERMITS, LICENSES,
OR OTHER MUNICIPAL ACTION**

- 1. If you are requesting municipal action on any request for any of the above, you will be required to furnish certain information about yourself, the project you are involved in, or other matters pertaining to the subject. Some of the information you are asked to provide is classified by state law as either private or confidential. Private data is information which generally cannot be given to the public but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data.*
- 2. The purpose of this information is to enable the City Staff, Commissions, Council or other government agencies to evaluate relevant factors in considering your request. You are not legally required to provide this information. If you do not provide the requested information, the City may not act upon your request.*
- 3. The information you supply will be public and available to any entity requesting to inspect the information.*

**DATA PRACTICES ADVISORY
TENNESSEN WARNING**

REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04

SIGNED BY _____

COMPANY/TITLE: Stoson LLC/President _____

DATE: 3/26/2026 _____

**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

The undersigned, Stoson LLC, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Drainage and Utility Easement Vacation

Type of Application

acknowledges that the sum of \$⁶⁵⁰, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature _____



Dated 3/26/2026

The following statement must be signed if the applicant is not the property owner:

William J Stoddard, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

Property Owner Signature _____



Dated 3/26/2026

CITY OF HAM LAKE
ROAD COMMITTEE NOTES
APRIL 29, 2026

The Road Committee met on Wednesday, April 29, 2026, at 9:00 a.m. Present were Mayor Kirkham, Councilmember Jim Doyle, City Engineer Dave Krugler, Public Works Superintendent John Witkowski, Finance Director Andrea Murff, City Administrator Denise Webster, and Deputy City Clerk Dawnette Shimek.

1. CSAH 116 Bunker Lake Boulevard/TH 65 -Funding \$43.8M needed, only 18M acquired
Engineer Krugler gave an update on the current funding obtained for the CSAH 116 Bunker Lake Boulevard/Highway 65 NE project.

2. Crosstown Shopping Center Plans Status

Engineer Krugler stated that he is waiting for MnDOT to sign off on the Crosstown Shopping Center Plans and then the project will be ready to move forward for advertisement for bids. Engineer Krugler stated that there is an issue with Great River Energy (GRE) regarding the moving of some power poles and the increase in cost from the original quote. Finance Director Murff stated that she sent an email to GRE asking for an explanation of the cost increase.

3. Rockney Street Millings

Public Works Superintendent Witkowski stated that the snowplow truck has broken through the pavement on Rockney Street NE within the development of Stopher Addition. It was decided to continue patching the road and monitor the condition of the road.

4. Proceed with Soderville parking lot expansion and trail connection to Holiday – survey, wetlands, CCWD application, etc?

Engineer Krugler stated that he doesn't have a cost estimate at this time and asked if he should prepare one. It was decided to wait a couple of years and re-evaluate.

5. East Lake Netta Drive from Constance Boulevard to Crosstown Boulevard

Engineer Krugler discussed options for reconstructing the 1.4 miles of road of East Lake Netta Drive NE. Key considerations include the potential need to acquire additional right-of-way, address ponding issues and obtain variances for roadway curves. Engineer Krugler stated that the estimated cost is currently \$4.9 million to reconstruct Lake Netta Drive NE from Constance Boulevard NE to Crosstown Boulevard NE. Engineer Krugler stated that they have been in contact with Congressman Emmer to request \$3 million in funding, though the likelihood of securing those funds is uncertain. There was discussion about having bike lanes versus off road bike path/trails. The Road Committee wanted to utilize on-road bike lanes. There was discussion of the MSA funding levels and the upcoming County Participations required over the next 5 years. There was discussion of possibly purchasing land from the Metropolitan Airports Commission (MAC) for the purpose of ponding. There was discussion of only doing a partial reconstruction of Lake Netta Drive NE from Constance Boulevard NE to 167th Lane NE, identified as the most deteriorated segment of the road. **It was the consensus of the Road Committee to recommend to the City Council to order plan and specifications for the reconstruction of Lake Netta Drive NE from Constance Boulevard NE to 167th Lane NE.**

April 23, 2026

Honorable Mayor and Councilmembers
City of Ham Lake
15544 Central Avenue NE
Ham Lake, Minnesota 55304

Re: East Lake Netta Drive Feasibility Study

Dear Mayor and Council Members.

This feasibility study was directed to be prepared at the January 5th City Council meeting. The purpose of this report is to determine the project necessity, feasibility, cost effectiveness, and recommendations on the reconstruction of East Lake Netta Drive. The location of the proposed project is shown in Figures 1 and 2.

Existing Conditions:

The existing roadway is 1.4 miles long and was originally an Anoka County Road that was turned over to the City of Ham Lake in 1986. Since receiving ownership of the roadway, two overlays have been completed; one in 2006 from Constance Boulevard (CR 60) to 166th Avenue and the second in 2013 from 166th Avenue to Crosstown Boulevard (CSAH 18). There has also been crack sealing done north of 166th Avenue in 2016 and a seal coat was done on the entire roadway in 2017.

The existing roadway is 22 feet wide from the edge of bituminous to the edge of bituminous with no curbing of any kind along the entire length. The core of the road consists of no discernable class 5 and the bituminous pavement thickness varies from 5-inches to 10.5-inches. It is unknown when the roadway was originally constructed, but from historical aerial photos the roadway has been paved since 1965.

The existing drainage flows to multiple areas. Stormwater runoff from the roadway south of 164th Avenue flows to Constance Boulevard via the roadway; there are no ditches along this stretch of roadway. Between 164th Avenue and 167th Lane the stormwater runoff from the roadway flows to the wetland bank created by the Metropolitan Airport Commission in 2006, along the east side of the East Lake Netta Drive. From 167th Lane to 171st Lane the stormwater runoff from the roadway flows directly into either Lake Netta or to adjacent wetlands along the roadway. The stormwater runoff from the roadway north of 171st Lane flows towards Crosstown Boulevard where it enters the county ditches along Crosstown Boulevard. The ditches then direct the water to wetlands that flow to Lake Netta. All of the wetlands north of 167th Lane along East Lake Netta Drive flow to Lake Netta. All of the wetlands south of 167th Lane along East Lake Netta Drive flow into the county ditch system.

April 23, 2026

Honorable Mayor and Councilmembers

Page 2

Soils:

Soils were evaluated using the Anoka County Soils Map and by soil borings taken in February 2026, see Figures 3, 4, and 5. The soils in the area consist of Zimmerman Fine Sand B and C, Lino Loamy Fine Sand, Isanti Fine Sandy Loam, Rifle Mucky Peat, Markey Muck, and Lake Beaches. The suitable cut material will be used for fill. Zimmerman Fine Sand is suitable for road subbase or infiltration. They are generally well drained and cover the higher ground. Isanti Fine Sandy Loam is suitable for road subbase construction. Lino Loamy Fine Sand is a poorly drained soil with a relatively high-water table and will require placement of suitable fill from site excavation or imported soils for roadway construction.

Rifle Mucky Peat and Markey Muck primarily consist mainly of organic matter, which is unsuitable for the road subbase. The Peat and Muck will have to be removed from limits of the roadway to the maximum extend practical and replaced with suitable soils. The construction cost estimate includes quantities for unsuitable soils removal and replacement with granular borrow (Figure 6). Lake Beaches consist of very fine sand and is not suitable for the road base. The extent of the lake beaches is primarily around the edge of Lake Netta and is not expected to affect the roadways reconstruction. Should Lake Beaches be within the construction limits of the roadway, it will have to be removed and replaces with suitable soils.

Wetlands and Flood Zone:

Wetlands exist adjacent to the proposed street improvements. Figure 7 illustrates the approximate wetland locations based on the National Wetland Inventory. Wetlands affected by the proposed improvements would be delineated prior to beginning preparation of plans. The Flood Zone Map (Figure 8) shows an area adjacent to Lake Netta within Zone A (100-year flood area). As proposed, this street improvement project would not be affected by the 100-year flood area. In addition to wetlands and flood zones, there is a Drainage Sensitive area (Figure 9) within the wetland bank created by the Metropolitan Airport Commission along the east side of the roadway south of 167th Lane. The existence of this area requires stricter drainage requirements on the amount of water that can flow to this wetland.

Right-of-Way and Easements:

Auditors Subdivision 62, Blackberry Bend, Bauer's Addition, Cliff's Addition, Fox Run, Fox Run 4th Addition, Nettas Preserve, Netta Shores Addition, Red Pine Estates, and South Coon Lake Estates have all dedicated 66 feet of right-of-way for East Lake Netta Drive. Netta Shores Addition, Lot 4 Block 1 of Red Pine Estates, and PID: 10-32-23-42-0001 have dedicated an additional 17 feet of right-of-way along the west side of East Lake Netta Drive for a total width of 83 feet. Refer to the Half Sections (Figures 10, 11, and 12) for an illustration of the right-of-way breakdown. Drainage and utility easements vary throughout the site with some plats/parcels having dedicated the standard 10-foot easement along all lot lines and right-of-way lines, and additional areas around wetlands, such as Fox Run 2nd Addition. While plats/parcels having no drainage and utility easements dedicated or the easements do not follow the above standard dedications.

Proposed Improvements:

The proposed improvements include a 9-ton residential street section design that meets the criteria for a minimum Minnesota State Aid street section. The roadway is approximately 7,400 feet in length from Constance Boulevard to Crosstown Boulevard. The proposed urban section is 29-foot wide pavement with D312 concrete curb and gutter to accommodate Blanding Turtle requirements. The street section will be 8-inches of class 5 aggregate and 3.5-inches of bituminous pavement (Figure 13). There is a proposed bike path/lane to be added along the entire length of roadway. Due to high traffic volumes for East Lake Netta Drive and per the recommendations of the Road Committee; a bike path is proposed to be installed instead of a bike lane in order to separate pedestrian traffic from vehicle traffic. This will provide a safer alternative for pedestrians compared to using the roadway itself. The bike path typical section will be 10-foot wide, 2-inch-thick bituminous pavement with a 4-inch class 5 base (Figure 14). The bike path will be a minimum of 4-feet behind the back of curb, with a grass strip separating the path and roadway.

Soil correction is recommended where unsuitable and organic soils are found. Some of the unsuitable soil can be replaced with cut soils found on site. However, without any correction, the roadway in those areas will be susceptible to differential settlement.

Ponding is proposed to be incorporated into the site to meet current MPCA requirements. Directing water to drain directly into Lake Netta or into drainage sensitive wetlands without treatment is not feasible. Water quality conditions will be stricter in these areas and providing ponding locations will assist in managing the water from the roadway. Due to widening the roadway and installing a bike path, ponding will be required by the Coon Creek Watershed District (CCWD) in order to offset the additional pavement areas.

Zoning:

There are four zoning areas along East Lake Netta Drive. Single Family Residential (R-1), Rural Single Family Residential (R-A), Shoreland Residential – Recreational Development (RS-2), and Commercial Development III (CD-3). A majority of the site along East Lake Netta Drive is zoned R-1, with a few exceptions. The parcels within the plat of Netta Shores Addition and Outlot A of Fox Run are zoned RS-2. PID: 10-32-12-43-0001 and PID: 10-32-12-21-0011 are zoned R-A. PID: 10-32-23-13-0022, PID: 10-32-12-13-0016, and PID: 10-32-23-13-0015 are zoned CD-3. See Zoning Map (Figure 15).

Additional Right-of-Way and Easements:

Ponding north of 171st Lane is proposed to be on PID: 10-32-23-21-0011 (Figure 16). This parcel was platted with Auditors Subdivision Number 62 and a residential house is on the south east corner of the parcel. Ponding on this parcel would be proposed at the intersection of East Lake Netta Drive and Crosstown Boulevard (CSAH 18). It is recommended to only acquire drainage and utility easements as needed on this parcel. Using an estimated value of \$1.00 per square foot for upland, the total cost for drainage and utility easement can be estimated to approximately \$23,000.

The existing curves on East Lake Netta Drive between 171st Lane and 171st Avenue have too small of radii to be on a MSA roadway without an approved variance from MnDOT. The minimum radius for a 30 MPH curve on a MSA roadway is 312 feet. The existing radii are approximately 212 feet for the radius north of 171st Avenue and 126 feet for the radius south of 171st Lane. The close proximity of the two curves and the already developed parcels adjacent to the curves complicates expanding the curves to the 312-foot minimum radius. There are currently three alternatives for the roadway in this area. The Alternative 1 is to request a variance for the curves from MnDOT in order to allow the existing curves to remain on a MSA route. Alternative 2 is to increase the curves to the minimum radius while keeping the roadway within the existing right-of-way as much as feasible. Alternative 3 is to realign the roadway to the south approximately 80 to 100 feet.

Alternative 1 (Figure 17) shows the existing radii and does not require additional right of way, but will require a drainage and utility easement on either PID: 10-32-23-12-0006 or PID: 10-32-23-12-0008 for ponding. PID 10-32-23-12-0006 was platted with Auditors Subdivision Number 62. The parcel has an existing house and detached garages located on the western side of the parcel. Ponding on this parcel would be proposed along the eastern portion of the property adjacent to the wetland. It is recommended to only acquire drainage and utility easements as needed on this parcel in this alternative. Using an estimated value of \$1.00 per square foot for upland, the total cost for drainage and utility easement can be estimated to approximately \$15,000. PID: 10-32-23-12-0008 was platted with South Coon Lake Estates. The parcel is undeveloped and primarily wetland, except for the north west corner of the property which is woodland. From aerial photos this property does appear to be being used as a private lake access currently. It is recommended to either purchase a drainage and utility easement over the entire parcel or purchase the entire parcel. Based on the 2026-2027 property value listed in the Anoka County tax records, this property's current value is \$9,600. The total cost of additional easement for this alternative is approximately \$24,600.

Alternative 2 (Figure 18) would require additional right of way from PID: 10-32-23-12-0006 and PID: 10-32-23-12-0005. PID 10-32-23-12-0005 was platted with Auditors Subdivision Number 62. The parcel has an existing house and a detached garage located on the eastern side of the parcel adjacent to the roadway. Based on the 2026-2027 property value listed in the Anoka County tax records, this property's current land value is \$89,500 and the total value of the parcel is \$183,100. The parcel is 0.76 acres (33,059 square feet) in size. The estimated cost to acquire only right-of-way ranges from \$1.00 to \$3.00 per square foot. At 2,175 square feet being proposed to be acquired, the total cost for this right-of-way will be between \$2,175 and \$6,525. It is recommended to have the property appraised to obtain a closer estimate of the land value. It should be noted that this would place the existing house five feet from the edge of the right-of-way and will no longer be compliant with the setback distances listed in City Code Article 10-700. As described in Alternative 1, PID: 10-32-23-12-0006 was platted in Auditors Subdivision Number 62 and has an existing house and detached garages located along the western portion of the property. Based on the 2026-2027 property value listed in the Anoka County tax records, this property's current land value is \$157,500 and the total value of the parcel is \$360,600. The parcel is 2.47 acres (107,617 square feet) in size. The estimated cost to acquire only right-of-way ranges from \$1.00 to \$3.00 per square foot. At 4,704 square feet being proposed to be acquired, the total cost for this right-of-way will be between \$4,704 and \$14,112. It is recommended to have the property appraised to obtain a closer estimate of the land value. It should be noted that this would place the existing house ten feet from the edge of the right-of-way and will no longer be compliant with the setback distances listed in City Code Article 10-700. In this alternative the houses on both parcels will no longer be compliant with city code and will be close to the proposed roadway. This could result in a full taking of both parcels having to be completed. Taking both parcels would allow for better ponding in this area, while at the same time removing the deficient curves from the roadway. The cost of purchasing both parcels would result in a total cost of \$543,700.

Alternative 3 (Figure 19) realigns East Lake Netta Drive to the south and west compared to the existing alignment. The new route will traverse through 4 properties and wetland. It should be noted that this route will send the road through muck which is roughly 16 feet deep in this area and will result in the roadway having to be "floated" above the muck. The existing roadway was constructed in the exact same manner. This alternative would require additional right-of-way from PID: 10-32-23-13-0010, PID: 10-32-23-12-0005, PID: 10-32-23-12-0008, and PID: 10-32-23-21-0015. PID 10-32-23-13-0010 was platted with Cliff's Addition. The parcel has an existing house and a detached garage located in the center of the parcel. Based on the 2026-2027 property value listed in the Anoka County tax records, this property's current land value is \$194,400 and the total value of the parcel is \$358,400. The parcel is 2.68 acres (116,959 square feet) in size. The estimated cost to acquire only right-of-way ranges from \$1.00 to \$3.00 per square foot. At 1,138 square feet being proposed to be acquired, the total cost for this right-of-way will be between \$1,138 and \$3,414. It is recommended to have the property appraised to obtain a closer estimate of the land value. PID: 10-32-23-12-0005 will be required to be fully taken in this alternative as the roadway will run directly through the existing house and garage on the parcel. As described in Alternative 2 this parcel was platted with Auditors Subdivision Number 62. The parcel has an existing house and a detached garage located on the eastern side of the parcel adjacent to the roadway. Based on the 2026-2027 property value listed in the Anoka County tax records, this property's current land

April 23, 2026

Honorable Mayor and Councilmembers

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value is \$89,500 and the total value of the parcel is \$183,100. PID: 10-32-23-12-0008 will also be required to be fully taken in this alternative. Based on the 2026-2027 property value listed in the Anoka County tax records, this property's current land value is \$9,600. PID: 10-32-23-21-0015 can either be purchased as right-of-way or as a trail easement. The proposed roadway fits within the existing right-of-way; however, the proposed bike path extends beyond the current right-of-way limits. There is an existing drainage and utility easement over the proposed right-of-way/trail area already, but this does not allow the placement of a trail within its limits. PID: 10-32-23-21-0015 was platted with Blackberry Bend. The parcel has an existing house and an attached garage located in the center of the parcel. Based on the 2026-2027 property value listed in the Anoka County tax records, this property's current land value is \$215,600 and the total value of the parcel is \$713,000. The parcel is 1.52 acres (66,070 square feet) in size. The estimated cost to acquire only right-of-way ranges from \$1.00 to \$3.00 per square foot. At 126 square feet being proposed to be acquired, the total cost for this right-of-way will be between \$126 and \$378. It is recommended to have the property appraised to obtain a closer estimate of the land value. Additional ponding easements would not be needed as the existing right-of-way and the taken parcels will provide enough room to install a storm pond in this area. The total cost of this alternative will range from \$193,964 to \$196,492.

Ponding between 168th Avenue and 165th Lane is proposed to be either on PID: 10-32-23-42-0005 (Figure 20) or PID: 10-32-23-43-0001 (Figure 21). Both parcels are undeveloped with PID: 10-32-23-42-0005 being directly adjacent to Lake Netta and PID: 10-32-23-43-0001 being a part of the Metropolitan Airport Commission Wetland Bank. Ponding on PID: 10-32-23-43-0001 is proposed to be in two potential locations. The first location is on the south east corner of the intersection with East Lake Netta Drive and 167th Avenue and the second location being directly across from 166th Avenue. Both locations will provide excellent embankment soils for the roadway as well as being in convenient locations to route storm water from the roadway to, while providing an area to adjacent to the proposed ponds to outlet excess water to. The downside to PID: 10-32-23-43-0001 is that it is a part of a wetland bank and is governed by additional rules/protections. It is recommended to only acquire drainage and utility easements as needed on this parcel. Using an estimated value of \$1.00 per square foot for upland, the total cost for drainage and utility easement can be estimated to approximately \$50,000 per ponding location. Ponding on PID: 10-32-23-42-0005 can vary in location within this parcel. This parcel can either be fully acquired and potentially converted into a public beach/park after construction is completed or only drainage and utility easement should be acquired around the ponding area. The benefit to ponding on this parcel is that it already has a good portion of the existing roadway draining towards it. The downside of this parcel is its proximity to Lake Netta. Due to the close proximity to the lake, the ground water will fluctuate, thereby potentially limiting ponding depth. Based on the 2026-2027 property value listed in the Anoka County tax records, this property's current value is \$21,000.

Ponding for the southern portion of East Lake Netta Drive (south of 165th Lane) is proposed to be on PID: 15-32-23-12-0003 (Figure 22). This parcel is undevelopable as a residential property due to its size (0.36 acres) and is unable to combined with additional land to become developable. Based on the 2026-2027 property value listed in the Anoka County tax records, this property's current value is \$32,200.

The existing curve on East Lake Netta Drive between 164th Avenue and 165th Lane has to small of a radius to be on a MSA roadway without an approved variance from MnDOT. The minimum radius for a 30 MPH curve on a MSA roadway is 312 feet. The existing radius is approximately 175 feet. To correct this deficient curve additional right-of-way will have to be purchased from PID: 15-32-23-12-0004 (Figure 22). This parcel is unplatted and currently there is one existing house and one detached garage constructed on this parcel. Neither of these structures will be affected by the roadway construction or through the purchase of additional right-of-way. Based on the 2026-2027 property value listed in the Anoka County tax records, this property's current land value is \$98,100 and the total value of the parcel is \$334,100. The parcel is 1.12 acres (48,579 square feet) in size. The estimated cost to acquire right-of-way ranges from \$1.00 to \$3.00 per square foot. At 2,250 square feet being proposed to be acquired, the total cost for this right of way will be between \$2,250 and \$6,750. It is recommended to have the property appraised to obtain a closer estimate of the land value.

All ponding acquisitions should not be done until a preliminary design is underway to help assist in minimizing the locations and size. A summary of all the above easements and right-of-ways are listed in Table 1 below.

Table 1: Right of Way and Easement Acquisition Summary

Property Identification Number (P.I.D.)	Easement Type	Full Taking of Property Proposed (Yes/No)	Easement Cost
10-32-23-21-0011	Drainage & Utility	No	\$23,000
Alternative 1	Right-of-Way and Drainage & Utility	No	\$24,600
Alternative 2	Right-of-Way and Drainage & Utility	Yes	\$20,637 to \$543,700
Alternative 3	Right-of-Way and Drainage & Utility	Yes	\$196,492
10-32-23-42-0005	Drainage & Utility	Yes	\$21,000
10-32-23-43-0001	Drainage & Utility	No	\$100,000
15-32-23-12-0003	Drainage & Utility	Yes	\$32,200
15-32-23-12-0004	Right-of-Way	No	\$6,750

Cost Estimate:

The estimated project cost for the entire length of the roadway is \$4,905,528.66, which based on anticipated 2028 construction prices plus a 17% project development cost and an 8% engineering and inspection cost (Figure 6). The final design has not been completed and therefore unknown work is not included in the estimate. The cost estimate includes subgrade correction, storm piping, ponding, and potential right-of-way and easement acquisition. Additional costs may arise due to unknowns such as additional subgrade correction and storm drainage/ponding. To offset the total cost of the construction, the project should be separated into 2 or 3 phases and stretched out over multiple years. If separated out into a multi-year or phased project the approximate halfway location for the construction cost would be at 167th Avenue. Reconstructing from Constance Boulevard (CR 60) to 167th Avenue is estimated to cost approximately \$2,013,578.31.

Funding Sources:

The proposed funding is anticipated to be from Municipal State Aid (MSA) Funds and/or bonding for the project. Since East Lake Netta Drive is a MSA route, the roadway, storm sewer, ponding, right-of-way, and drainage & utility easements will be eligible to be reimbursed through the City's allotted MSA funding. The bike path will not be eligible for MSA funds and will have to be covered by the City's funds. It is anticipated to take multiple years to accumulate enough MSA funds for this project without any other grant assistance.

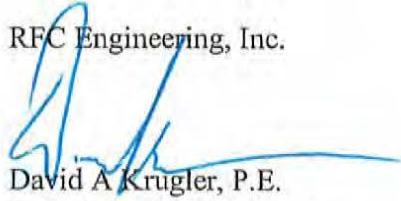
Grants are available for road projects at the federal level through Community Project Funding (CPF) and Congressional Discretionary Spending (CDS). Both of these grants require submittals to the State's Federal Representative (Tom Emmer for CPF and Tina Smith for CDS) to have them advocate for the project in Congress. Submittals have already been sent for consideration with a requested amount of \$3,000,000 for the project. These funds will take time to work through Congress and if selected the project will receive the funds in 2027-2028 at the earliest.

Local Road Improvement Program (LRIP) provides financial assistance for roadways deemed to be routes of regional significance, improve rural safety, or are local improvements that are directly affected from trunk highway projects. East Lake Netta Drive may be eligible for LRIP funds as this roadway is a significant route through the city. LRIP funds are on a tighter time frame to spend the allotted funds compared to the other funding options listed above. If a project is selected the funds generally have to be spent by the following year, encumbering funds is not allowed with LRIP. A submittal for LRIP funds should be sent in when the project is close to being sent out for bids, but not any sooner in order to reduce the chance of having to return the funding due to conflicting construction timelines.

April 23, 2026
Honorable Mayor and Councilmembers
Page 9

Sincerely,

RFC Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'D. Krugler', with a long horizontal flourish extending to the right.

David A. Krugler, P.E.
Ham Lake City Engineer

cc: File 2502.078
cc: 2026 correspondence



Figure 1



 PROPOSED ROAD RECONSTRUCTION



LAKE NETTA

MATCH LINE SHEET 1

Sheet Title
 PROPOSED STREET RECONSTRUCTION LIMITS

Date
 2/26/26

Scale
 1:250

Sheet No.
 2

Project
 EAST LAKE NETTA DRIVE
 STREET RECONSTRUCTION

13635 Johnson Street
 Ham Lake, MN 55304
 Voice: 763.862.8000
 Fax: 763.862.8042



MATCH LINE SHEET 2

LAKE NETTA

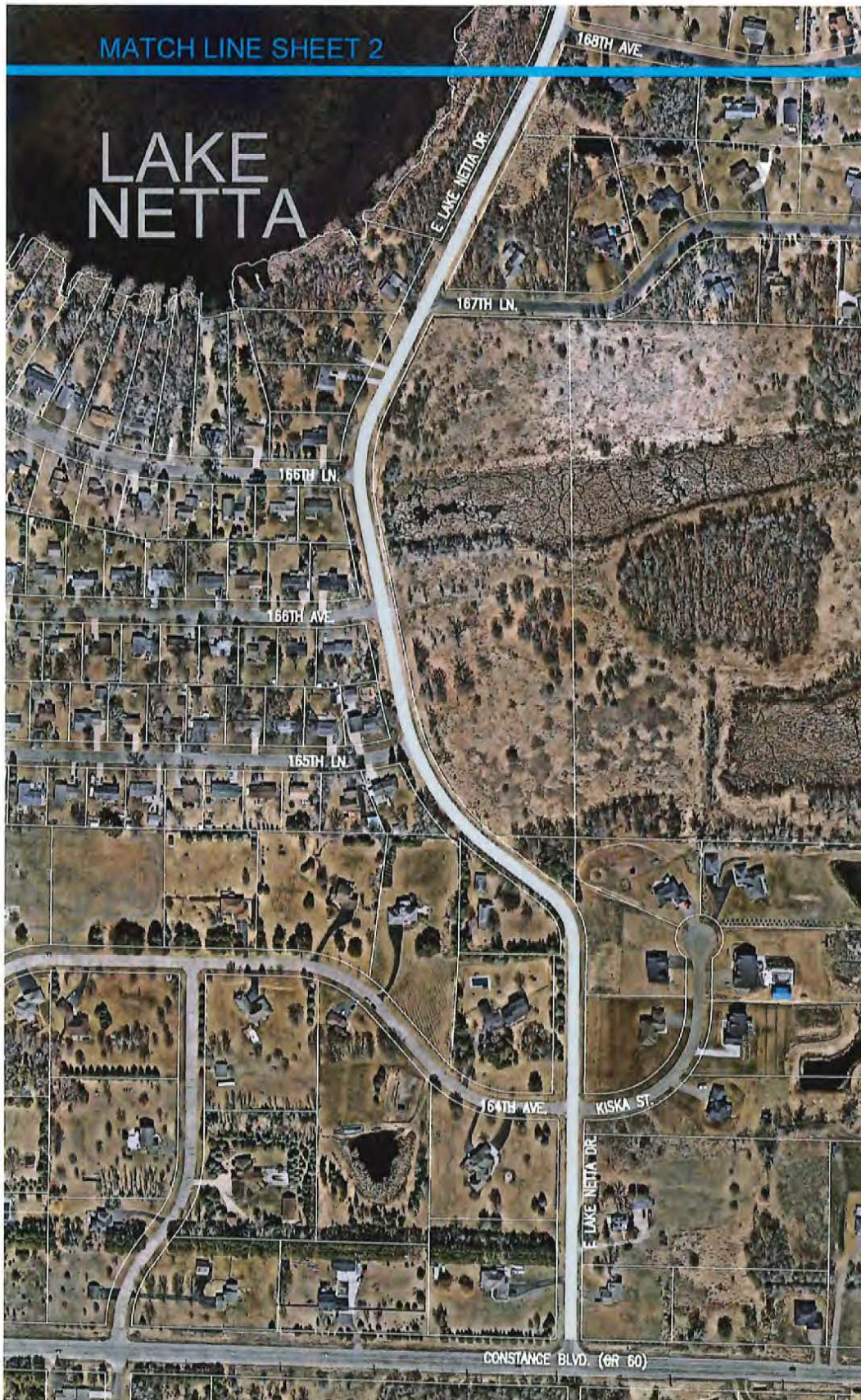


Figure 2


 PROPOSED
 ROAD
 RECONSTRUCTION



Sheet Title
 PROPOSED STREET RECONSTRUCTION LIMITS

Date
 2/26/26

Scale
 1:250

Sheet No.
 1

Project
 EAST LAKE NETTA DRIVE
 STREET RECONSTRUCTION

13635 Johnson Street
 Ham Lake, MN 55304
 Voice: 763.862.8000
 Fax: 763.862.8042

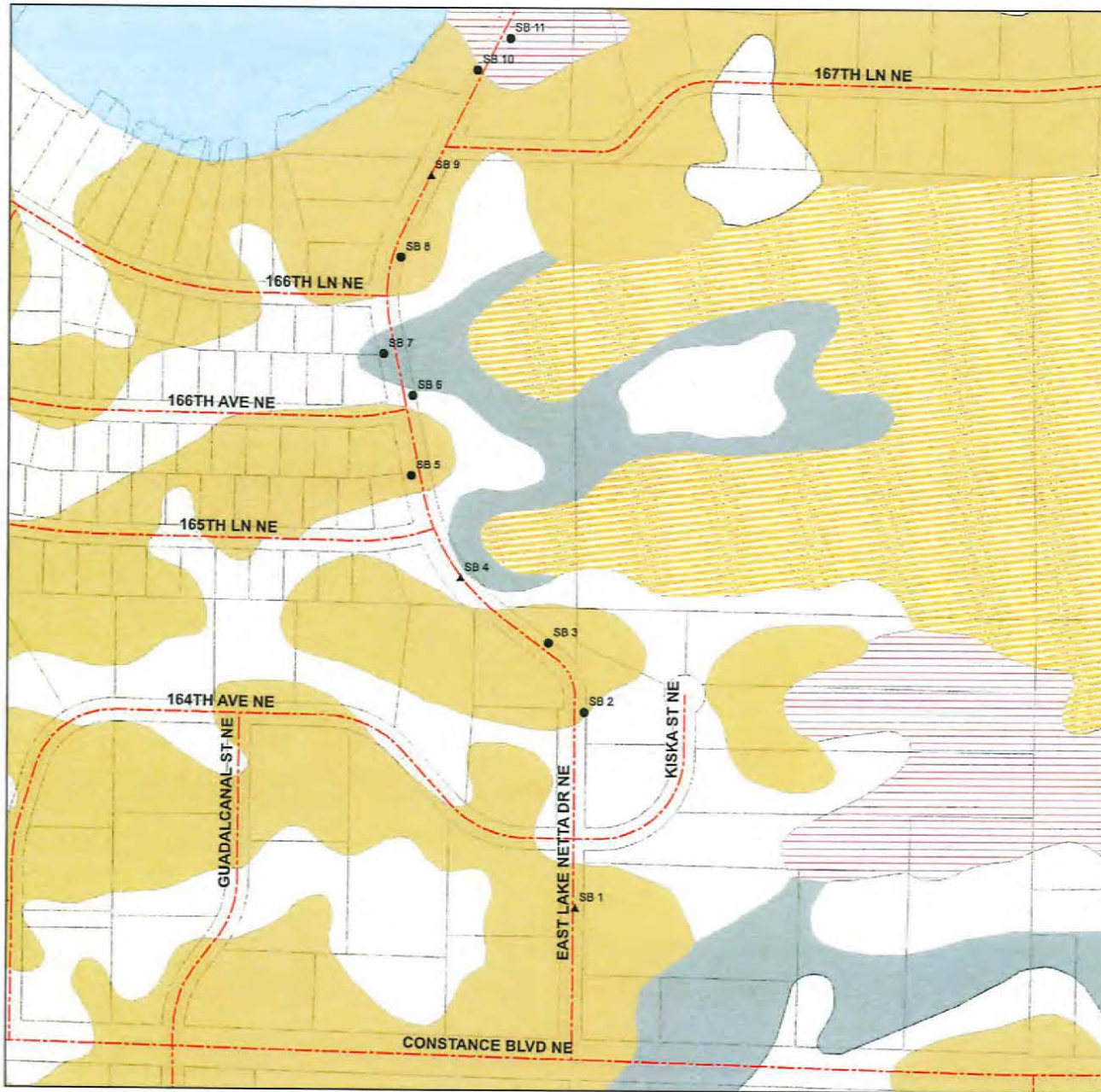




HAM LAKE, MINNESOTA

Figure 3

East Lake Netta Drive Soil Boring Map Page 1



Legend

- ▲ SOIL BORING IN ROADWAY
 - SOIL BORING
 - Parcels
 - Isant Fine Sandy Loam (Ifs)
 - ▨ Lino Loamy Fine Sand (LnA)
 - ▨ Markey Muck (Ma)
 - ▨ Rifle Mucky Peal (Rf)
 - Zimmerman Fine Sand B (ZmB)
 - Lakes
- 0 150 300 600
Feet
- 

MAP DATE:

3/24/2026

- Sources:
- Anoka County Engineering & Surveying Departments
 - Land Management Information Center (LMIC) MNPLANNING
 - RFC Engineering, Inc.





HAM LAKE, MINNESOTA

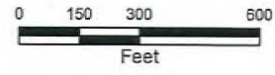
Figure 4

East Lake Netta Drive Soil Boring Map Page 2



Legend

- ▲ SOIL BORING IN ROADWAY
- SOIL BORING
- ▭ Parcels
- ▭ Isanti Fine Sandy Loam (Iw)
- ▭ Lake Beaches (Lb)
- ▭ Lino Loamy Fine Sand (LoA)
- ▭ Markey Muck (Ma)
- ▭ Rifle Mucky Peat (Rf)
- ▭ Zimmerman Fine Sand B (ZmB)
- ▭ Zimmerman Fine Sand C (ZmC)
- ▭ Lakes



MAP DATE:

3/24/2026

- Sources:
- Anoka County Engineering & Surveying Departments
 - Land Management Information Center (LMIC) MNPLANNING
 - RFC Engineering, Inc.

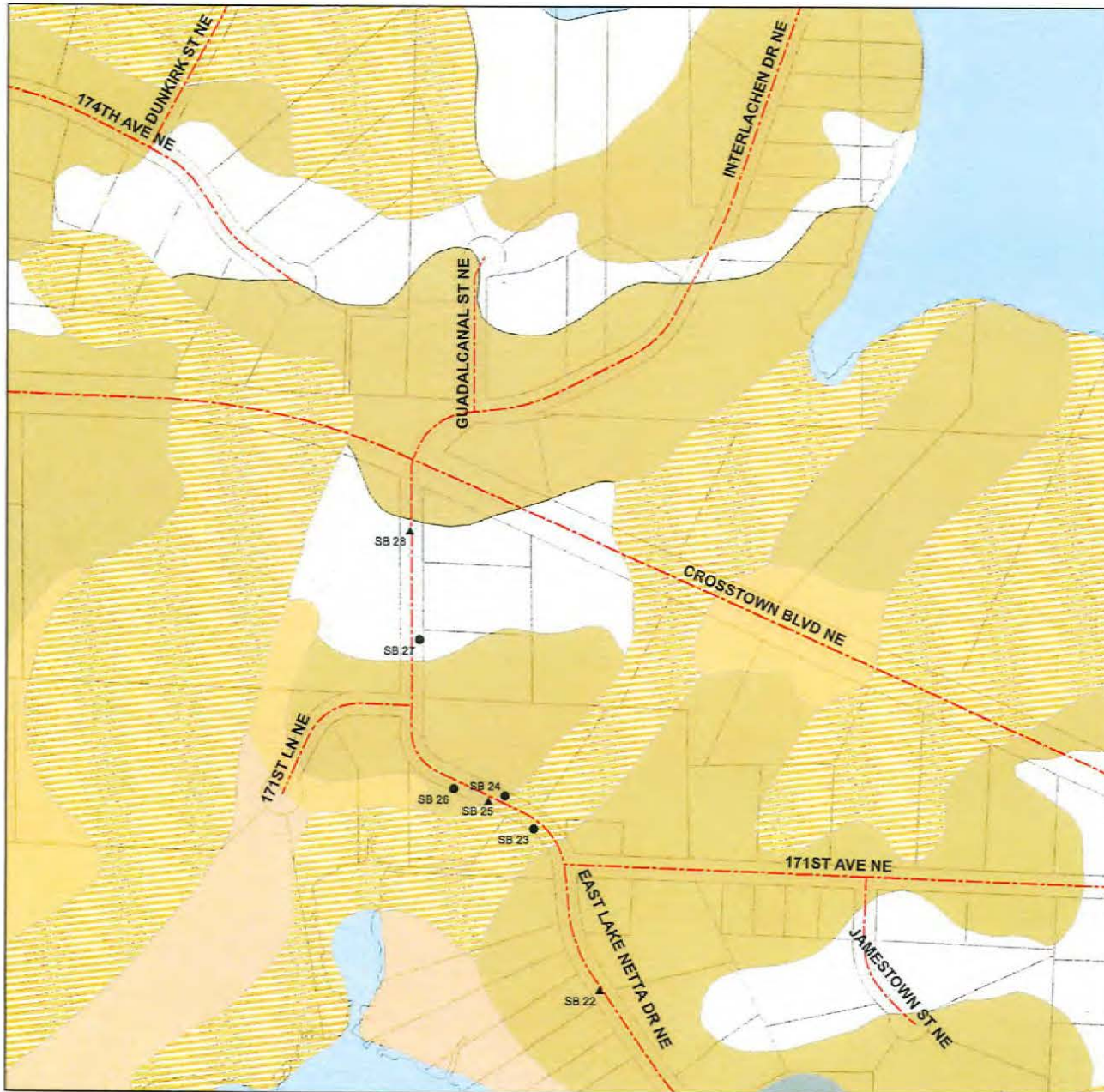




HAM LAKE, MINNESOTA

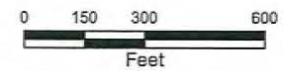
Figure 5

East Lake Netta Drive Soil Boring Map Page 3



Legend

- ▲ SOIL BORING IN ROADWAY
- SOIL BORING
- Parcels
- Isanti Fine Sandy Loam (Iw)
- Lake Beaches (Lb)
- Lino Loamy Fine Sand (LnA)
- Marsh (Mc)
- Rife Mucky Peat (Rf)
- Zimmerman Fine Sand B (ZmB)
- Zimmerman Fine Sand C (ZmC)
- Lakes



MAP DATE:

3/24/2026

- Sources:
- Anoka County Engineering & Surveying Departments
 - Land Management Information Center (LMIC) MNPLANNING
 - RFC Engineering, Inc.



Figure 6

CONSTRUCTION COST ESTIMATE
 East Lake Netta Drive
 4/22/2026

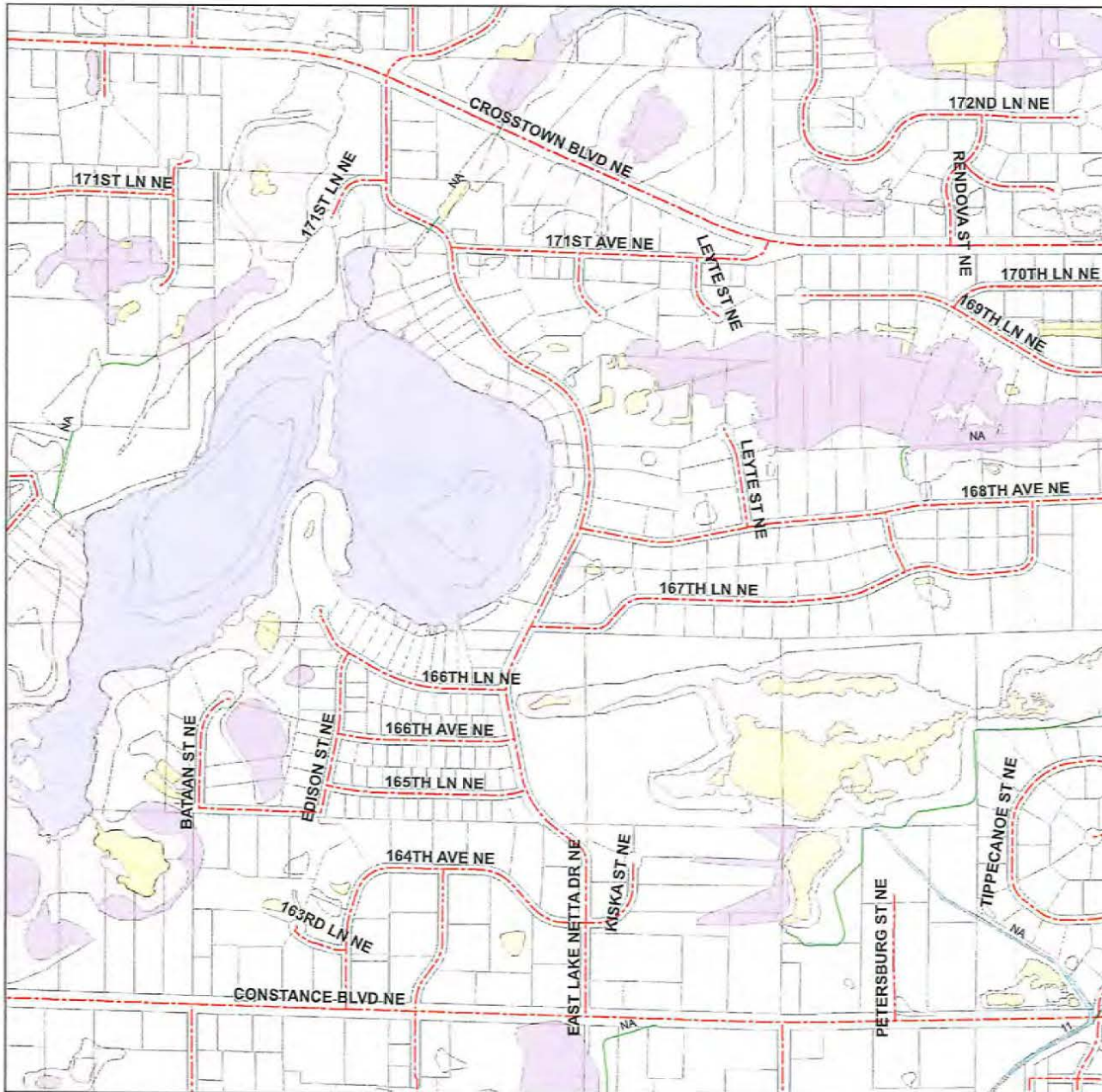
ITEM NUMBER	ITEM DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL
2021.501	MOBILIZATION	LUMP SUM	1	\$250,000.00	\$250,000.00
2101.502	CLEARING	EACH	30	\$149.00	\$4,470.00
2101.502	GRUBBING	EACH	30	\$114.00	\$3,420.00
2101.505	CLEARING (P)	ACRE	5.00	\$3,300.00	\$16,500.00
2101.505	GRUBBING (P)	ACRE	5.00	\$2,800.00	\$14,000.00
2104.502	REMOVE CONCRETE FLUME	EACH	4	\$500.00	\$2,000.00
2104.502	REMOVE SIGN	EACH	52	\$48.00	\$2,496.00
2104.502	SALVAGE SIGN	EACH	1	\$100.00	\$100.00
2104.502	SALVAGE MAIL BOX SUPPORT AND MAIL BOX	EACH	28	\$131.00	\$3,668.00
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH) DRIVEWAY	LIN FT	45	\$3.00	\$135.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH) DRIVEWAY	LIN FT	393	\$3.00	\$1,179.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	498	\$3.00	\$1,494.00
2104.503	REMOVE METAL CULVERT	LIN FT	100	\$32.00	\$3,200.00
2104.503	REMOVE CURB AND GUTTER	LIN FT	103	\$10.00	\$1,030.00
2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	136	\$12.30	\$1,672.80
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	1,015	\$7.00	\$7,105.00
2106.507	EXCAVATION - COMMON (P)	CU YD	14,000	\$19.90	\$278,600.00
2106.507	EXCAVATION - MUCK (P)	CU YD	5,000	\$16.70	\$83,500.00
2106.507	EXCAVATION - CHANNEL AND POND (P)	CU YD	25,000	\$21.90	\$547,500.00
2106.507	COMMON EMBANKMENT (P)	CU YD	14,000	\$10.00	\$140,000.00
2108.504	GEOTEXTILE FABRIC TYPE 5	SQ YD	2,040	\$3.80	\$7,752.00
2211.509	AGGREGATE BASE CLASS 5 - TRAIL	TON	2,089	\$34.00	\$71,026.00
2211.509	AGGREGATE BASE CLASS 5	TON	9,723	\$34.00	\$330,582.00
2211.604	AGGREGATE BASE (CV) CLASS 5 6.0" THICK-DRIVEWAY	SQ YD	1,384	\$21.00	\$29,064.00
2215.504	FULL DEPTH RECLAMATION (P)	SQ YD	19,686	\$2.80	\$55,120.80
2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0" THICK-DRIVEWAY	SQ YD	1,384	\$22.14	\$30,641.76
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	2,885	\$110.00	\$317,350.00
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) - TRAIL	TON	995	\$110.00	\$109,450.00
2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	2,885	\$94.00	\$271,190.00
2501.502	15" GS PIPE APRON	EACH	1	\$470.00	\$470.00
2501.502	18" GS PIPE APRON	EACH	2	\$560.00	\$1,120.00
2501.502	24" GS PIPE APRON	EACH	3	\$740.00	\$2,220.00
2501.502	30" GS PIPE APRON	EACH	2	\$1,100.00	\$2,200.00
2501.502	36" GS PIPE APRON	EACH	1	\$1,500.00	\$1,500.00
2501.502	18" RC PIPE APRON	EACH	8	\$1,170.00	\$9,360.00
2501.602	TRASH GUARD FOR 15" PIPE APRON	EACH	1	\$300.00	\$300.00
2501.602	TRASH GUARD FOR 18" PIPE APRON	EACH	10	\$350.00	\$3,500.00
2501.602	TRASH GUARD FOR 24" PIPE APRON	EACH	3	\$470.00	\$1,410.00
2501.602	TRASH GUARD FOR 30" PIPE APRON	EACH	2	\$780.00	\$1,560.00
2501.602	TRASH GUARD FOR 36" PIPE APRON	EACH	1	\$1,000.00	\$1,000.00
2503.503	15" CP PIPE SEWER (SMOOTH)	LIN FT	16	\$115.00	\$1,840.00
2503.503	18" CP PIPE SEWER (SMOOTH)	LIN FT	51	\$100.00	\$5,100.00
2503.503	24" CP PIPE SEWER (SMOOTH)	LIN FT	117	\$107.00	\$12,519.00
2503.503	30" CP PIPE SEWER (SMOOTH)	LIN FT	38	\$140.00	\$5,320.00
2503.503	36" CP PIPE SEWER (SMOOTH)	LIN FT	36	\$175.00	\$6,300.00
2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	126	\$101.00	\$12,726.00
2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	497	\$90.00	\$44,730.00
2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	613	\$104.00	\$63,752.00
2503.503	24" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	567	\$118.00	\$66,906.00
2503.503	36" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	209	\$195.00	\$40,755.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL-2X3	EACH	5	\$2,600.00	\$13,000.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1-48"	EACH	6	\$3,700.00	\$22,200.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 2-60"	EACH	1	\$5,700.00	\$5,700.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3-72"	EACH	1	\$9,300.00	\$9,300.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 4-60" SUMP	EACH	3	\$7,200.00	\$21,600.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 5-72" SUMP	EACH	1	\$9,100.00	\$9,100.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 6-96" SUMP	EACH	2	\$16,500.00	\$33,000.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 7-48"	EACH	6	\$5,500.00	\$33,000.00
2511.504	GEOTEXTILE FILTER TYPE 4	SQ YD	315	\$4.50	\$1,417.50
2511.507	RANDOM RIPRAP CLASS III	CU YD	86	\$170.00	\$14,620.00
2531.503	CONCRETE CURB AND GUTTER DESIGN D312 (MODIFIED)	LIN FT	14,800	\$13.60	\$201,280.00
2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	186	\$107.00	\$19,902.00
2531.618	TRUNCATED DOMES	SQ FT	266	\$64.00	\$17,024.00
2540.602	INSTALL MAIL BOX SUPPORT WITH MAILBOX	EACH	28	\$210.00	\$5,880.00
2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$4,200.00	\$4,200.00
2564.518	SIGN PANELS TYPE C	SQ FT	300	\$465.00	\$139,500.00
2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	\$3,600.00	\$3,600.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	25	\$187.00	\$4,675.00
2573.502	CULVERT END CONTROLS	EACH	20	\$192.00	\$3,840.00
2573.503	SILT FENCE, TYPE MS	LIN FT	6,174	\$2.50	\$15,435.00
2575.605	TURF ESTABLISHMENT (25-131 SEEDING MIX)	ACRE	4.39	\$5,000.00	\$21,950.00
2575.605	TURF ESTABLISHMENT (33-261 SEEDING MIX)	ACRE	2.86	\$14,183.59	\$40,565.07
2582.503	4" DOUBLE YELLOW SOLID LINE PAINT	LIN FT	7,400	\$2.00	\$14,800.00
	TOTAL ESTIMATED CONSTRUCTION COST				\$3,524,422.93
	PROJECT DEVELOPMENT COSTS (17%)				\$599,151.90
	CONSTRUCTION ENGINEERING & INSPECTION COSTS (8%)				\$281,953.83
	TOTAL CONSTRUCTION COST				\$4,405,528.66
	RIGHT OF WAY				\$500,000.00
	TOTAL PROJECT COST				\$4,905,528.66



HAM LAKE, MINNESOTA

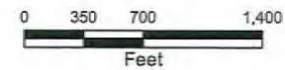
Figure 7

East Lake Netta Drive National Wetland Inventory



Legend

- Parcels
- Ditches
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine



MAP DATE:

3/24/2026

- Sources:
- Anoka County Engineering & Surveying Departments
 - Land Management Information Center (LMIC) MNPLANNING
 - RFC Engineering, Inc.

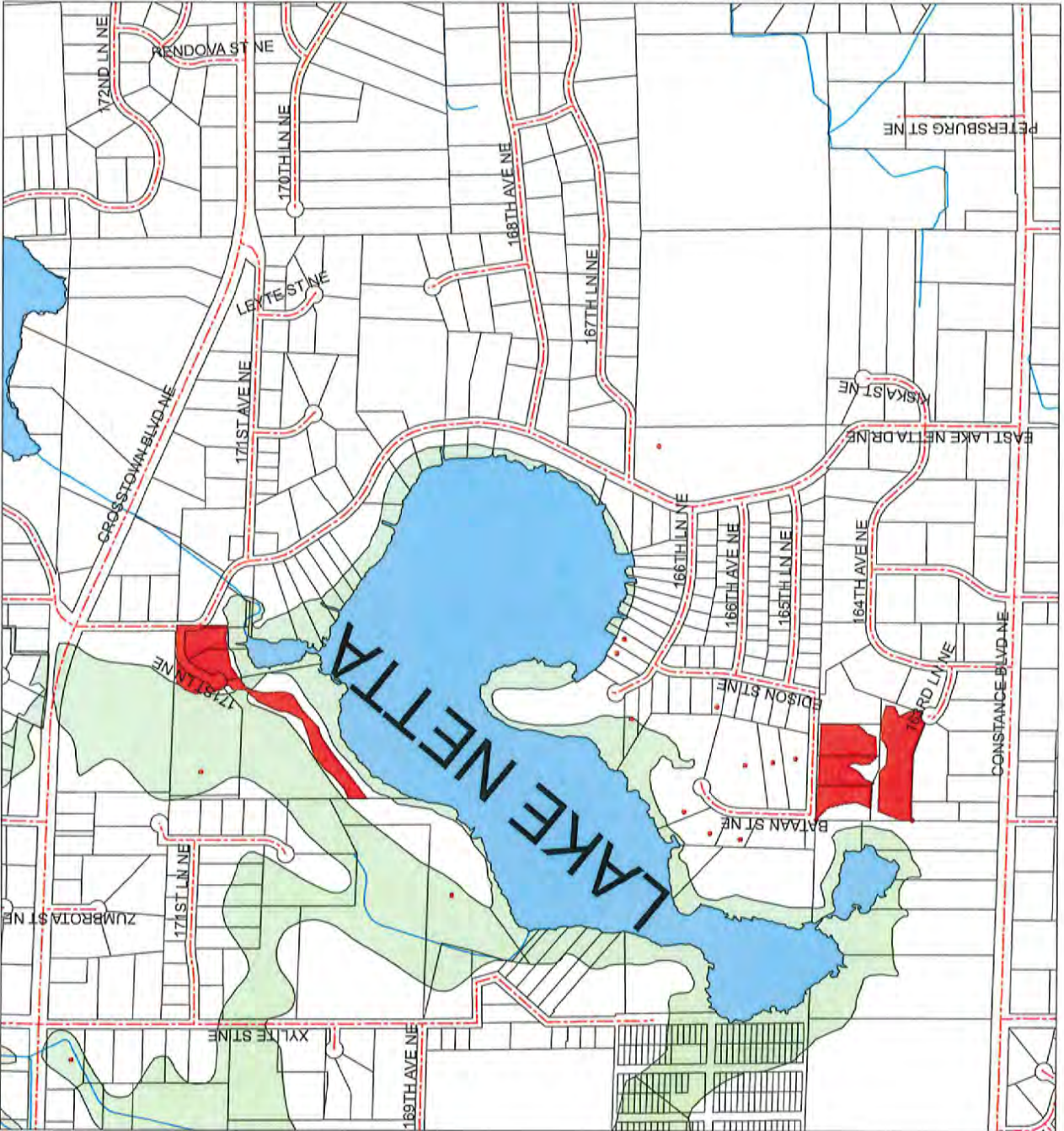




HAM LAKE, MINNESOTA

FLOOD ZONE MAP

Figure 8



Legend

- FEMA LOMA Structure Removed
- FEMA LOMA Areas Removed
- Ditches
- Zone A



Map Date: 4/2/2026

ABBREVIATIONS:

FEMA - Federal Emergency Management Agency
 LOMA - Letter of Map Amendment
 Zone A - 1% probability of flood in any given year.
 (100 Year Flood)

FLOOD ZONE MAP:

Features portrayed on this map are a graphical representation, and should be viewed in this context.

Sources:

Anoka County Engineering & Surveying Departments
 Federal Emergency Management Agency
 (National Flood Insurance Program)

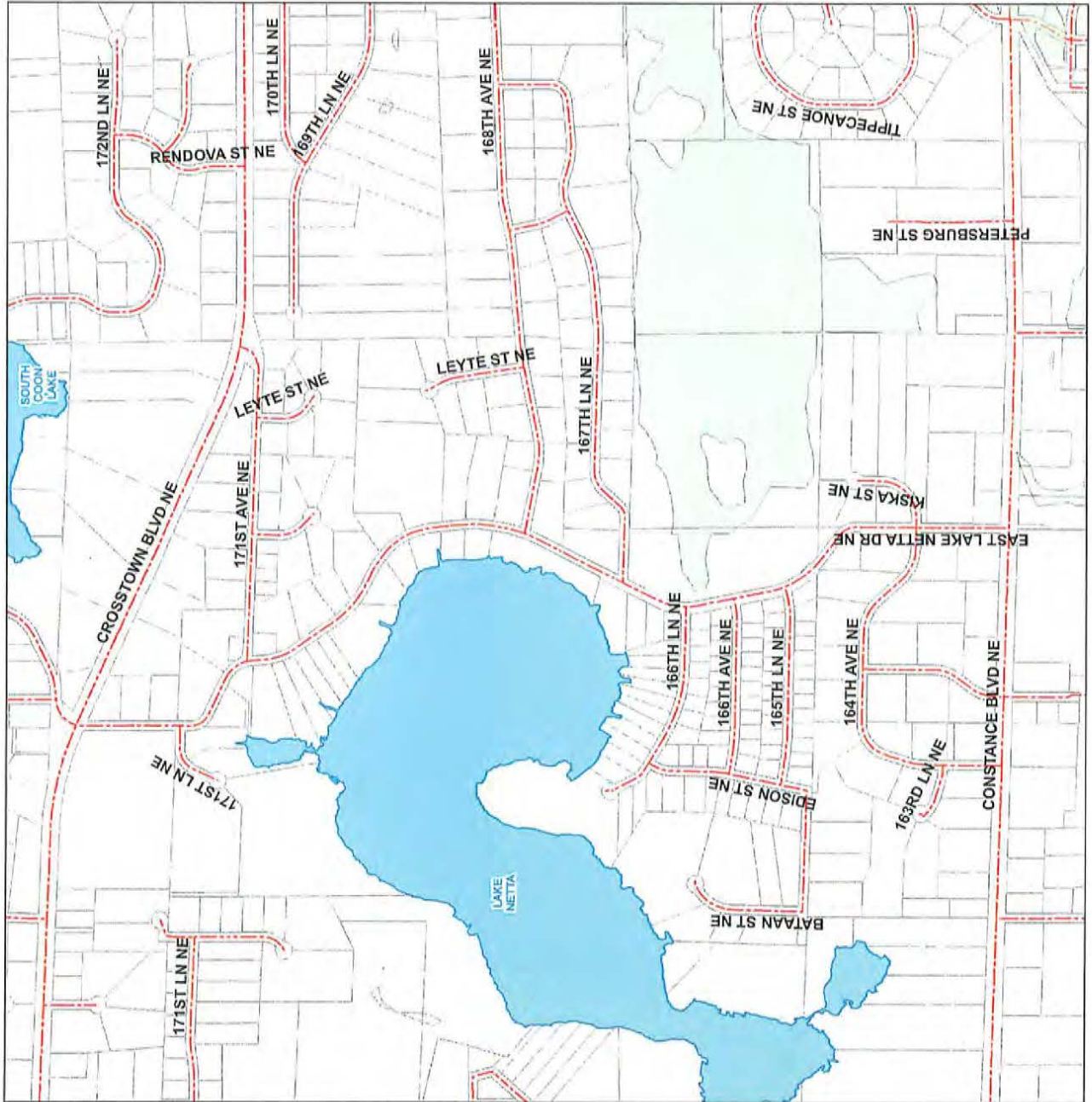




Figure 9

HAM LAKE, MINNESOTA

East Lake Netta Drive Drainage Sensitive Areas



Legend

- Parcels
- Drainage Sensitive Sols CCWD
- Lakes



MAP DATE: 3/24/2026

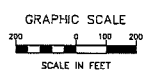
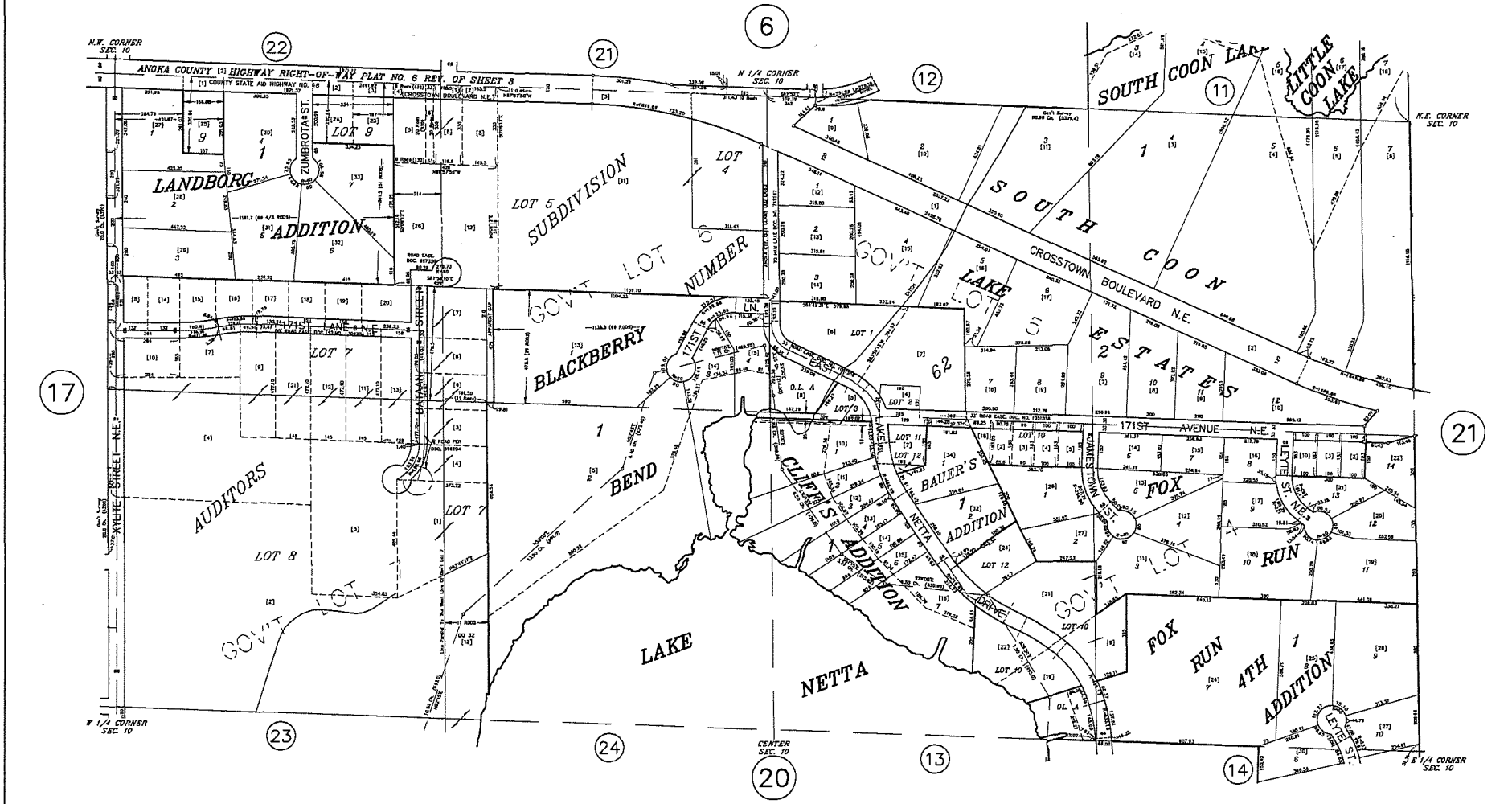
- Sources:
- Anoka County Engineering & Surveying Departments
 - Land Management Information Center (LMIC) MNP/PLANNING
 - RFC Engineering, Inc.



N 1/2 SECTION 10, T. 32, R. 23

Figure 10

CITY OF HAM LAKE



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11	NORTH HALF OF SECTION
23	24	13	14	
32	31	42	41	SOUTH HALF OF SECTION
33	34	43	44	

PROPERTY IDENTIFICATION NUMBER

Section Number	Township	Range	Quarter	Specific Number	Parcel
XX	XX	XX	XX	XXXX	

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 10-32-23-13-0016

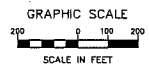
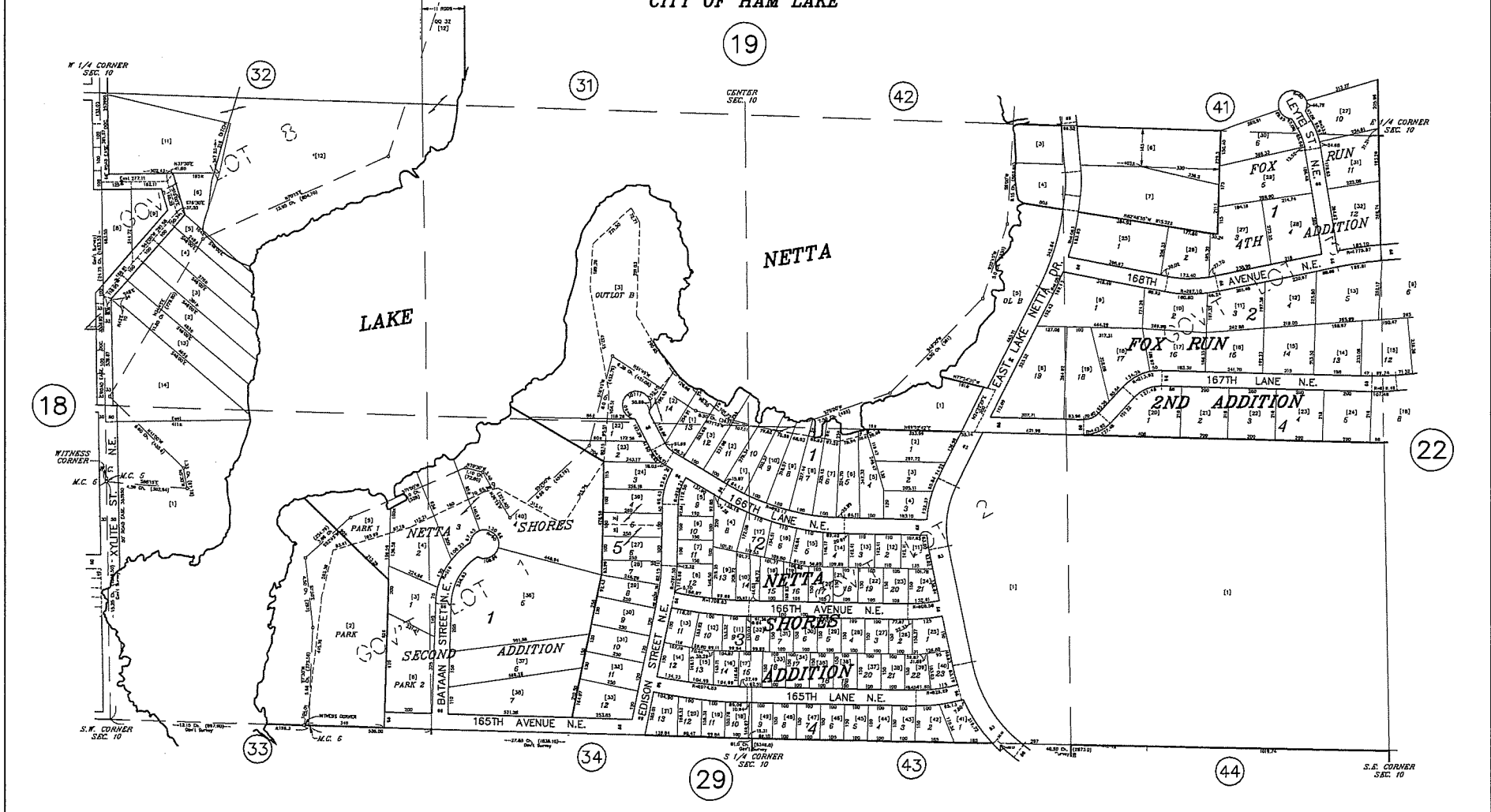
THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

Last Revised: December 7, 2015

S 1/2 SECTION 10, T. 32, R. 23

Figure 11

CITY OF HAM LAKE



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11	NORTH HALF OF SECTION
23	24	13	14	
32	31	42	41	SOUTH HALF OF SECTION
33	34	43	44	

PROPERTY IDENTIFICATION NUMBER

Section Number	Township	Range Number	Quarter	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 10-32-23-43-0043

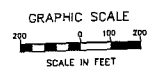
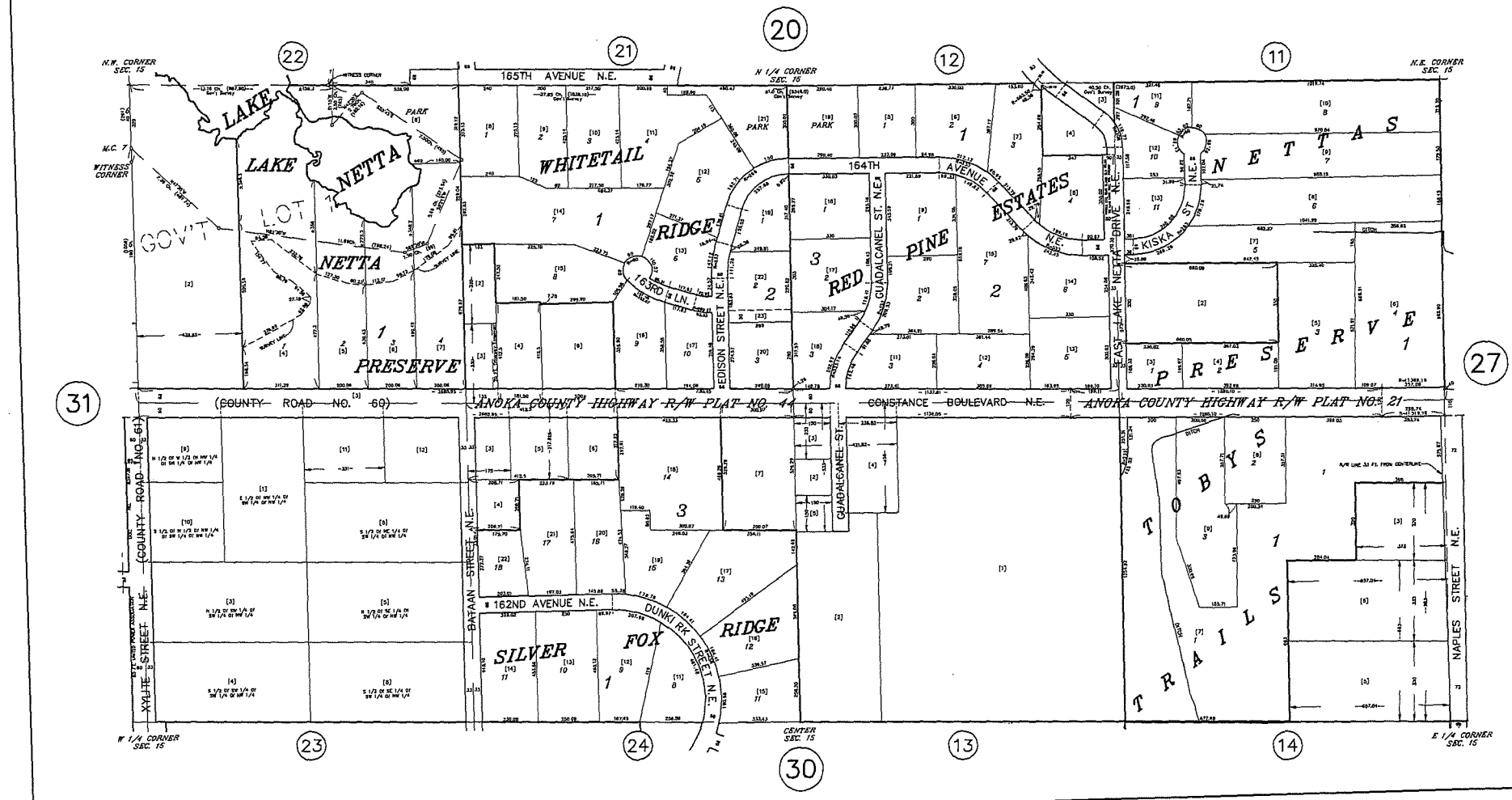
THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

Last Revised: April 29, 2014

Figure 12

N 1/2 SECTION 15, T. 32, R. 23

CITY OF HAM LAKE



ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11	NORTH HALF OF SECTION
23	24	13	14	
32	31	42	41	SOUTH HALF OF SECTION
33	34	43	44	

PROPERTY IDENTIFICATION NUMBER

Section Township Range Quarter Specific
Number Number Number Quarter Parcel
XX XX XX XX XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: (1)
EXAMPLE OF PIN NUMBER: 15-32-23-24-0011

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

31

23

24

30

13

14

27

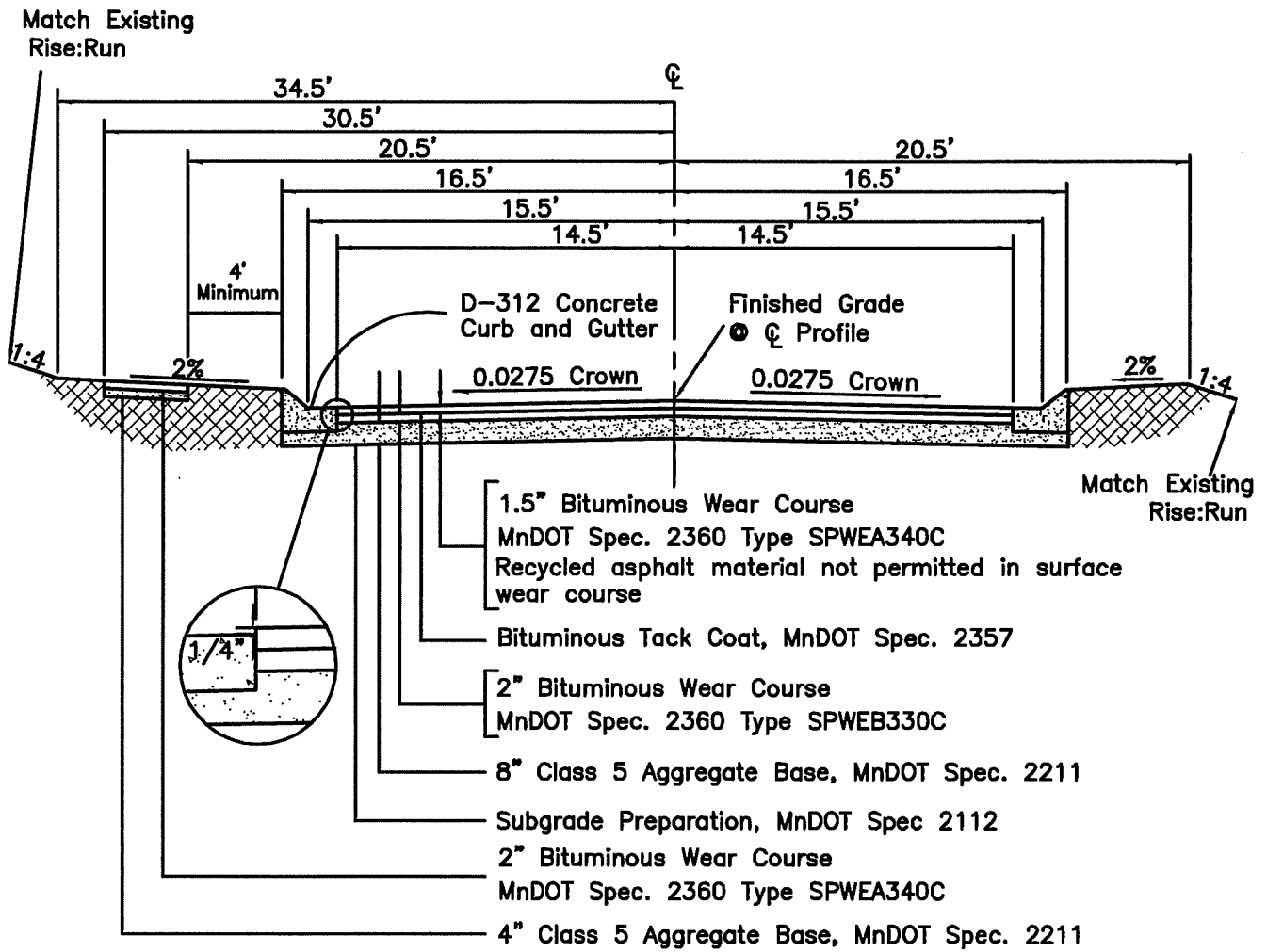
22

21

20

12

11

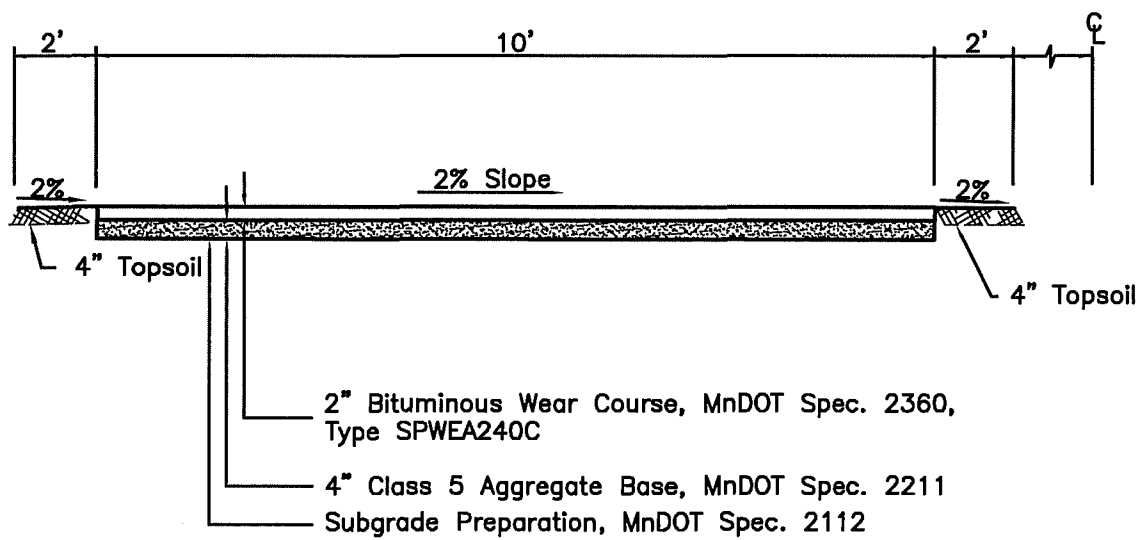


TYPICAL URBAN SECTION
WITH BIKE PATH

TYPICAL M.S.A. STREET RFC-366D10

NOT TO SCALE

Figure 14



TYPICAL BIKEPATH SECTION HL-369A

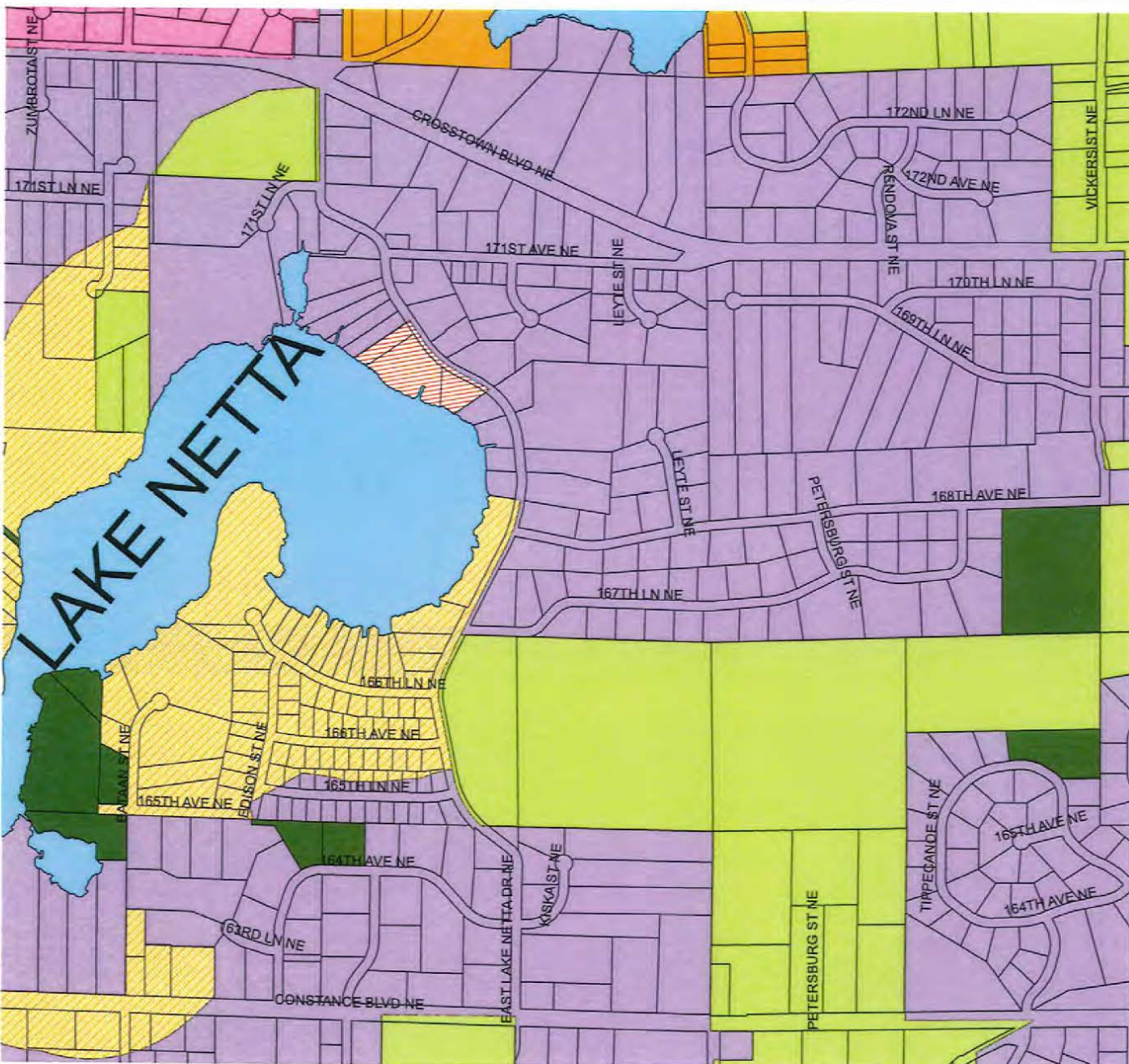
NOT TO SCALE




HAM LAKE,
MINNESOTA

ZONING MAP

Figure 15



LEGEND

-  R-A Rural Single Family Residential
-  R-1 Single Family Residential
-  RS-1 Shoreland Residential - General Development
-  RS-2 Shoreland Residential - Recreational Development
-  CD-3 Commercial Development III
-  Planned Unit Development (PUD) R-1 Underlying Use
-  Lakes



MAP DATE:
Latest Map Amendment: Ordinance 26-05

3/25/2026



Figure 16



Drawing name: L:\Projects\2502.078\EP\Site.dwg | PID: 10-32-21-0011

Sheet Title PID: 10-32-23-21-0011

Date 4/02/26

Scale 1:120

Project 2502.078 EAST LAKE NETTA DRIVE FEASIBILITY STUDY
--


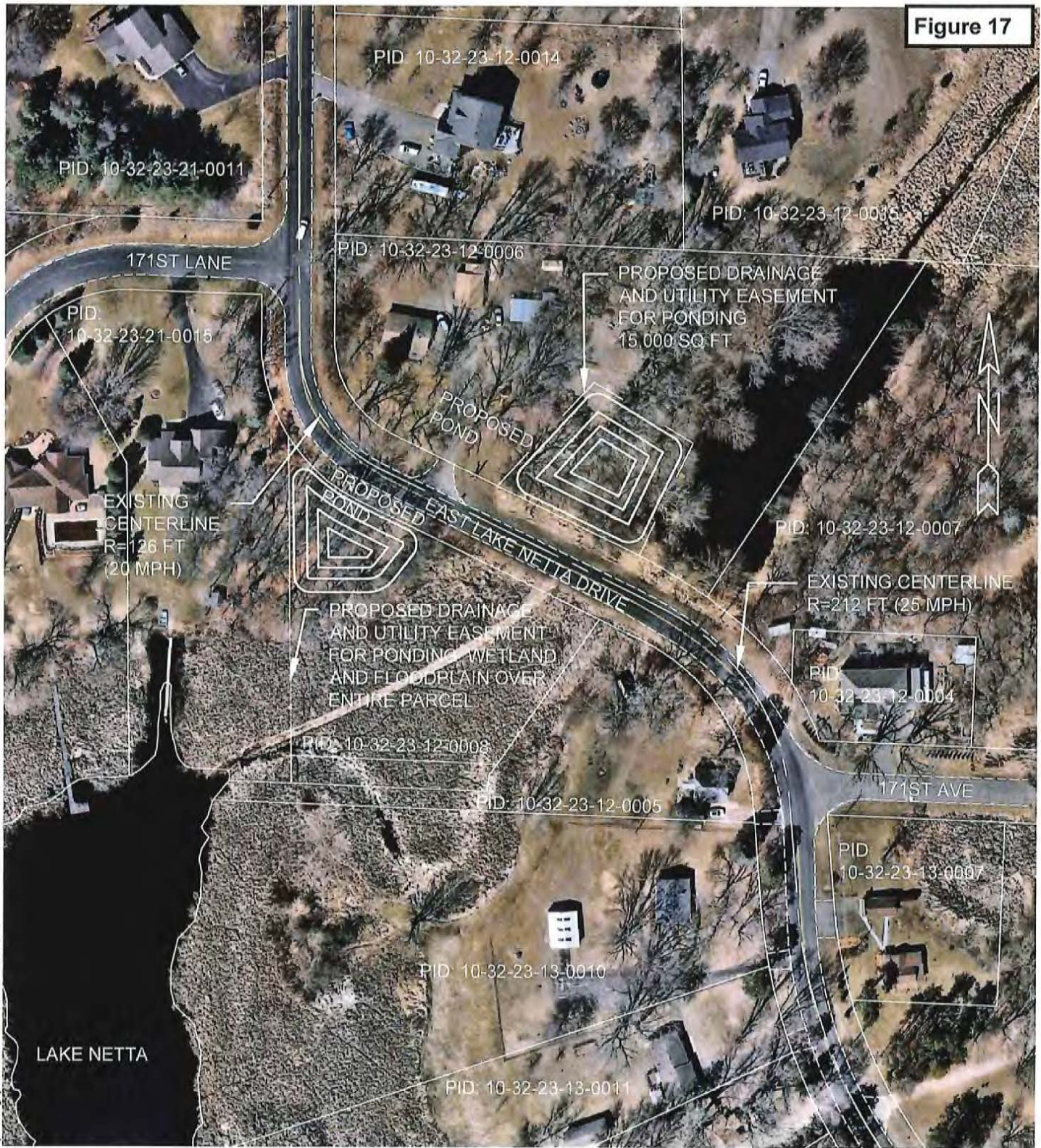
13635 Johnson Street Ham Lake, MN 55304 Telephone (763) 862-8000 Fax (763) 862-8042	 <p>RFC Engineering, Inc. Consulting Engineers</p>
--	--

Figure 17



Drawing name: L:\Projects\2502.078\EP\Site.dwg | 171ST AVE TO 171ST LN ALT 1

Sheet Title
ROADWAY CURVES FROM 171ST AVE TO 171ST LANE - ALT 1

Date
4/02/26

Scale
1:120

Project
2502.078
EAST LAKE NETTA DRIVE FEASIBILITY STUDY

13635 Johnson Street
Ham Lake, MN 55304
Telephone (763) 862-8000
Fax (763) 862-8042

RFC
Engineering, Inc.
CONSULTING ENGINEERS

Figure 18



Drawing name: L:\Projects\2502.078\EP\Site.dwg | 171ST AVE TO 171ST LN ALT 2


Sheet Title
ROADWAY CURVES FROM 171ST AVE TO 171ST LANE - ALT 2

Date
4/02/26

Scale
1:120

Project
2502.078
EAST LAKE NETTA DRIVE FEASIBILITY STUDY

13635 Johnson Street
Ham Lake, MN 55304
Telephone (763) 862-8000
Fax (763) 862-8042



RFC
Engineering, Inc.
CONSULTING ENGINEERS

Figure 19



Drawing name: L:\Projects\2502.078\EP\Site.dwg | 171ST AVE TO 171ST LN ALT 3

Sheet Title
ROADWAY CURVES FROM 171ST AVE TO 171ST LANE - ALT 3

Date
4/02/26

Scale
1:120

Project
2502.078
EAST LAKE NETTA DRIVE FEASIBILITY STUDY

13635 Johnson Street
Ham Lake, MN 55304
Telephone (763) 862-8000
Fax (763) 862-8042




Figure 20



Drawing name: L:\Projects\2502.078\EP\Site.dwg | PID10-XX-42-0005

Sheet Title

PID: 10-32-23-42-0005

Date

4/02/26

Scale

1:100

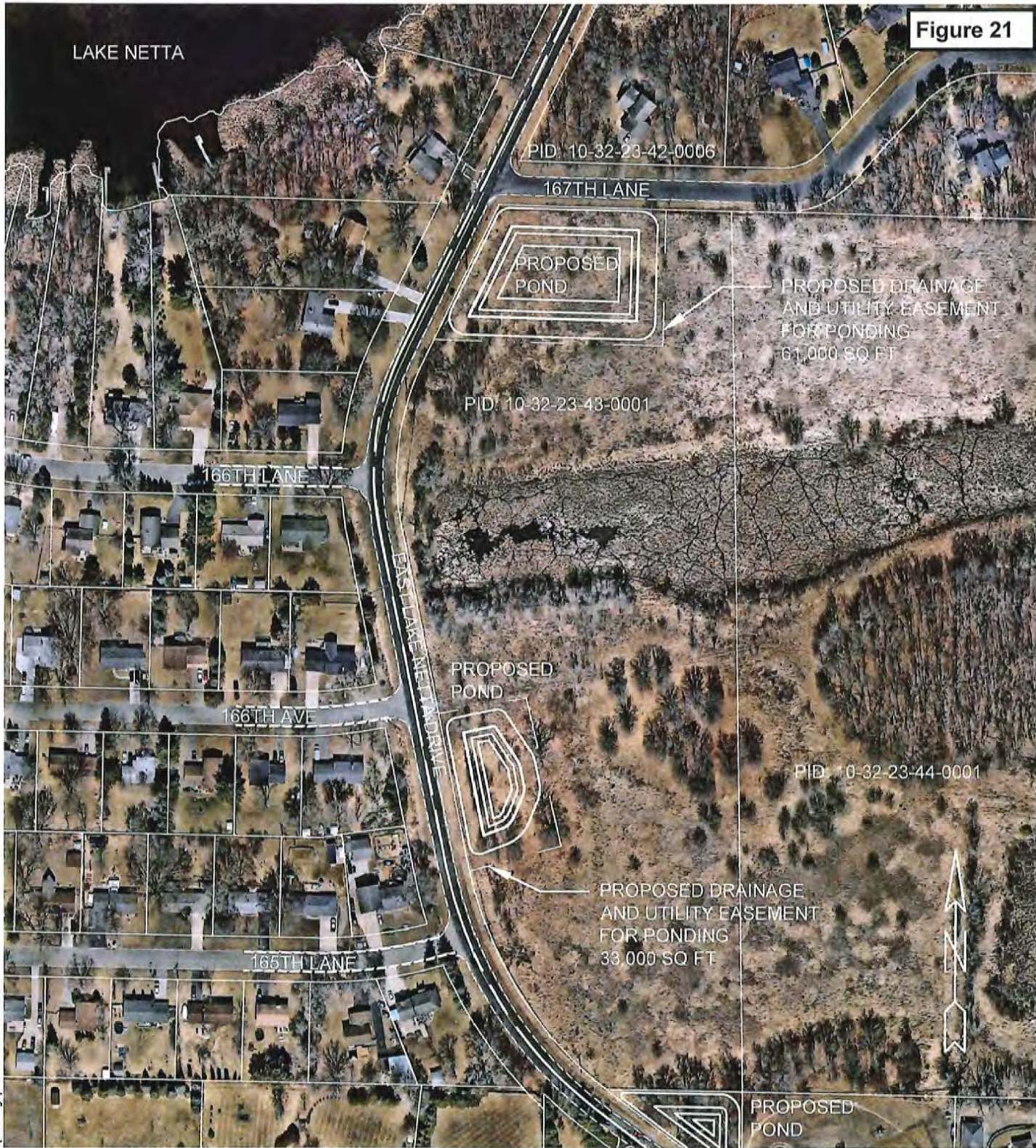
Project

2502.078
EAST LAKE NETTA DRIVE FEASIBILITY STUDY

13635 Johnson Street
Ham Lake, MN 55304
Telephone (763) 862-8000
Fax (763) 862-8042



Figure 21



Drawing name: L:\Projects\2502.078\EP\Site.dwg | PID: 10-32-23-43-0001

Sheet Title

PID: 10-32-23-43-0001

Date

4/02/26

Scale

1:200

Project

2502.078

EAST LAKE NETTA DRIVE FEASIBILITY STUDY

13635 Johnson Street
Ham Lake, MN 55304
Telephone (763) 862-8000
Fax (763) 862-8042



Figure 22



Drawing name: L:\Projects\2502.078\EP\Site.dwg | PID15-XX-0003 & 0004

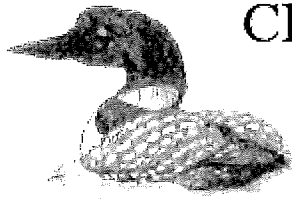
Sheet Title	PID: 15-32-23-12-0003 & PID: 15-32-23-12-0004
-------------	---

Date	4/02/26
------	---------

Scale	1:60
-------	------

Project	2502.078 EAST LAKE NETTA DRIVE FEASIBILITY STUDY
---------	---

13635 Johnson Street Ham Lake, MN 55304 Telephone (763) 862-8000 Fax (763) 862-8042	 <p>RFC Engineering, Inc. Consulting Engineers</p>
--	--



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, APRIL 27, 2026

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: March 23, 2026

PUBLIC HEARING:

6:01 p.m. Dave Erickson of KE Properties LLC, requesting to rezone of a certain parcel of land from R-AH (Affordable Housing District) to R-1 (Single Family Residential) for 1 single family lot in Section 32

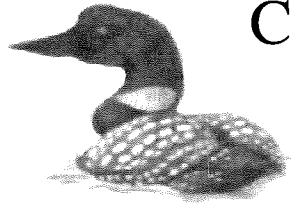
6:01 pm To consider the revocation of the Conditional Use Permit for Ryan Beltrand to operate North Central Motors, LLC at 17159 Highway 65 NE (PID #08-32-23-13-0005)

NEW BUSINESS:

1. Jeff Harstad and Heather Wollan (JHHW, LLC) of Allstate Distribution, requesting a Certificate of Occupancy to operate an office/warehouse and fabrication business at 13928 Lincoln Street NE
2. Patrick McKelvey of Best Siding Company Inc./TGP Baseball and Softball Academy, LLC requesting a Certificate of Occupancy to operate a Training Facility at 1310 154th Avenue NE

COMMISSION BUSINESS:

1. City Council Update



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 PLANNING COMMISSION MINUTES MONDAY, APRIL 27, 2026

The Ham Lake Planning Commission met for its regular meeting on Monday, April 27, 2026, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Dave Ringler, Jeff Entsminger, Lorrie Albers and Michael Frid

MEMBERS ABSENT: Commissioner Kyle Lejonvarn and Erin Dixon

OTHERS PRESENT: City Attorney, Mark Berglund; Building Official Mark Jones; City Planner, Matt Holzworth; and Deputy City Clerk, Dawnette Shimek

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Entsminger, seconded by Ringler, to approve the minutes of the March 23, 2026 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Dave Erickson of KE Properties LLC, requesting to rezone of a certain parcel of land from R-AH (Affordable Housing District) to R-1 (Single Family Residential) for one single family lot in Section 32

Mr. Erickson was present and stated that he is requesting the rezoning of a property at 1016 Bunker Lake Boulevard NE from R-AH (Affordable Housing District) to R-1 (Single Family Residential). Mr. Erickson stated that after initial affordable housing options changed, the applicant was looking to rezone the lot back into one Single Family Residential lot after discussions with Anoka County regarding the requirements of additional subdivision of the property.

Chair Pogalz acknowledges the staff report provided a recommendation of approval from Deputy City Clerk Shimek.

Commissioner Ringler inspected the assigned property and stated the parcel was suitable for the requested rezone request.

Chair Pogalz opened the public hearing at 6:05 p.m. and asked for public comment.

Tom Tubbs, 937 136th Lane NE, Ham Lake, MN, expressed concern as a resident of Majestic Greens Townhomes about what will happen with the back end of the lot and if there will be installing a fence along the backside of the property and if they would be taking down trees.

Chair Pogalz stated that the property owner can do what they want on the property.

Chair Pogalz asked for further comment and with there being none, closed the public hearing at 6:08 p.m.

Motion by Ringler, seconded by Entsminger, to recommend approval of the request of Dave Erickson of KE Properties LLC, requesting rezoning of certain parcels of land from R-AH (Affordable Housing District) to R-1 (Single Family Residential) for 1 single family lot (1016 Bunker Lake Boulevard NE – PIN 30-32-23-32-0002) in Section 32. All present in favor, motion carried. This application will be placed on the City Council's Monday, May 6, 2026 agenda.

To consider the revocation of the Conditional Use Permit (CUP) for Ryan Beltrand to operate North Central Motors, LLC at 17159 Highway 65 NE (PID #08-32-23-13-0005)

Mr. Beltrand was present and stated that the property is 75% rented out and most of the problem vehicles belong to tenants. Chair Pogalz explained that the property owner is responsible for all tenants. Chair Pogalz confirmed with Mr. Beltrand that he has received letters of contact from the city stating that his property is out of compliance. Mr. Beltrand stated that he agrees that his property is not in compliance. Chair Pogalz asked for the progress of the property currently. Commissioner Ringler stated that as the holder of the Conditional Use Permit and not being willing to revoke non-compliant tenants' leases on the property puts Mr. Beltrand in this position to lose the Conditional Use Permit entirely. Commissioner Ringler recommended that Mr. Beltran should consider revoking the leases of those in non-compliance. Chair Pogalz confirmed with Building and Zoning Official Jones on the long history of the property on compliance and that Mr. Beltrand has been made aware of the outstanding violations. Building and Zoning Official Jones expressed concerns by the City of Ham Lake Fire Chief. Chair Pogalz listed four of the major conditions that are out of compliance with the property and the disregard for permit requirements. Chair Pogalz refers to Attorney Berglund for any additional information the commissioners may need. Attorney Berglund stated that there is a history of different holders of the Conditional Use Permit for the property over time and explains the steps that have been taken by the city to get to the point of revocation. Chair Pogalz asked for questions from the commissioners. Commissioner Ringler asked if there is an opportunity to put a set time to get the property into compliance. Chair Pogalz refers to both Attorney Bergler and Building Official Jones for comment on what the process is now that the revocation process has started. Attorney Berglund explained that process to the commissioners on the revocation process of the permit.

Chair Pogalz opened the public hearing at 6:22 p.m. and asked for public comment, and with there being none, closed the public hearing at 6:22 p.m.

Chair Pogalz stated that the conditions of the CUP are grossly unmet. Chair Pogalz asked commissioners for further questions. Commissioner Albers commented on clarification of the ownership of the buildings on the property. Building and Zoning Official Jones responded on the history of the property with the city. Commissioner Entsminger stated that the Conditional Use Permit is for the entire property and not just individual units on the property. Building and Zoning Official Jones confirmed that is correct.

Motion by Pogalz, seconded by Entsminger, to recommend approval of the revocation of the Conditional Use Permit for Ryan Beltrand to operate North Central Motors, LLC at 17159 Highway 65 NE (PID #08-32-23-13-0005). All present in favor, motion carried.

Attorney Berglund explained that the property owner or the individual tenants could apply for a new CUP following revocation.

NEW BUSINESS:

Jeff Harstad and Heather Wollan (JHHW, LLC) of Allstate Distribution, requesting a Certificate of Occupancy to operate an office/warehouse and fabrication business at 13928 Lincoln Street NE

Mr. Harstad was present and stated that the 22,000 sq. ft. commercial building on Lincoln Street NE is classified as an office/warehouse. The current property has 30 parking spaces with 6 different bays 3,600 square feet each. Mr. Harstad stated that there is an interest in a machine shop that is considered manufacturing with different parking requirements. The property owners explained that they wanted to ensure that allowing the business to move in would meet parking requirements. Chair Pogalz confirmed the location and asked commissioners for any questions.

Commissioner Entsminger conducted an inspection of the property and stated that the property was sufficient for the proposed new business.

Chair Pogalz refers to the staff report from Building Official Jones with proposed conditions and recommendations for approval of the request.

Motion by Entsminger, seconded by Pogalz, to recommend approval of the Certificate of Occupancy for Jeff Harstad and Heather Wollan (JHHW, LLC) of Allstate Distribution, to operate an office/warehouse and fabrication business at 13928 Lincoln Street NE, subject to no outside storage, maximum building occupancy load of 30 at any time and shall be the owner's responsibility to enforce, at change of ownership, it shall be the owner's responsibility at time of sale to disclose max occupancy load of 30, no parking on the city street, and meeting all State, County and State requirements. All present in favor, motion carried.

Patrick McKelvey (not present) of Best Siding Company Inc./TGP Baseball and Softball Academy, LLC requesting a Certificate of Occupancy to operate a Training Facility at 1310 154th Avenue NE

Chair Pogalz gave a brief overview of the application and the staff report provided by Building Official Jones recommending approval of the request.

Commissioner Ringler met with the applicant and discussed the septic and parking requirements.

Chair Pogalz referred to Building and Zoning Official Jones on if the city does spot check to make sure properties are in compliance. Building and Zoning Official Jones explained that the city is complaint driven. Building Official Jones state how the certificate of occupancy change will ensure that the occupant is compliant with the requested use. Commissioner Frid stated concerns about a precedent being set by approving a change in the use. Building and Zoning Official Jones state that the city can maintain control of the property with the certificate of occupancy and the city may revoke the Certificate of Occupancy if the use changes.

Motion by Ringler, seconded by Frid, to recommend approval of the Certificate of Occupancy for Patrick McKelvey of Best Siding Company, Inc./TGP Baseball and Softball Academy, LLC, to operate a training facility at 1310 154th Avenue NE, subject to no outside storage, maximum building occupancy load of 22 posted and shall be the owner's responsibility to enforce, at change of ownership, it shall be the owner's responsibility at time of sale to disclose max occupancy load of 22, minimum 22 parking stalls, one meeting accessibility code, parking stalls properly marked and maintained, all parking on an approved surface, no parking on the city street or grass, and meeting all State, County and State requirements. All present in favor, motion carried.

COMMISSION BUSINESS:

City Council Update

Deputy City Clerk Shimek stated that all items from the Planning Commissions previous meeting were approved by the City Council. A Planning Commissioner will not be attending the City Council's May 4, 2026 meeting.

ADJOURNMENT:

Motion by Entsminger, seconded by Ringler, to adjourn the Planning Commission meeting at 6:51 p.m. All present in favor, motion carried.

Matt Holzworth, City Planner

Meeting Date: April 27, 2026

CITY OF HAM LAKE
STAFF REPORT

To: Members of the Planning Commission

From: Dawnette Shimek, Deputy City Clerk

Subject: Rezoning 1016 Bunker Lake Boulevard NE (PIN 32-32-23-32-0002) from R-AH (Affordable Housing District) to R-1 (Single Family Residential)

Introduction/Discussion:

Dave Erickson, KE Properties LLC, previously submitted a request to plat "Majestic Highlands", a 3.17 acre parcel of land located at 1016 Bunker Lake Boulevard NE. Mr. Erickson recently withdrew the application to subdivide the property and currently is planning to sell the 3.17 acre parcel as one Single Family Residential parcel. Mr. Erickson is requesting to rezone the property from R-AH (Affordable Housing District) to R-1 (Single Family Residential).

Recommendation:

I recommend approving the request of Dave Erickson, KE Properties, LLC, to rezone the parcel of land PIN 32-32-23-32-0002 from R-AH (Affordable Housing District) to R-1 (Single Family Residential), subject to meeting all City, State and County requirements.

ORDINANCE NO. 26-XX

AN ORDINANCE AMENDING A PORTION OF CHAPTER 9 OF THE CITY OF HAM LAKE, COUNTY OF ANOKA, STATE OF MINNESOTA.

The City Council of the City of Ham Lake does hereby ordain as follows, pursuant to Article 9 of the Ham Lake City Code.

That the zoning classification for the following described property situated in the City of Ham Lake, Anoka County, Minnesota is hereby designated from R-AH (Affordable Housing District) to R-1 (Single Family Residential) 1016 Bunker Lake Boulevard NE in Section 32.

The west 345 feet of the North 400 feet of the West half of the Southwest Quarter of Section 32, Township 32, Range 23, Anoka County, Minnesota.

Presented to the Ham Lake City Council on May 4, 2026 and adopted by a unanimous vote this ____ day of _____, 2026.

Brian Kirkham, Mayor

Denise Webster, City Clerk



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

(763) 434-9555 info@hamlakemn.gov

PLANNING REQUEST

Date of Application 3/4/2026

Date of Receipt 3/4/2026

Receipt # _____

Amount \$ _____

Meeting Appearance Dates:

Planning Commission 4/13/2026

City Council _____

Please check request(s):

- Metes & Bounds Conveyance \$500.00
- Sketch Plan \$700.00 per lot/unit
- Preliminary Plat Approval* WITH DRAWN 4/14/26
- Final Plat Approval
- Rezoning* \$400.00
- Multiple Dog License* \$400.00
- Commercial Building Permit \$1,000.00
- Certificate of Occupancy
- Home Occupation Permit \$200.00
- Special Home Occupation Permit \$400.00
- Conditional Use Permit* New or Amend. \$1,000.00
- Other _____

***NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.**

Development/Business Name: Majestic Highlands

Address/Location of property: 1016 Bunker Lake Blvd NE Ham Lake MN 55304

Legal Description of property: Unplatted Ham Lake TWP W 345 FT of N 400 FT of W 1/2 of S W 1/4 of Sec 32 3223

PIN # 32-32-23-32-0002 Current Zoning RAH Proposed Zoning R-1

Notes: _____

Applicant's Name: Dave Erickson

Business Name: KE Properties LLC

Address 3143- 104th Lane NE

City Bloomington MN 55449 State MN Zip Code 55449

Phone 612 201 1131 Email _____

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE [Signature]

DATE 3/4/2026

- FOR STAFF USE ONLY -

Action By: Planning Commission _____
City Council _____

Property Taxes Current YES NO
Any Active/Deferred Assessments YES NO


**NOTICE TO ALL APPLICANTS FOR MUNICIPAL
PERMITS, LICENSES,
OR OTHER MUNICIPAL ACTION**

1. *If you are requesting municipal action on any request for any of the above, you will be required to furnish certain information about yourself, the project you are involved in, or other matters pertaining to the subject. Some of the information you are asked to provide is classified by state law as either private or confidential. Private data is information which generally cannot be given to the public but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data.*

2. *The purpose of this information is to enable the City Staff, Commissions, Council or other government agencies to evaluate relevant factors in considering your request. You are not legally required to provide this information. If you do not provide the requested information, the City may not act upon your request.*

3. *The information you supply will be public and available to any entity requesting to inspect the information.*

**DATA PRACTICES ADVISORY
TENNESSEN WARNING
REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04**

SIGNED BY 

COMPANY/TITLE: KE Properties LLC President

DATE: 3/4/2026

**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

The undersigned, _____, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Type of Application

acknowledges that the sum of \$ _____, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

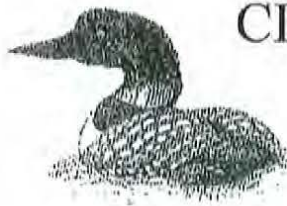
Applicant Signature _____ Dated _____

The following statement must be signed if the applicant is not the property owner:

_____, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

I am aware of the application being submitted by the applicant and approve the request.

Property Owner Signature  Dated 3/14/2024



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555

NOTICE OF PUBLIC HEARING CITY OF HAM LAKE COUNTY OF ANOKA STATE OF MINNESOTA

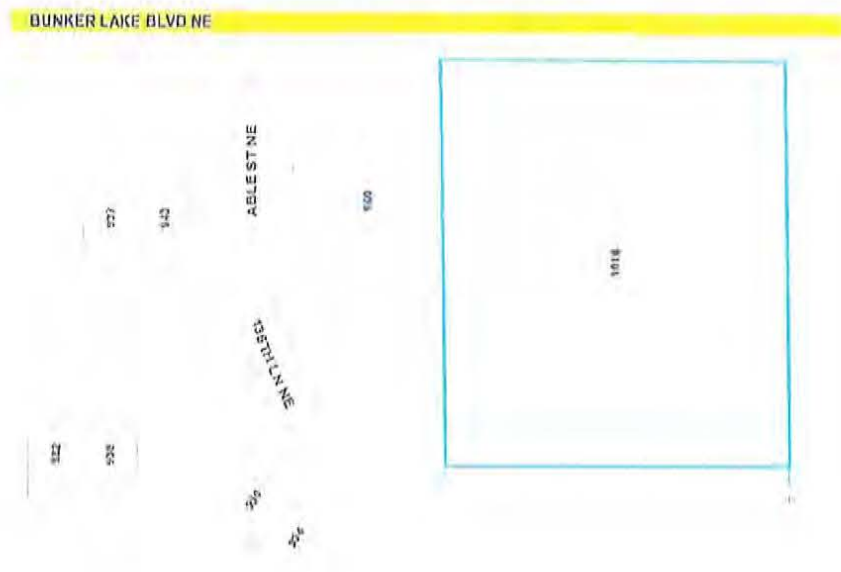
TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, April 27, 2026 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Dave Erickson, KE Properties LLC, requesting to rezone a parcel of land from R-AH (Affordable Housing District) to R-1 (Single Family Residential) in Section 32, such parcel of land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

The west 345 feet of the North 400 feet of the West half of the Southwest Quarter of Section 32, Township 32, Range 23, Anoka County, Minnesota.

At such hearing both written and oral comments will be heard.

DATED: April 16, 2026

Dawnette Shimek
Deputy City Clerk
City of Ham Lake



VILINA, MARDELL C
PIN: 31-32-23-14-0023
10165 DOUGLAS DR
DEER RIVER, MN 56636

MAJESTIC OAKS TOWNHOME ...
PIN: 32-32-23-23-0002
6900 WEDGEWOOD RD N STE ...
MAPLE GROVE, MN 55311

CF MAJESTIC OAKS ARCIS LLC
PIN: 31-32-23-41-0008
36005 SE RIDGE ST
SNOQUALMIE, WA 98065

TUBBS, THOMAS D
PIN: 31-32-23-41-0051
937 136TH LN NE
HAM LAKE, MN 55304

KOHOUT ROBERT
PIN: 32-32-23-32-0037
1004 136TH LN NE
HAM LAKE, MN 55304

STREETER, THOMAS J
PIN: 31-32-23-41-0050
943 136TH LN NE
HAM LAKE, MN 55304

SHARPE CRAIG
PIN: 32-32-23-23-0006
1049 137TH AVE NE
HAM LAKE, MN 55304

KAST DEREK
PIN: 31-32-23-41-0002
960 BUNKER LAKE BLVD NE
HAM LAKE, MN 55304

MADSEN MARGARET
PIN: 32-32-23-23-0005
1065 137TH AVE NE
HAM LAKE, MN 55304

RAHN TRUSTEE CARROL
PIN: 31-32-23-41-0059
938 136TH LANE NE
HAM LAKE, MN 55304

THORESEN RICHARD BRIAN
PIN: 32-32-23-32-0039
1024 136TH LANE NE
HAM LAKE, MN 55304

ROBERTSON GARY L & JOYCE ...
PIN: 31-32-23-41-0062
960 136TH LN NE
HAM LAKE, MN 55304

WILKERSON TRUSTEE, DIANE ...
PIN: 32-32-23-32-0040
1028 136TH LANE NE
HAM LAKE, MN 55304

COMMERS FAMILY TRUST
PIN: 31-32-23-41-0060
950 136TH LN
HAM LAKE, MN 55304

MICHAEL H AND MARY JO KUL...
PIN: 32-32-23-32-0038
1012 136TH LN NE
HAM LAKE, MN 55304

~~CF MAJESTIC OAKS ARCIS LLC
PIN: 32-32-23-22-0011
36005 SE RIDGE ST
SNOQUALMIE, WA 98065~~

KE PROPERTIES LLC
PIN: 32-32-23-32-0002
3143 104TH LN NE
BLAINE, MN 55449

MAJESTIC GREENS TOWNHOM...
PIN: 31-32-23-41-0064
937 136TH LN E
HAM LAKE, MN 55304

HURLEY JOHN
PIN: 31-32-23-41-0063
964 136TH LN NE
HAM LAKE, MN 55304

DAHLMAN TRUSTEE GEORGE ...
PIN: 31-32-23-41-0061
954 136TH LN NE
HAM LAKE, MN 55304

RESOLUTION NO. 26-XX
A RESOLUTION TO REVOKE THE CONDITIONAL USE PERMIT GRANTED TO
RYAN BELTRAND TO OPERATE NORTH CENTRAL MOTORS LLC AT 17159
HIGHWAY 65 NE, SUITES A, B, C AND D HAM LAKE, MN 55304 LEGALLY
DESCRIBE AS:

PIN #08-32-23-13-0005 (“the property”)

UNPLATTED HAM LAKE TWP TH PT OF THE SW1/4 OF THE NE1/4 SEC 8-32-23 ANOKA CNTY, MN THAT IS DESC AS FOL-COM AT A PT ON THE FOL DESC LINE WHICH IS 1168 FT NLY OF THE S LINE OF SD SW1/4 OF NE1/4 AS MEAS ALONG SD LINE BEG AT A PT ON THE S LINE OF SD SEC 8 DIST 225.2 FT E OF THE S 1/4 COR THEREOF-TH RUN NLY AT AN ANGLE OF 92 DEG 9 MIN WITH SD S SEC LINE (MEAS FROM W TO N) FOR 4100 FT AND THERE TERMINATING PROCEEDING -TH E AND PRL WITH THE S LINE OF SD SEC 8 FOR A DIST OF 275 FT PROCEEDING-TH N AND PRL WITH THE E LINE OF SD SW1/4 OF NE1/4 TO THE N LINE OF SD SW1/4 OF NE1/4 PROCEEDING-TH W ALONG SD N LINE OF SD SW1/4 OF NE1/4 AND TO THE LINE FIRST DESC HEREIN AS SAME IS EXTENDED N TO INTERSECT THE SD N LINE OF SAID SW1/4 OF THE NE1/4 PROCEEDING-TH S ALONG SD LINE FIRST DESC HEREIN AND THE EXTENSION THEREOF N TO THE SD N LINE OF SD SW1/4 OF NE1/4 TO THE PT OF COM (SUBJ TO AND RESERVING AN EASE FOR RDWAY PURPOSES OVER THE N 3 3 FT THEREOF)(SUBJ TO ANY E XISTING EASERESTRICTIONS OR RESERVATIONS)

WHEREAS; Ryan Beltrand was granted a Conditional Use Permit on May 16, 2016 to operate North Central Motors LLC (Auto Repair and Sales) as a conditional use within the CD-1 Commercial district at the property owned by NCM Properties LLC which is owned by Mr. Beltrand located at 17159 Highway 65 NE Suite B (PID #08-32-23-13-0005); and

WHEREAS; Abdulla Reed was granted a Conditional Use Permit on May 16, 2016 to operate Reed Auto Group LLC (Auto Repair and Sales) as a conditional use within the CD-1 Commercial district at the property owned by NCM Properties LLC which is owned by Mr. Beltrand located at 17159 Highway 65 NE Suites D (PID #08-32-23-13-0005); and

WHEREAS; Dagogo David Banigo was granted a Conditional Use Permit on October 3, 2016 to operate Dag’s Auto LLC (Auto Repair and Sales) as a conditional use within the CD-1 Commercial district at the property owned by NCM Properties LLC which is owned by Mr. Beltrand located at 17159 Highway 65 NE Suite C (PID #08-32-23-13-0005); and

WHEREAS; Armindo Perez was granted a Conditional Use Permit on October 3, 2016 to operate Armindo’s Auto Body Inc. (Auto Repair and Sales) as a conditional use within the CD-1 Commercial district at the property owned by NCM Properties LLC which is owned by Mr. Beltrand located at 17159 Highway 65 NE Suite A (PID #08-32-23-13-0005); and

WHEREAS; the Conditional Use Permit issued to Ryan Beltrand was updated on December 1, 2019 to include a new expiration date of February 28, 2021 and to include Suites B, C and D.

WHEREAS; March 25, 2021, Ryan Beltrand informed the city that Suites A, B, C and D were solely occupied by North Central Motors, LLC. At this time the City asked to be notified of any changes in occupancy. As of April 22, 2026, Ryan Beltrand has not made the City aware of any changes.

WHEREAS; NCM Properties LLC was the owner of the subject property at the time of approval and remains the current property owner; and

WHEREAS; all of the Conditional Use Permits indicated that as a condition of the permit all parking was to be on hard surface in accordance with the site plan that is dated May 5, 2016 and was approved on May 16, 2016.

WHEREAS; on January 6, 2025 Zoning Official Mark Jones sent correspondence to Ryan Beltrand and NCM Properties, LLC to inform that they were in violation of the Conditional Use Permit for failure to adhere to the approved parking plan that was a condition of the Conditional Use Permit and that the way vehicles were being parked and stored on the property was a safety hazard because it hinders emergency vehicles from accessing the property.

WHEREAS; on March 3, 2025 Zoning Official Mark Jones sent a second correspondence to NCM Properties, LLC pointing out these same violations and gave 15 days for NCM Properties, LLC to come into compliance with the Conditional Use Permit.

WHEREAS; on May 9, 2025 City Attorney Mark Berglund sent correspondence NCM Properties, LLC pointing out these same violations and gave NCM 10 days to contact Mark Jones to conduct an inspection of the property to demonstrate compliance with the Conditional Use Permit.

WHEREAS; on April 2, 2026 Zoning Official Mark Jones inspected the property and confirmed that NCM Properties, LLC had not brought the property into compliance with the conditions of the Conditional Use Permit and that a safety risks continues to exist at the property.

WHEREAS; the Ham Lake Planning Commission reviewed the conditional use permit after giving notice in the same manner as required pursuant to Section 9-310.2 of the Ham Lake City Code and held a public hearing at their regular meeting on April 27, 2026, and recommended revoking the Conditional Use Permit.

WHEREAS; Ham Lake City Code Article 9-310.34 Revocation states:

The City Council may, by resolution, revoke a Conditional Use Permit if, after conducting a review which affords reasonable due process of law to the permit holder, the City Council finds:

- a) That the conditions of the permit have been repeatedly violated in the preceding twelve months, and that there is a substantial likelihood that repeated violations will continue to occur; or
- b) That there is an ongoing violation of the permit that has not been cured; or
- c) That there are one or more conditions present at the location covered by the Permit that presents an ongoing threat to public health or safety.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Ham Lake finds that NCM Properties, LLC is not in compliance with its Conditional Use Permit and the non-compliant conditions have remained the same for over 12 months; that there is an ongoing violation of the permit that has not been cured; and that an ongoing threat to public safety exists at the property and hereby revokes the Conditional Use Permit granted to Ryan Beltrand to operate North Central Motors LLC on the property located at 17159 Highway 65 NE, Ham Lake, MN Suites A, B, C and D (PID#08-32-23-13-0005).

Passed by the City Council of Ham Lake, Minnesota this 4th day of May, 2026.

Brian Kirkham, Mayor

Attested:

Denise Webster, City Administrator

Meeting Date: April 27, 2026

CITY OF HAM LAKE
STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building and Zoning Official

Subject: Revocation of Conditional Use Permit(s) at 17159 Highway 65 NE

Introduction/Discussion:

On May 16, 2016, both Ryan Beltrand (North Central Motors LLC) and Abdulla Reed (Reed Auto Group LLC) were granted Conditional Use Permits to operate an auto repair and sales lot in Commercial Development 1 (CD-1). On October 3, 2016, Dagogo David Banigo (Dag's Auto LLC) and Armindo Perez (Armindo's Auto Body Inc.) were also granted Conditional Use Permits to operate an auto repair and sales lot at this location. On March 25, 2021, Ryan Beltrand informed the city that Suites A, B, C and D would be solely occupied by North Central Motors. At that time, the city asked if there were any more changes in the occupancy use at the property, it should be brought to the city's attention. As of April 6, 2026, Ryan Beltrand has not made the city aware of any changes.

Auto sales is not a permitted use in Commercial Development Tier 1 (CD-1) and is not currently compliant with any provision of the City Code, but due to historical vehicle sales at this location, car sales were grandfathered in. By City Code, a non-conforming use is a land use which, by virtue of its having been in existence at the time of a code change and is not currently compliant with City Code. A non-conforming use may continue to exist, but, except in the limited conditions. If a non-conforming use is abandoned or not used because of unrepaired damage for any period of twelve consecutive months, it shall no longer be permitted to exist in a non-conforming status.

Code Enforcement Officer Mark Jones is requesting the Planning Commission revoke the Conditional Use Permit(s) for 17159 Highway 65 NE, due to conditions of the permit that have been repeatedly violated in the preceding twelve months. Mr. Beltrand has repeatedly violated conditions of the CUP, to the point that access for emergency vehicles at this location presents an ongoing threat to health or safety. The Planning Commission may, after conducting a review which affords reasonable due process of law, recommend to the City Council the revocation of the permit holders Conditional Use Permit (CUP).

As a condition for the CUP, all parking is to be on hard surface area and to adhere to the approved parking site plan dated May 5, 2016. Per Article 11-1851 Paved Surfaces, all surfaces upon which motor vehicles will be parked or driven, and all areas in which pedestrians will be walking from point to point shall be surfaced with asphalt or concrete, to specifications established by the City's Engineer. Parking has been an ongoing problem since January 6, 2025. The number of vehicles parked well exceeds the number of parking stalls allowed per the parking site plan. Due to the volume of vehicles, this has become a concern for Ham Lake Fire Chief Mike Raczkowski, to be able to access the property to fight a fire. Code Enforcement Officer Mark Jones sent correspondence of non-compliance to Mr. Beltrand and NCM Properties on January 6, 2025, and March 3, 2025, to inform them that they were in violation of the Conditional Use Permit for failure to adhere to the approved parking which is a violation of the CUP. Also, that vehicles stored on the property are a safety hazard because it hinders emergency vehicles from accessing the property. On May 9, 2025 City Attorney Mark Berglund sent correspondence to NCM Properties, LLC pointing out these same violations.

Recommendation:

The Planning Commission recommend to the City Council to revoke the Conditional Use Permit(s) at 17159 Highway 65 NE, under Article 9-310.34 Revocation, the City Council may, by resolution, revoke a Conditional Use Permit if, after conducting a review which affords reasonable due process of law to the permit holder, the City Council finds:

- a) That the conditions of the permit have been repeatedly violated in the preceding twelve months, and that there is a substantial likelihood that repeated violations will continue to occur; or**
- b) That there is an ongoing violation of the permit that has not been cured; or**
- c) That there are one or more conditions present at the location covered by the Permit that presents an ongoing threat to public health or safety.**

Mark Jones

Building/Zoning official

City Hall (763) 434-9555

Desk (763) 235-1674

mjones@hamlakemn.gov

Meeting Date: April 27, 2026

CITY OF HAM LAKE
STAFF REPORT

To: Members of the Planning Commission

From: Mike Raczkowski, Fire Chief

Item/Title/Subject: Revocation of the Conditional Use Permit at
17159 Highway 65 NE

Introduction/Discussion:

The number of vehicles in the parking lot of this business far exceeds the number of allotted parking spaces. In most cases, they are parked two or three deep, blocking access to all the suites. This poses significant safety concerns for fire department personnel and medical personnel attempting to enter. There have been times when the actual driveway has been inaccessible to the fire department for a fire truck to get in. During our fire inspection on 09/20/25, this was noted in their report, and the building owner was spoken to about it. To date, this fire report has not been corrected.

Recommendation:

My recommendation would be the same as Building and Zoning Official Mark Jones

The Planning Commission recommend to the City Council to revoke the Conditional Use Permit(s) at 17159 Highway 65 NE, under Article 9-310.34 Revocation, the City Council may, by resolution, revoke a Conditional Use Permit if, after conducting a review which affords reasonable due process of law to the permit holder, the City Council finds:

- a) That the conditions of the permit have been repeatedly violated in the preceding twelve months, and that there is a substantial likelihood that repeated violations will continue to occur; or
- b) That there is an ongoing violation of the permit that has not been cured; or
- c) That there are one or more conditions present at the location covered by the Permit that presents an ongoing threat to public health or safety.



Ham Lake Fire Department
 15544 Central Ave NE
 Ham Lake, MN 55304
 763-434-9555



Initial Fire Inspection Results - Open Violations

A reinspection fee applies to all inspection's following the first reinspection

Inspection Type	Inspected by	Completed at	Inspection Status
Combined - Assembly, Business, Educational, Hotel/Motel, Mercantile	Trosvik, Fred	08/20/2025 11:56:56	Completed with violation

Business Name	Address	Suite
North central Motors	17159 Minnesota 65	--

Exterior:

✘ Violation

ITEM: Fire Lanes Marked/Unobstructed

CODE: MSFC - 503.3 - Marking. - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.



cars blocking building



cars double parked



cars double parked



access for fire trucks is needed



cars double parked access to building blocked

X Violation

ITEM: Address Visible

CODE: MSFC - 505.1 - Address identification. - New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.



address numbers need on building

Exit Features/Means of Egress:

X Violation

ITEM: Exits, aisles, & corridors free of obstructions

CODE: MSFC - 1031.3 - Obstructions. - A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice. Means of egress shall remain free of any material or matter where its presence would obstruct or render the means of egress hazardous. No combustible storage is allowed in corridors or exit stairs.



blocked aisle between racks



housekeeping needed throughout building

Fire Extinguishers:

X Violation

ITEM: Readily accessible

CODE: MSFC - 906.5 - Conspicuous location. - Portable fire extinguishers shall be located in conspicuous locations where they will have ready access and be immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.



blocked fire extinguisher in shop



blocked fire extinguisher in shop



hang new extinguisher on wall



service extinguisher on forklift

Hazardous Materials:

X Violation

ITEM: Compressed gas cylinders secured

CODE: MSFC - 5303.5 - Security. - Compressed gas containers, cylinders, tanks and systems shall be secured against accidental dislodgement and against access by unauthorized personnel in accordance with Sections 5303.5.1 through 5303.5.3.



propane cylinder needs to be secured to a wall or rack



secure all gas cylinders



secure gas cylinders

Electrical:

X Violation

ITEM: Appliances/fixtures in good condition

CODE: MSFC - 604.7 - Equipment and fixtures. - Electrical equipment and fixtures shall be tested and listed by an approved agency and installed and maintained in accordance with all instructions included as part of such listing.



extension cord in bad shape in shop



extension cord wired into the two ends of a service cord

✘ Violation

ITEM: Access/clearance to electrical panels

CODE: MSFC - 604.3 - Working space and clearance. - A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space. Exceptions: 1. Where other dimensions are required or allowed by NFPA 70. 2. Access openings into attics or under-floor areas that provide a minimum clear opening of 22 inches (559 mm) by 30 inches (762 mm).



blocked electrical panels



blocked electrical panel

Ad-hoc violations:

✘ Violation

ITEM: Ceiling plugin needs covered up

You have the right to appeal if you disagree with any of the noted violations or discrepancies. Full descriptions of the MN State Fire Code found [here](#).

Re-Inspection scheduled to be conducted on or after 09/20/2025 at 10:06

Next inspection scheduled to be conducted on or after 08/20/2027

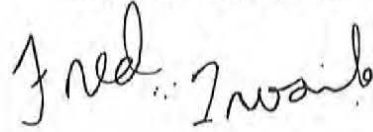
Inspection Signatures

Occupancy Contact Signature



thomas sarabia
Owner
captainbeltrand@yahoo.com

Inspector Signature



Trosvik, Fred
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--
--
ftrosvik@hamlakemn.gov



Hwy 65

BALTIMORE ST NE

→ Z

04/02/2026



04/02/2026





04/02/2026





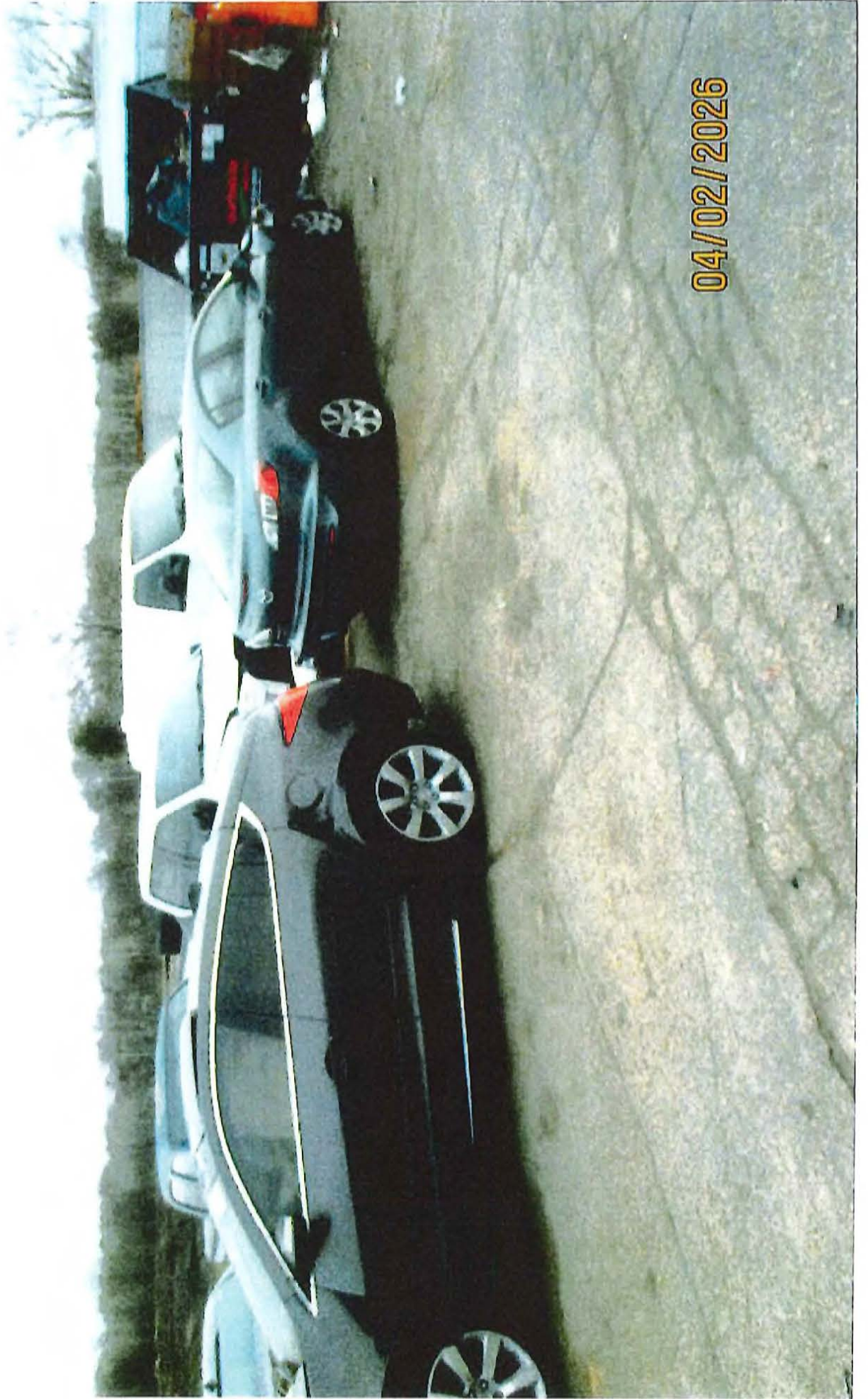
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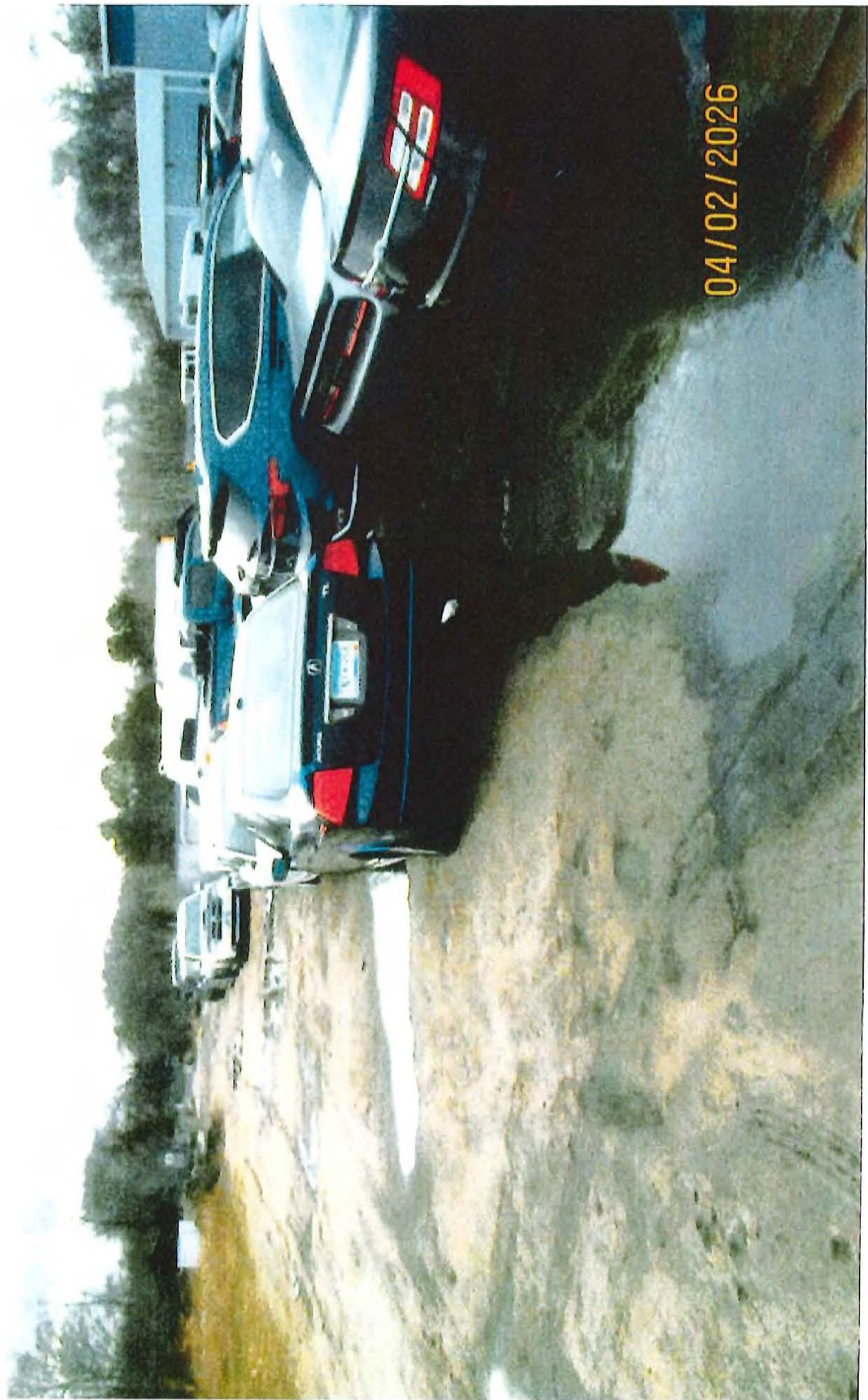


04/02/2026



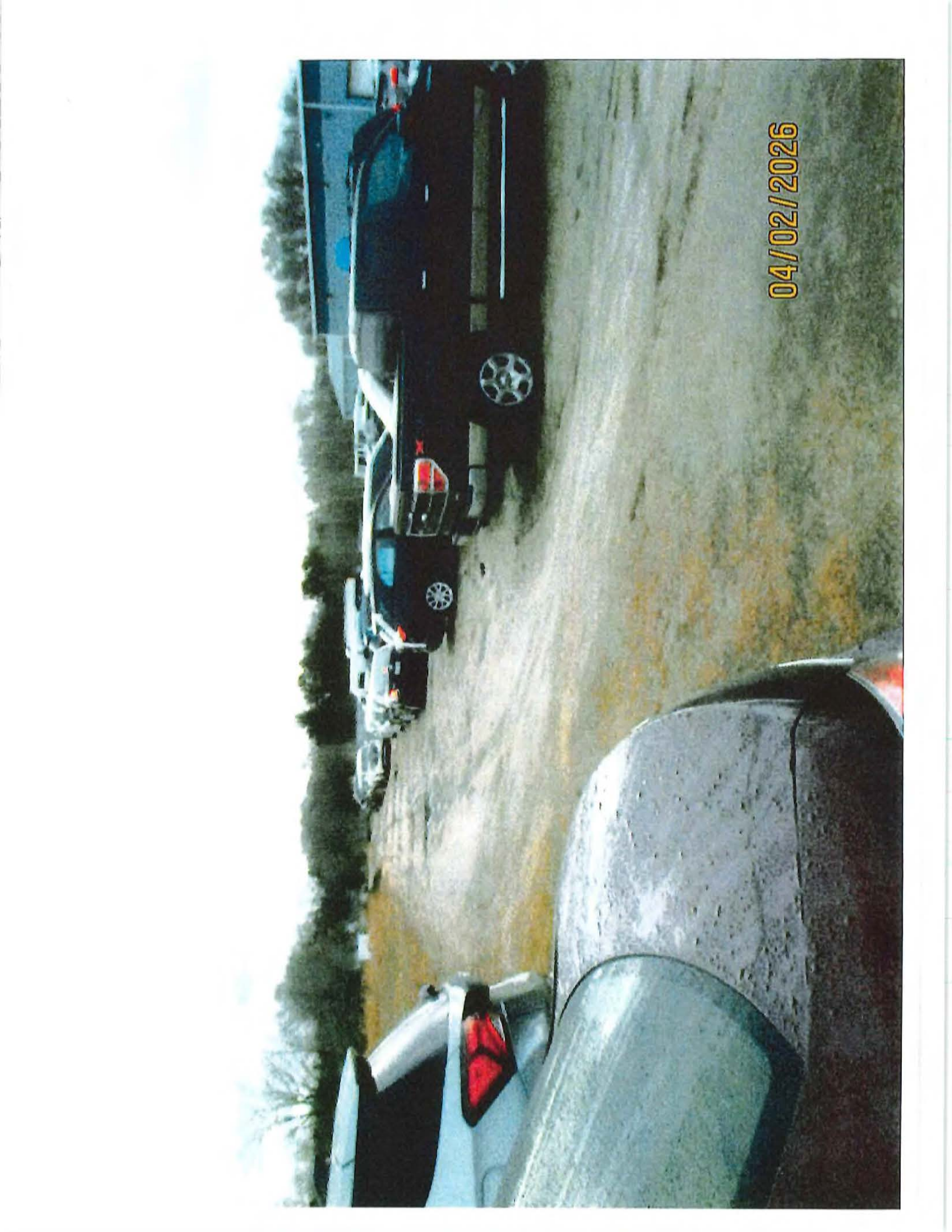


04/02/2026



04/02/2026

04/02/2026



Denise Webster

From: Mark Jones
Sent: Wednesday, April 15, 2026 10:00 AM
To: 'Ryan@northcentralmotors.com'
Cc: Denise Webster; Dawnette Shimek; 'Mark Berglund'
Subject: CUP
Attachments: 20260415100531224.pdf

Mr. Ryan Beltrand,

This e-mail is to inform you due to repeated parking violations in the preceding twelve months, the City will be starting the revocation process of your Conditional Use Permits for the property located at 17159 Highway 65 NE. There will be a public hearing before the Planning Commission on Monday, April 27, 2026 at 6:01 p.m. to discuss the revocation of the Conditional Use Permit. (see attachment)

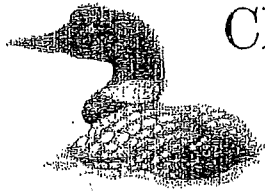
Mark Jones

Building/Zoning official

City Hall (763) 434-9555

Desk (763) 235-1674

mjones@hamlakemn.gov



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 484-9555
Fax: (763) 484-9599

April 14, 2026

Mr. Ryan Beltrand and NCM Properties LLC
17159 Highway 65 NE
Ham Lake, MN 55304

Dear Mr. Ryan Beltrand and NCM Properties LLC,

This letter is to inform you, due to repeated parking violations in the preceding twelve months, the City will be starting the revocation process of your Conditional Use Permits for the property located at 17159 Highway 65 NE. Per a condition of the Conditional Use Permit, all parking is to be on hard surface and parked per the site plan approved by the City Council dated May 5, 2016. Article 9-310.34, Revocation, the City Council may, by resolution, revoke a Conditional Use Permit if, after conducting a review which affords reasonable due process of law to the permit holder, if the City Council finds:

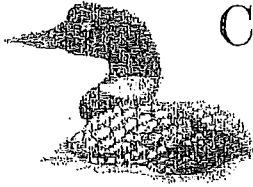
- a) That the conditions of the permit have been repeatedly violated in the preceding twelve months, and that there is a substantial likelihood that repeated violations will continue to occur; or
- b) That there is an ongoing violation of the permit that has not been cured; or
- c) That there are one or more conditions present at the location covered by the Permit that presents an ongoing threat to public health or safety.

There will be a public hearing before the Planning Commission on Monday, April 27, 2026 at 6:01 p.m. to discuss the revocation of the Conditional Use Permit.

Sincerely,

Mark Jones

Zoning and Code Enforcement Official



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax: (763) 434-9599

January 6, 2025

Mr. Ryan Beltrand
NCM Properties LLC
17159 Highway 65 NE
Ham Lake, MN 55304

RE: Conditional Use Permit(s) at 17159 Highway 65 NE, Ham Lake, Minnesota

Dear Mr. Beltrand:

This letter is to notify you of a violation of the approved parking plan for the Conditional Use Permit(s) issued for the 17159 Highway 65 NE location. The master parking plan is enclosed. Vehicles must be parked according to the plan and the terms outlined in the Conditional Use Permits issued for the location. It has been observed that cars are parked in two tandem rows along the building and in front of the fenced in area impeding access for emergency vehicles.

It is my understanding that your business operation is now the only business operating at this location. Please provide a narrative of the business activity currently occurring on the property for our review.

Please submit the updated narrative and bring the property into compliance with the approved parking plan by January 31, 2025. If you have any questions, please me at 763-235-1674.

Sincerely,

Mark Jones
Zoning Official

enclosures



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax: (763) 434-9599

March 3, 2025

Mr. Ryan Beltrand
NCM Properties LLC
17159 Highway 65 NE
Ham Lake, MN 55304

RE: Conditional Use Permit(s) at 17159 Highway 65 NE, Ham Lake, Minnesota

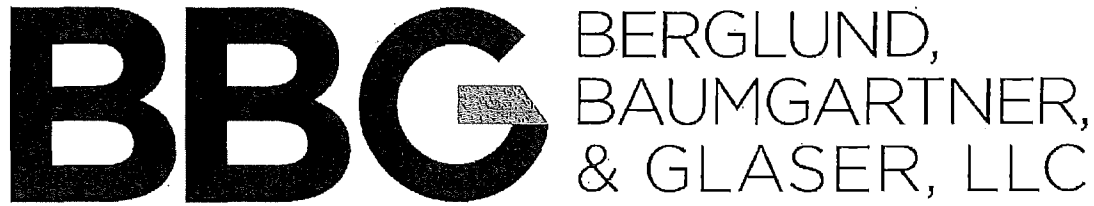
Dear Mr. Beltrand:

This letter is your second notification of a violation of the approved parking plan for the Conditional Use Permit(s) issued for the 17159 Highway 65 NE location. The master parking plan is enclosed. Vehicles must be parked according to the plan and the terms outlined in the Conditional Use Permits issued for the location within 15 days of the date of this letter. I will be inspecting the property on March 18, 2025. If the property has not been brought into compliance by that time, this matter will be referred to the City Attorney.

Sincerely,

Mark Jones
Zoning Official

enclosures



May 9, 2025

Mr. Ryan Beltrand
NCM Properties LLC
17159 Highway 65 NE
Ham Lake, MN 55304

RE: Conditional Use Permit
17159 Highway 65 NE

Dear Mr. Beltrand,


I am writing to you in my capacity as the City Attorney for Ham Lake regarding information provided by Mark Jones, the City's Code Enforcement Officer. Mr. Jones has informed me that multiple notices have been sent to you concerning a violation of the approved parking plan associated with the conditional use permits for the property located at 17159 Highway 65 NE.

According to Mr. Jones, the current parking configuration at the site does not comply with the terms of the conditional use permit. This letter serves as formal notice that you must contact Mr. Jones within ten days of the date of this correspondence to schedule an on-site inspection and demonstrate compliance with the approved permit conditions.

Failure to respond or bring the property into compliance may result in revocation of your conditional use permit. Additionally, if you are found to be in violation of the Ham Lake City Code, our office can initiate criminal prosecution. A violation of the City Code constitutes a misdemeanor, punishable by up to 90 days in jail and/or a \$1,000 fine upon conviction.

Code Enforcement Officer Mark Jones can be reached at: (763)235-1674.

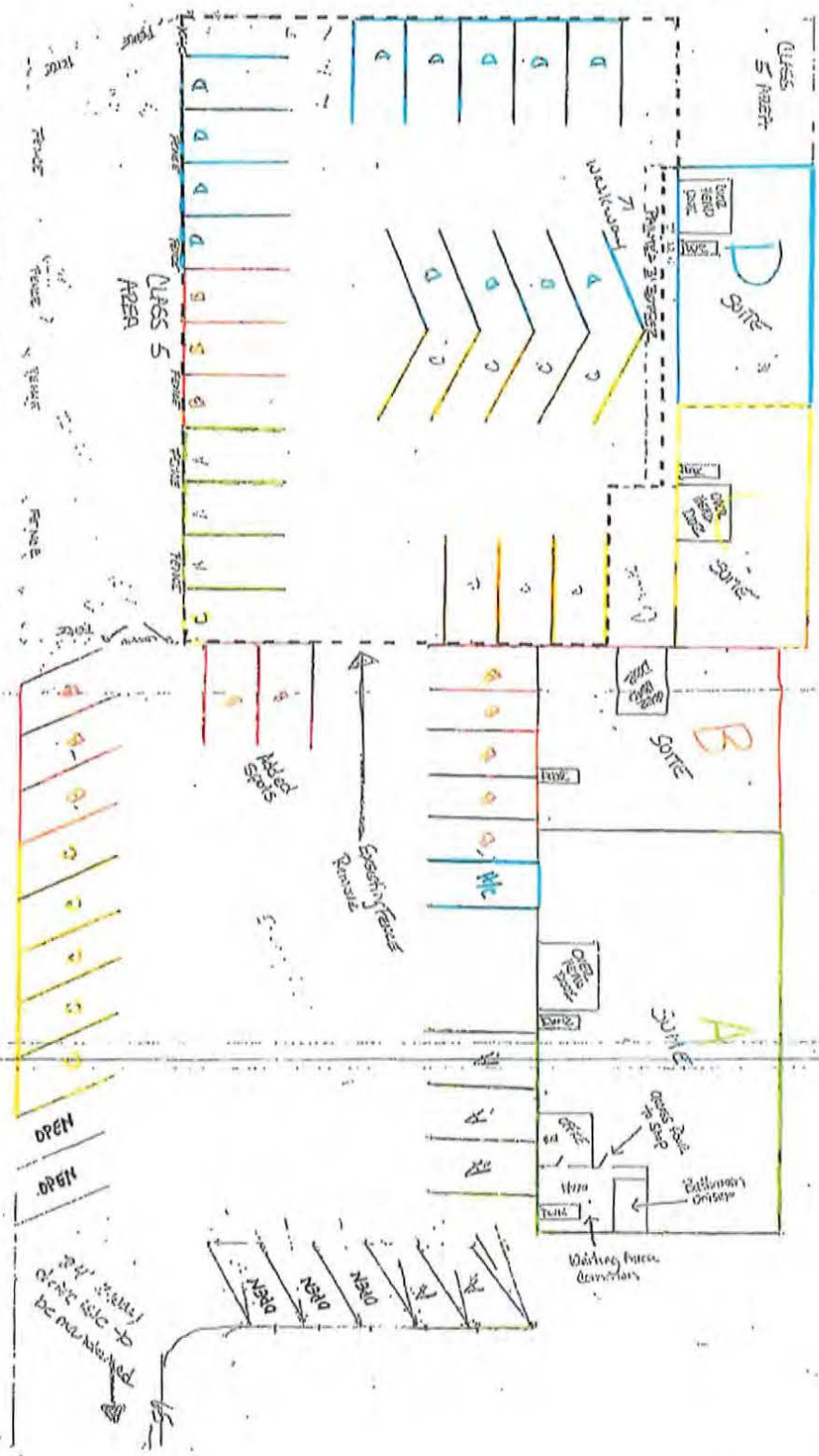
Sincerely,


Mark E. Berglund
mberglund@bbg.law
MEB/hjs

cc: Mark Jones

Master plan for 17159 Hwy 65 NE

17159 Hwy 65



All parking spaces are 9 x 20

RECEIVED MAY 05 2016

FENCE AREA 32' x 123' SCREENED
 NEW ASPHALT 7/8' x 123' STRIPED
 (SOME 10.5' = 11' before reduction)
 --- NEW ASPHALT

March 25, 2021

Spoke with Ryan Beltrand, building owner. He said his business, North Central Motors, now occupies all suites. I asked him to notify us if he ever had other leasees; site plan would need to be updated as well.

JB

**VIOLATION OF THE TERMS OR CONDITIONS OF THIS PERMIT MAY BE
GROUNDS FOR REVOCATION OF THE PERMIT PURSUANT TO SECTION 9-310.34
OF THE ZONING CODE, A COPY OF WHICH IS HERETO ATTACHED.**

Motion by Johnson, seconded by Van Kirk, to concur with the recommendation of the Planning Commission and approve the Conditional Use Permit for Ryan Beltrand to operate North Central Motors LLC (auto repair and auto sales) at 17159 Highway 65 NE, Suite B, subject to: 1) Allocating fourteen spaces; no more than ten vehicles for sale or repair, two for employees, one for customer and one designated for handicap; 2) All parking to be on hard surface in accordance with the site plan dated May 5, 2016, acquiring approvals from agencies such as Coon Creek Watershed District for adding additional paving to be completed by October 1, 2016; 3) Two employees including Mr. Beltrand; 4) No outside storage of liquids, tires, parts, etc.; 5) All repairs to be done inside the building; 6) Hours of operation being 8:00 a.m. to 7:00 p.m., Monday through Saturday; 7) Meeting all City, State, and County requirements; and 8) with the understanding that the auto sales portion of the CUP is issued on the basis of grandfathering rights and that the City Council is deeming that there has been continuous usage on that property and they are issuing that portion of the permit on that basis. All in favor, motion carried.

North Central Motors
Ryan Beltrand
17159 Highway 65 NE, All sultes A, B, C, D
Ham Lake, MN 55304

CUP North Central Motors
Expires 2/28/2023



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@ci.ham-lake.mn.us

NOTICE OF PUBLIC HEARING CITY OF HAM LAKE COUNTY OF ANOKA STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a Public Hearing shall be held before the Ham Lake Planning Commission on Monday, April 27, 2026 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the revocation of the Conditional Use Permit for Ryan Beltrand to operate North Central Motors LLC at 17159 Highway 65 NE, a parcel of land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

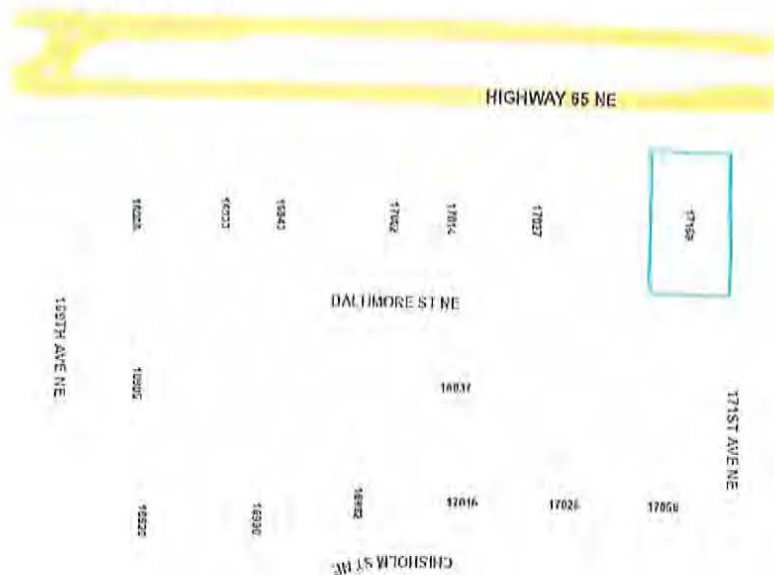
PIN #08-32-23-13-0005

UNPLATTED HAM LAKE TWP TH PT OF THE SW1/4 OF THE NE1/4 SEC 8-32-23 ANOKA CNTY, MN THAT IS DESC AS FOL-COM AT A PT ON THE FOL DESC LINE WHICH IS 1168 FT NLY OF THE S LINE OF SD SW1/4 OF NE1/4 AS MEAS ALONG SD LINE BEG AT A PT ON THE S LINE OF SD SEC 8 DIST 225.2 FT E OF THE S 1/4 COR THEREOF-TH RUN NLY AT AN ANGLE OF 92 DEG 9 MIN WITH SD S SEC LINE (MEAS FROM W TO N) FOR 4100 FT AND THERE TERMINATING PROCEEDING -TH E AND PRL WITH THE S LINE OF SD SEC 8 FOR A DIST OF 275 FT PROCEEDING-TH N AND PRL WITH THE E LINE OF SD SW1/4 OF NE1/4 TO THE N LINE OF SD SW1/4 OF NE1/4 PROCEEDING-TH W ALONG SD N LINE OF SD SW1/4 OF NE1/4 AND TO THE LINE FIRST DESC HEREIN AS SAME IS EXTENDED N TO INTERSECT THE SD N LINE OF SAID SW1/4 OF THE NE1/4 PROCEEDING-TH S ALONG SD LINE FIRST DESC HEREIN AND THE EXTENSION THEREOF N TO THE SD N LINE OF SD SW1/4 OF NE1/4 TO THE PT OF COM (SUBJ TO AND RESERVING AN EASE FOR RDWAY PURPOSES OVER THE N 3 3 FT THEREOF)(SUBJ TO ANY E XISTING EASERESTRICTIONS OR RESERVATIONS)

At such hearing both written and oral comments will be heard.

DATED: April 14, 2026

Nicole Wheeler
Administrative Assistant
City of Ham Lake



HIGHWAY 65 NE



17159

171ST AVE NE

17056

17027

17026

17014

17016

16937

17002

16962

BALTIMORE ST NE

CHISHOLM ST NE

16943

16930

16933

16906

16905

16920

169TH AVE NE

COOPER THOMAS A & PAMELA ...
PIN: 08-32-23-13-0018
17056 CHISHOLM ST NE
HAM LAKE, MN 55304

HJR FAMILY LLLP
PIN: 08-32-23-13-0031
15056 XYLITE ST NE
HAM LAKE, MN 55304

PD &H PROPERTIES LLC
PIN: 08-32-23-13-0011
14745 ABERDEEN ST NE
HAM LAKE, MN 55304

PD AND H PROPERTIES LLC
PIN: 08-32-23-13-0006
14745 ABERDEEN ST NE
HAM LAKE, MN 55304

OSBORNE DEVELOPMENT INC
PIN: 08-32-23-12-0019
16800 HWY 65 NE
HAM LAKE, MN 55304

FLAMINGO TERRACE MHC LLC
PIN: 08-32-23-24-0001
2015 SPRING RD STE 600
OAK BROOK, IL 60523

VANG XUEWANG
PIN: 08-32-23-12-0004
1525 171ST AVE NE
HAM LAKE, MN 55304

OSBORNE DEVELOPMENT INC
PIN: 08-32-23-12-0003
16800 HWY 65 NE
HAM LAKE, MN 55304

GARAGA USA RE LLC
PIN: 08-32-23-21-0013
8500 25TH AVE
SAINT-GEORGE, QC

BELTRAND RYAN THOMAS
PIN: 08-32-23-12-0020
17159 HIGHWAY 65 NE
HAM LAKE, MN 55304

BRUINS, MARK A
PIN: 08-32-23-13-0010
17014 BALTIMORE ST NE
HAM LAKE, MN 55304

NELSON, DUWAYNE V
PIN: 08-32-23-13-0017
17026 CHISHOLM ST NE
HAM LAKE, MN 55304

NCM PROPERTIES LLC
PIN: 08-32-23-13-0005
17159 HIGHWAY 65 NE
HAM LAKE, MN 55304

Meeting Date: April 27, 2026

CITY OF HAM LAKE

STAFF REPORT

To: Members of the Planning Commission
From: Mark Jones, Building Official
Subject: Change of Certificate of Occupancy for JHHW, LLC and Allstate Distribution at 13928 Lincoln Street NE

Introduction/Discussion:

JHHW, LLC and Allstate Distribution are requesting a change in their Certificate of Occupancy (CO) at 13928 Lincoln Street NE. When the current Certificate of Occupancy was issued, it was for office/warehouse. JHHW, LLC and Allstate Distribution would like to add fabrication as a use. Although the predominant use will continue to be office/warehouse, a new CO for fabrication will be required. Because of the size of the building (22,000 square feet, 6 units) parking and septic area are limited. Parking stalls and septic are designed for a maximum occupancy load of 30 for the building or 5 occupancy per unit. By adding fabrication as a use, this would require an additional 18 parking stalls and an additional 263 square feet of drain field, or the occupancy load limited by the Certificate of Occupancy. JHHW, LLC and Allstate Distribution are aware that the building's parking and septic system was designed and built for a maximum occupancy of 30 people and will use that number for occupancy enforcement. Allstate Distribution will be a tenant in this building along with Safety Speed Cut, which the primary use for both businesses is office/warehouse. A concern is the building design occupancy load exceeds the approved occupancy load and when the building is sold that the minimum occupancy of 30 will need to be enforced.

Recommendation:

I recommend approving the request for a change in Certificate of Occupancy (CO) for JHHW, LLC and Allstate Distribution with the following conditions:

1. No outdoor storage.
2. Maximum Building occupancy load of 30 at any time and shall be the owner's responsibility to enforce.
3. At change of ownership, it shall be the owner's responsibility at time of sale to disclose max occupancy load of 30.
4. No parking on the city street.
5. Meeting all City, County, and State requirements.



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

(763) 434-9555 info@hamlakemn.gov

PLANNING REQUEST

Date of Application 4/2/26

Date of Receipt 4/7/26
Receipt # 105484
Amount \$ 1000.00

Meeting Appearance Dates:

Planning Commission 4/27/2026 City Council _____

Please check request(s):

- Metes & Bounds Conveyance \$500.00
- Sketch Plan \$700.00 per lot/unit
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning* \$400.00
- Multiple Dog License* \$400.00
- Commercial Building Permit \$1,000.00
- Certificate of Occupancy \$500.00
- Home Occupation Permit \$200.00
- Special Home Occupation Permit \$400.00
- Conditional Use Permit* New or Amend. \$1,000.00
- Other _____

**NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.*

Development/Business Name: "At State Building"

Address/Location of property: 13928 Lincoln Street

Legal Description of property: lot 4 Block 2 Majestic Oaks Comm Center

PIN # 32-32-23-21-0009 Current Zoning CD2 Proposed Zoning CD2

Notes: change of occupancy

Applicant's Name: JHTW, LLC (Jeff Harstad & Heather Wolan)

Business Name: JHTW, LLC

Address 3300 Rice Street Suite 100

City St. Paul State MN Zip Code 55126

Phone 763 234 0920 or Email l @com

763 234 8482 or

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE Attn president JHTW DATE 4/2/26

- FOR STAFF USE ONLY -

Action By: Planning Commission _____ Property Taxes Current YES NO
City Council _____ Any Active/Deferred Assessments YES NO

**NOTICE TO ALL APPLICANTS FOR MUNICIPAL
PERMITS, LICENSES,
OR OTHER MUNICIPAL ACTION**

- 1. If you are requesting municipal action on any request for any of the above, you will be required to furnish certain information about yourself, the project you are involved in, or other matters pertaining to the subject. Some of the information you are asked to provide is classified by state law as either private or confidential. Private data is information which generally cannot be given to the public but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data.*
- 2. The purpose of this information is to enable the City Staff, Commissions, Council or other government agencies to evaluate relevant factors in considering your request. You are not legally required to provide this information. If you do not provide the requested information, the City may not act upon your request.*
- 3. The information you supply will be public and available to any entity requesting to inspect the information.*

**DATA PRACTICES ADVISORY
TENNESSEN WARNING
REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04**

SIGNED BY

JHW

COMPANY/TITLE:

JHW / president

DATE:

4/21/20

**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

The undersigned, JHHW, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Type of Application

acknowledges that the sum of \$ 1000, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature JHHW president of JHHW Dated 4/2/20

The following statement must be signed if the applicant is not the property owner:

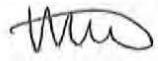
JHHW, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

I am aware of the application being submitted by the applicant and approve the request.

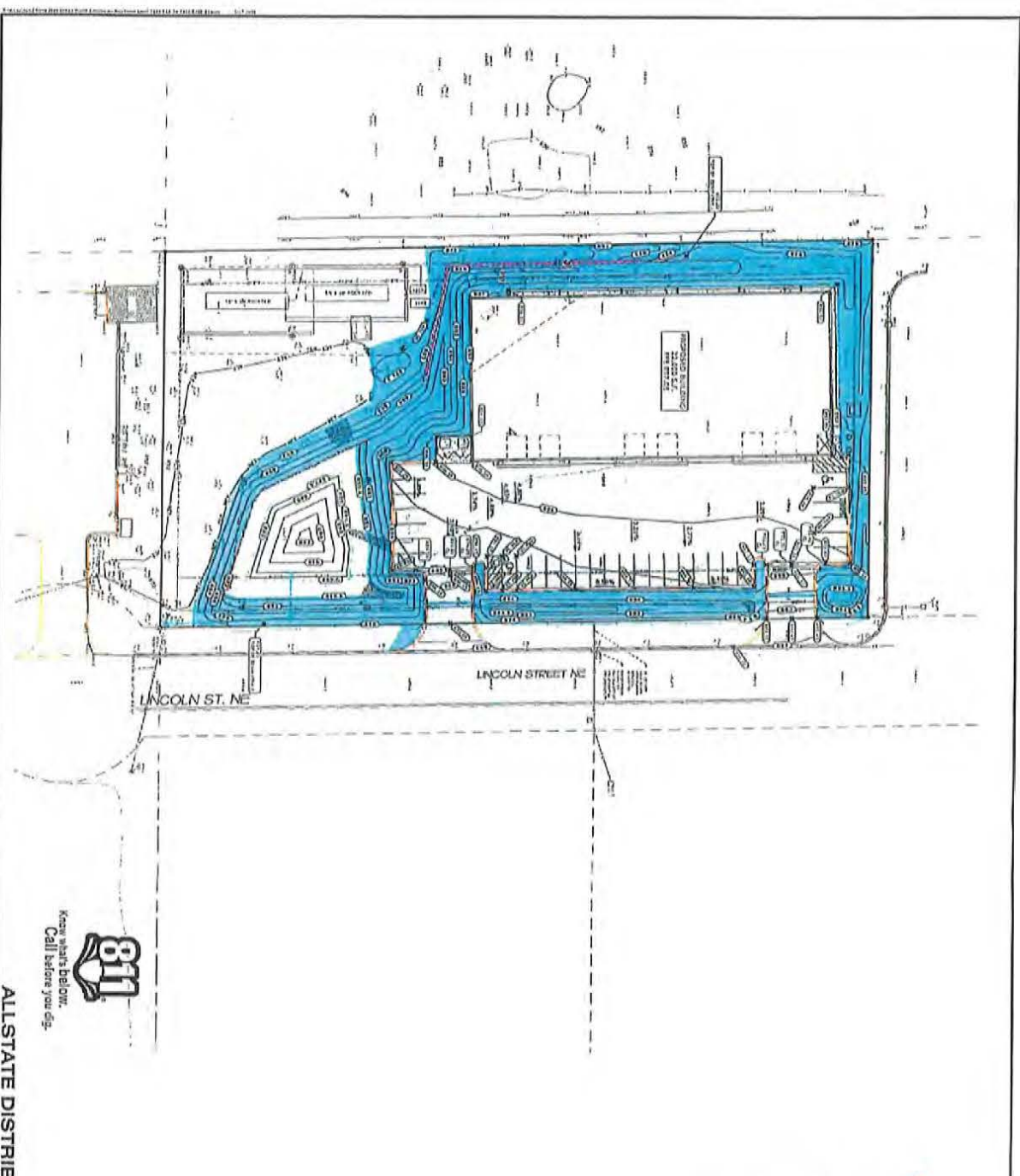
Property Owner Signature JHHW president Dated 4/2/20

We have existing 22,000 square-foot office Warehouse building. The intention of this building was office warehouse, and I want to add fabrication as a use. With us adding fabrication to our building use we will take full responsibility for monitoring and enforcing capacity throughout building. We are aware that the buildings parking and septic system was built for a max occupancy of 30 people(s) and will use that number for our occupancy enforcement. My company Allstate distribution will be a tenant in this building. Safety Speed Cut will be a tenant in this building. We feel this building adds to the neighborhood of manufacturing for the use of housing parts, material, and small fabrication. "

Heather Wollan heather@hearthdevelopment.com

 4/7/20

Jeff Harstad <carwashcomn@gmail.com>



LEGEND

PROPOSED SOIL AMENDMENT AREAS

**SOIL AMENDMENT AREAS
(DISTURBED AREAS ONLY)**

1. DRAINAGE TRENCHES TO BE RECONSTRUCTED
2. RECONSTRUCTED TRENCHES LEAVE AMENDMENT AREAS
3. ALL EXISTING EQUIPMENTED SOIL IN/DON ON TILL
4. APPLY 1" OF STROOP 40 TONS/AC
5. APPLY 1" OF COMPOST 10 TONS/AC
6. 1" OF 1/2" GRAVEL
7. 1" OF 1/4" GRAVEL
8. 1" OF 1/8" GRAVEL
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98. 1" OF 1/8" GRAVEL
99. 1" OF 1/4" GRAVEL
100. 1" OF 1/8" GRAVEL



ALLSTATE DISTRIBUTIONS COMMERCIAL BUILDING SOIL AMENDMENT PLAN

<p>PLOWE ENGINEERING INC. 3111 13TH AVE NW MINNEAPOLIS, MN 55412 TEL: 612-338-1111 WWW.PLOWEENGINEERING.COM</p>	<p>ALLSTATE DISTRIBUTIONS COMMERCIAL BUILDING HAM LAKE, MINNESOTA</p> <p>PREPARED FOR: CLENN HANSTAD</p>	<p>DATE: 08/12/2025 10:12:15 AM</p>	<p>DATE: 08/12/2025 10:12:15 AM</p>
			<p>DATE: 08/12/2025 10:12:15 AM</p>



Meeting Date: April 27, 2026

CITY OF HAM LAKE

STAFF REPORT

To: Members of the Planning Commission
From: Mark Jones, Building Official
Subject: Change of Certificate of Occupancy for Best Siding Co at 1310 154th Ave NE

Introduction/Discussion:

Patrick McKelvey of Best Siding Co is requesting a change of Certificate of Occupancy (CO) at 1310 154th Avenue NE. The Best Siding Co building has a total of 6,612 square feet, with 4,756 square feet as warehouse, and 1,856 square feet is office space.

The current Certificate of Occupancy is for office/warehouse only. Best Siding Co is looking to rent 4,756 warehouse space for a 4-court batting cage facility for training in a climate-controlled environment. Best Siding Co will still occupy the 1,856 square feet office area. Both businesses will be sharing the ADA compliant bathroom facilities.

Under the Minnesota 2020 IBC a batting cage facility use is an Assembly Group A-3 and by code the building occupancy load increases from 22 to 44. Because of the size of the building and lot size, parking and septic area are limited. This increase would require additional 22 parking stalls and additional 633 square feet of drainfield. Per Article 9-140 after review by the Planning Commission and may attach conditions to the issuance of a Certificate of Occupancy. Best Siding Co is aware the building parking and septic system is limited to a maximum occupancy load of 22 people and will use this number for enforcement.

Recommendation:

I recommend approving the request for a change in Certificate of Occupancy (CO) to allow a batting cage facility at 1310 154th Ave NE for Best Siding Co with the following conditions:

1. No outdoor storage.
2. Maximum Building occupancy load of 22 posted and shall be the owner's responsibility to enforce.
3. At change of ownership, it shall be the owner's responsibility at time of sale to disclose max occupancy load of 22.
4. Minimum 22 parking stalls, one meeting accessibility code.
5. Parking stalls properly marked and maintained.
6. All parking on an approved surface, no parking city street or grass.
7. Meeting all City, County, and State requirements.



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

(763) 434-9555 info@hamlakemn.gov

PLANNING REQUEST

Date of Application 4/17/2026

Date of Receipt 4/20/26

Receipt # 0105605

Amount \$ 500.00

Meeting Appearance Dates:
Planning Commission 4/17/2026 City Council _____

Please check request(s):

- Metes & Bounds Conveyance \$500.00
- Sketch Plan \$700.00 per lot/unit
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning* \$400.00
- Multiple Dog License* \$400.00
- Commercial Building Permit \$1,000.00
- Certificate of Occupancy
- Home Occupation Permit \$200.00
- Special Home Occupation Permit \$400.00
- Conditional Use Permit* New or Amend.\$1,000.00
- Other _____

***NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.**

Development/Business Name: Best Siding Company Inc / TGP Baseball and Softball Academy LLC

Address/Location of property: 1310 154th Ave NE, Ham Lake, 55304

Legal Description of property: _____

PIN # 20-32-23-24-0020 Current Zoning CD2 Proposed Zoning _____

Notes: _____

Applicant's Name: Patrick McKelvey

Business Name: Best Siding Company Inc / TGP Baseball and Softball Academy LLC

Address 1310 154th Ave NE

City Ham Lake State MN Zip Code 55304

Phone 612-369-5099 Er... _____

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE [Signature] DATE 4/17/2026

- FOR STAFF USE ONLY -

Action By: Planning Commission _____	Property Taxes Current	YES	NO
City Council _____	Any Active/Deferred Assessments	YES	NO

**NOTICE TO ALL APPLICANTS FOR MUNICIPAL
PERMITS, LICENSES,
OR OTHER MUNICIPAL ACTION**

- 1. If you are requesting municipal action on any request for any of the above, you will be required to furnish certain information about yourself, the project you are involved in, or other matters pertaining to the subject. Some of the information you are asked to provide is classified by state law as either private or confidential. Private data is information which generally cannot be given to the public but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data.**
- 2. The purpose of this information is to enable the City Staff, Commissions, Council or other government agencies to evaluate relevant factors in considering your request. You are not legally required to provide this information. If you do not provide the requested information, the City may not act upon your request.**
- 3. The information you supply will be public and available to any entity requesting to inspect the information.**

**DATA PRACTICES ADVISORY
TENNESSEN WARNING
REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04**

SIGNED BY  _____

COMPANY/TITLE: Best Siding Company - Owner

DATE: 4/17/2026

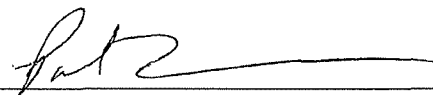
**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

The undersigned, Patrick McKelvey, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Certificate of Occupancy

Type of Application

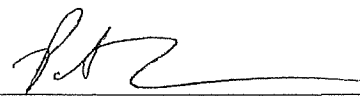
acknowledges that the sum of \$500.00, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature  **Dated** 4/17/2026

The following statement must be signed if the applicant is not the property owner:

Patrick McKelvey, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

I am aware of the application being submitted by the applicant and approve the request.

Property Owner Signature  **Dated** 4/17/2026

We will be leasing the warehouse space at 1310 154th Ave NE Ham Lake. The area is 60'x81'. We will be sharing the restrooms and breakroom with BSC. We have parking in the front of the building and in the middle of the gated area for clients. See pictures attached of the building plan and parking.

This proposal outlines the development of an indoor baseball and softball training facility consisting of 4 batting cages with 6 warmup nets within a controlled & fully enclosed environment. The facility is designed to provide safe, structured, athletic personal training for local youth, high school, and adult athletes. The facility will provide year round access to structured training in a climate controlled environment, supporting local athletes and reducing reliance on outdoor seasonal facilities. Hours of operation will be 9AM to 9PM 7 days a week, but as you know evening hours will be when majority of clientele will be there due to school hours.

Please let me know if you have any questions or want to stop over for a site visit?

Thanks Brendan McKelvey 763-302-9588

CITY OF HAM LAKE

15544 CENTRAL AVENUE N.E. HAM LAKE, MINNESOTA 55304
434-9555 FAX: 434-9599

1978

APPLICATION FOR SEWAGE DISPOSAL SYSTEMS

Date 8/11, 19... 97 ... Bldg. Permit No.

Application is hereby made for permit to do work listed below in accord with the ordinances of the City of Ham Lake.

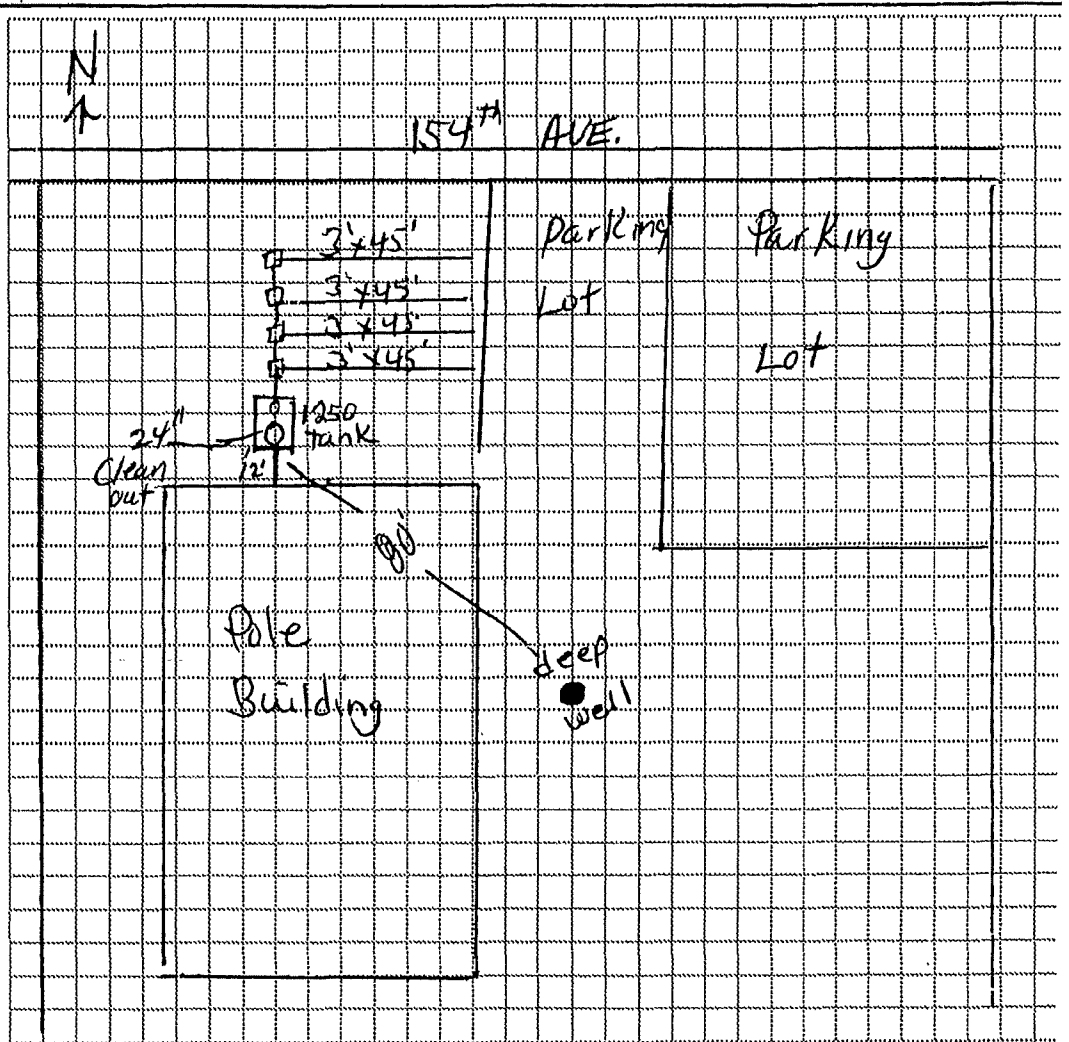
Location of job .. 1310 154th Ave New work

Owner Best Siding Co. Address Repair work

Tank Mfg. ... Gilbertson Precast Change over

(Show location of house, tank, drainfield and property line.)

Location of well from tank	<u>80'</u>
Amount of drainfield	<u>540'</u>
Amount of rock under pipe	<u>12"</u>
Amount of rock over pipe	<u>2"</u>
Amount of dirt cover	<u>24"</u>
No. of bedrooms	<u>2</u> <u>baths</u>
Percolation test	
Water table	

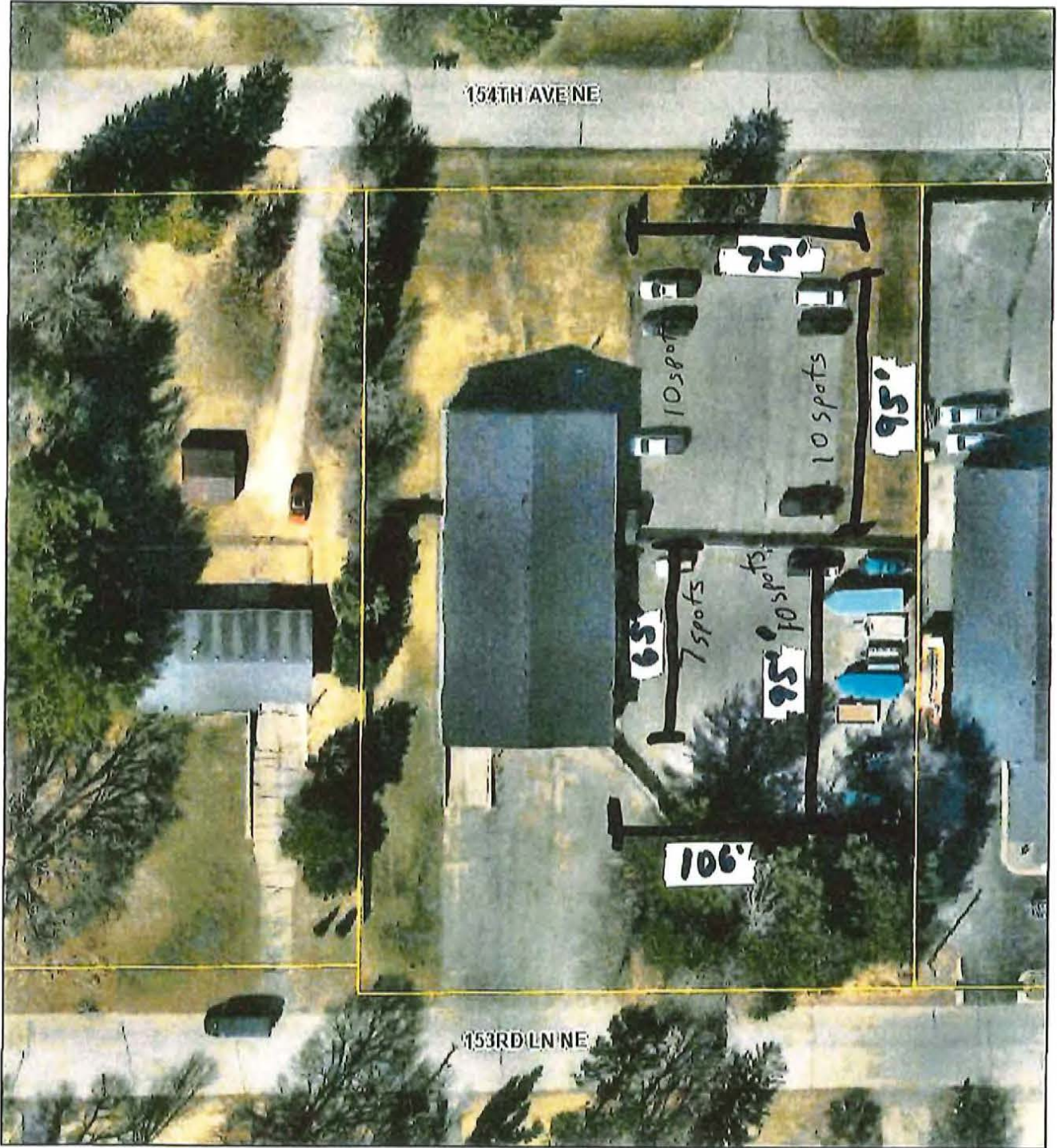


Permit fee	<u>25</u> -
State fee	<u>50</u>
Penalty fee	
TOTAL	<u>25</u> <u>50</u>

Signature
Licensed Installer Phone: 434-3618...

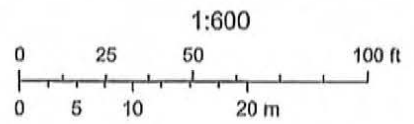
Signature Julie Casper
Other than Licensed Installer

ArcGIS Web Map



4/13/2026, 9:49:14 AM

- Multi-units





**CITY OF HAM LAKE
STAFF REPORT**

To: Mayor and Councilmembers
From: Andrea Murff, Finance/Human Resource Director
Item/Title/Subject: 2026 1st Quarter Financials

INTRODUCTION/DISCUSSION:

Bank accounts have been reconciled through March 31, 2026, as well as a review of all activity in all funds has been performed. The following is a summary of my observations on the City’s financial position at the end of the 1st Quarter of 2026. All information presented is unaudited and is subject to end-of-year adjustments.

Cash and Investments

The City’s cash and investment balances are as follows:

	03/31/2026	12/31/2025	Increase/ (Decrease)
Checking	\$ 141,056	\$ 2,027,954	\$ (1,886,959)
Investments (at Market Value)	11,356,759	10,051,834	1,304,925
Total Cash and Investments	\$ 11,497,815	\$ 12,079,788	\$ (582,035)

Investment Type	03/31/2026	12/31/2025	Increase/ (Decrease)
Checking	\$ 141,056	\$ 2,027,954	\$ (1,886,959)
Money Market	7,382,230	5,234,649	2,147,581
Negotiable CDs	2,485,588	3,368,473	(882,885)
Municipal Bond	-	-	-
Government Agency Securities	1,488,940	1,448,712	40,228
Total Cash and Investments	\$ 11,497,815	\$ 12,079,788	\$ (582,035)

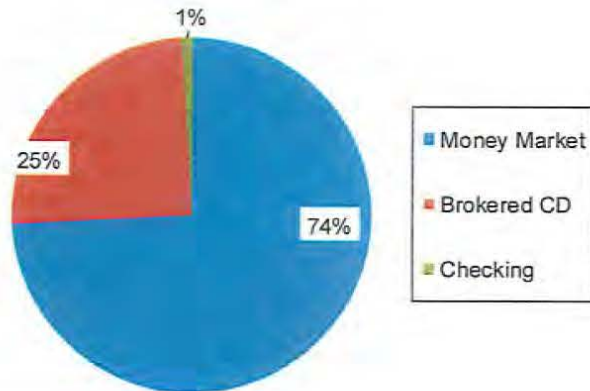
Investment Summary As of 3/31/2026 (unaudited)

Institution	Description	Type	Rate	Market Value 1/1/2026	Deposits - Purchases	Expenditures - Sales	Transfers	Interest	Unadjusted Market Value 3/31/2026	Market Value 3/31/2026	Unrealized gain / loss
RBC	RBC	Money Market	0.00%	-	-	-	-	-	-	-	-
RBC	Texas Exchange Bk Crowley	Brokered CD	0.70%	244,560.33	-	-	(429.79)	429.79	244,560.33	246,079.23	1,518.90
RBC	Malaga BK Palos Verdes Calif	Brokered CD	0.50%	236,298.51	-	-	(306.99)	306.99	236,298.51	237,394.11	1,095.60
				480,858.84	-	-	(736.78)	736.78	480,858.84	483,473.34	2,614.50
US Bank	US Bank	Money Market		660,273.61	244,000.00	-	35,367.70	6,878.83	946,520.14	946,520.14	-
US Bank	US Treasury Bill	Government Securities		740,822.91	-	-	(5,677.50)	5,677.50	740,822.91	743,215.03	2,392.12
US Bank	US Treasury Bill	Government Securities	3.50%	750,150.00	-	-	(13,125.00)	13,125.00	750,150.00	745,725.00	(4,425.00)
US Bank	Bank of America - cd	Brokered CD	4.65%	244,141.52	-	(244,000.00)	(5,781.80)	5,781.80	141.52	-	(141.52)
US Bank	Flagstar Bank Natl Assn - CD	Brokered CD	4.65%	245,305.40	-	-	(5,719.63)	5,719.63	245,305.40	244,580.72	(724.68)
US Bank	Nicolet Natl Bk - Greenbay WI	Brokered CD	4.25%	252,411.30	-	-	(2,609.39)	2,609.39	252,411.30	251,121.48	(1,289.82)
US Bank	Riverside CA Cmnty College Dist	Brokered CD	1.79%	256,825.25	-	-	(2,454.38)	2,454.38	256,825.25	256,412.75	(412.50)
				3,149,929.99	244,000.00	(244,000.00)	-	42,246.53	3,192,176.52	3,187,575.12	(4,601.40)
Falcon National Bank	Falcon National Bank	Money Market	0.45%	18,470.71	-	-	3,173.12	8.78	21,652.61	21,652.61	-
Falcon National Bank	CD 88834 (renewed)	Brokered CD	0.40%	200,000.00	-	-	(197.27)	197.27	200,000.00	200,000.00	-
Falcon National Bank	CD 90484 (renewed)	Brokered CD	4.45%	150,000.00	-	-	(2,975.85)	2,975.85	150,000.00	150,000.00	-
Falcon National Bank	Intra-Fi Account	Brokered CD	4.00%	900,000.00	-	-	-	-	900,000.00	900,000.00	-
				1,268,470.71	-	-	-	3,181.90	1,271,652.61	1,271,652.61	-
21st CENTURY BANK	ICS	Money Market	4.98%	612,118.04	1,160,817.97	(1,253,261.68)	-	4,426.18	524,100.51	524,100.51	-
				612,118.04	1,160,817.97	(1,253,261.68)	-	4,426.18	524,100.51	524,100.51	-
4 M	4M Liquid Assets-101	Money Market	5.20%	97,418.36	-	-	-	878.46	98,296.82	98,296.82	-
4 M	4M Plus Fund-101	Money Market	5.23%	6,389,852.16	346,695.49	(500,000.00)	(499,263.22)	54,375.86	5,791,660.29	5,791,660.29	-
				6,487,270.52	346,695.49	(500,000.00)	(499,263.22)	55,254.32	5,889,957.11	5,889,957.11	-
21st CENTURY BANK	General/Checking	Checking	0.25%	100,021.23	1,669,167.05	(2,669,229.41)	1,000,000.00	61.68	100,020.55	100,020.55	0.00
				100,021.23	1,669,167.05	(2,669,229.41)	1,000,000.00	61.68	100,020.55	100,020.55	0.00
				\$ 12,098,669.33	\$ 3,420,680.51	\$ (4,666,491.09)	\$ 500,000.00	\$ 105,907.39	\$ 11,458,766.14	\$ 11,456,779.24	\$ (1,986.90)

Deposits in Transi	17,636.24
O/S Checks	(10,612.93)
Total	\$ 11,463,802.55

Investment Summary (continued)
As of 3/31/2026 (unaudited)

Maturities



Maturity	Unadjusted Market Value 3/31/2026	Market Value 3/31/2026	Variance 3/31/2026
Current	\$ 7,482,392.44	\$ 7,482,250.92	\$ (141.52)
< 1 year	2,330,688.64	2,333,874.98	3,186.34
1-2 years	986,448.51	983,119.11	(3,329.40)
2-3 years	252,411.30	251,121.48	(1,289.82)
3-4 years	256,825.25	256,412.75	(412.50)
5+ years	-	-	-
	<u>\$ 11,308,766.14</u>	<u>\$ 11,306,779.24</u>	<u>\$ (1,986.90)</u>

Weighted average Rate of return	0.20%	3/31/2026
Average Maturity (years)	0.10	3/31/2026

Investment Type	Market Value 3/31/2026
Money Market	\$ 7,382,230.37
Brokered CD	\$ 2,485,588.29
Savings	\$ -
Government Securities	\$ 1,488,940.03
Municipal Securities	\$ -
Checking	\$ 100,020.55
	<u>\$ 11,456,779.24</u>

Operating Account	
O/S Deposits	\$ 17,636.24
O/S Checks	\$ (10,612.93)
	<u>\$ 11,463,802.55</u>

Investment Summary (continued)

Current short-term rates being offered by financial institutions are very low as evidenced by the table of U.S. Treasury rates below. The U.S. Treasury rates provide a benchmark perspective for rate of return for Certified Deposits, Money Market accounts, and Securities.

Treasury Yields									
Date	1 mo	3 mo	6 mo	1 yr	2 yr	3 yr	5 yr	7 yr	10 yr
03/31/2021	0.01	0.03	0.05	0.07	0.16	0.35	0.92	1.40	1.74
06/30/2021	0.05	0.05	0.06	0.07	0.25	0.74	0.87	1.21	1.45
09/30/2021	0.07	0.04	0.05	0.09	0.28	0.53	0.98	1.32	1.52
12/31/2021	0.06	0.06	0.19	0.39	0.73	0.97	1.26	1.44	1.52
03/31/2022	0.17	0.52	1.06	1.63	2.28	2.45	2.42	2.40	2.32
06/30/2022	1.28	1.72	2.51	2.80	2.92	2.99	3.01	3.04	2.98
09/30/2022	2.79	3.33	3.92	4.05	4.22	4.25	4.06	3.97	3.83
12/31/2022	4.12	4.42	4.76	4.73	4.41	4.22	3.99	3.96	3.88
03/31/2023	4.74	4.85	4.94	4.64	4.06	3.81	3.60	3.55	3.48
06/30/2023	5.24	5.43	5.47	5.40	4.87	4.49	4.13	3.97	3.81
09/30/2023	5.55	5.55	5.53	5.46	5.03	4.80	4.60	4.61	4.59
12/31/2023	5.60	5.40	5.26	4.79	4.23	4.01	3.84	3.88	3.88
03/31/2024	5.49	5.46	5.38	5.03	4.59	4.40	4.21	4.20	4.20
06/30/2024	5.47	5.48	5.33	5.09	4.71	4.52	4.33	4.33	4.36
09/30/2024	4.93	4.73	4.38	3.98	3.66	3.58	3.58	3.67	3.81
12/31/2024	4.40	4.37	4.24	4.16	4.25	4.27	4.38	4.48	4.58
03/31/2025	4.38	4.32	4.23	4.03	3.89	3.89	3.96	4.09	4.23
06/30/2025	4.28	4.41	4.29	3.96	3.72	3.68	3.79	3.98	4.24
09/30/2025	4.20	4.02	3.83	3.68	3.60	3.61	3.74	3.93	4.16
12/31/2025	3.74	3.67	3.59	3.48	3.47	3.55	3.73	3.94	4.18
03/31/2026	3.72	3.68	3.59	3.45	3.50	3.57	3.76	3.98	4.22

https://home.treasury.gov/resource-center/data-chart-center/interest-rates/TextView?type=daily_treasury_yield_curve&field

Cash Balance Summary by Fund
3/31/2025, 12/31/2025, and 3/31/2026 (unaudited)

		Balance 03/31/2025	Balance 12/31/2025	Balance 03/31/2026	YTD Change From 12/31/2025
100	General Fund	\$ 3,100,203	\$ 5,195,055	\$ 4,189,164	\$ (1,005,891) ⁽¹⁾
210	Cable TV Fund	101,333	73,999	89,414	15,416
211	Ham Laker Fund	(10,285)	4,417	(4,016)	(8,433)
212	Lawful Gambling Contributions Fund	186,124	213,670	243,004	29,334
230	Future Drainage Fund	131,751	127,250	120,615	(6,635)
231	Recycling Fund	70,733	38,244	71,781	33,537
232	Street Light Fund	244,049	287,265	276,831	(10,434)
233	Sunrise Watershed	(5,799)	5,370	(422)	(5,791)
234	Upper Rum River Watershed	(2,697)	48	20	(28)
250	Oakwilt Fund	12,153	12,469	12,589	119
261	Economic Development Fund	1,828	1,876	1,894	18
262	Ham Lake EDA Fund	140,223	188,081	189,508	1,427
263	Lodging Tax Fund	2,865	10,109	5,297	(4,812)
370	2010 Cip Bond Debt Service Fund	132,973	339,141	143,453	(195,688) ⁽²⁾
371	2016 Go Capital Note Debt Service Fund-Nmtc	26	-	26	26
410	General Govt Equipment Fund	86,917	87,336	89,421	2,085
411	Election Equipment Fund	7,079	10,380	11,480	1,099
412	Building Fund	294,284	309,556	315,016	5,460
420	Fire Department Equipment Fund	765,645	990,674	1,073,901	83,227 ⁽³⁾
421	Emergency Operations Center Fund	44,828	45,890	46,329	439
422	Siren Replacement Fund	41,474	44,091	45,012	922
428	Building Inspection Equipment Fund	22,313	30,568	33,360	2,792
430	Public Works Equipment Fund	922,115	527,240	426,859	(100,382) ⁽⁴⁾
431	Revolving Street Fund	1,520,394	2,399,606	2,784,345	384,739 ⁽⁵⁾
440	Park And Beach Land Fund	628,815	670,108	717,751	47,644
441	Parks Equipment Fund	231,149	269,101	282,175	13,074
890	Trust	485,110	198,245	333,008.76	134,764
	Total	<u>\$ 9,155,603</u>	<u>\$ 12,079,788</u>	<u>\$ 11,497,815</u>	<u>\$ (581,973)</u>

Item Explanation of changes greater than \$50,000.

- ⁽¹⁾ See rev/exp for the General Fund for further explanation.
- ⁽²⁾ The last bond payment was made in February.
- ⁽³⁾ Cash increased due to budgeted transfers from General Fund.
- ⁽⁴⁾ Payment made for the chassis of another snowplow truck.
- ⁽⁵⁾ Received MSA funding and budgeted transfers.

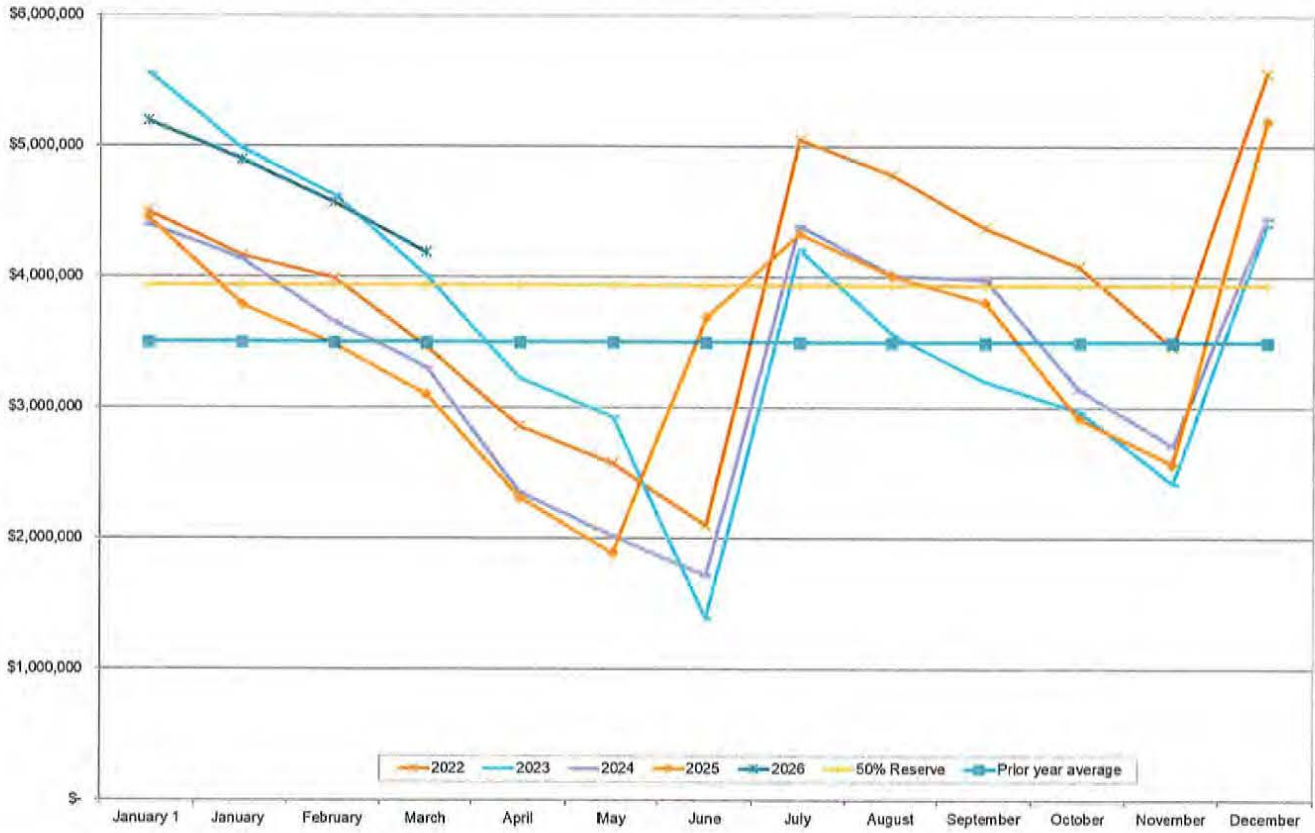
Cash Balance by Fund Compared to Prior Year (unaudited)

Cash Balance by Fund Compared to Prior Year



General Fund Budget Cash Summary (unaudited)

General Fund Cash Balances 2022-2026



General Fund

	YTD Budget	YTD Actual	Percent of YTD Budget		YTD Budget	YTD Actual	Percent of YTD Budget
Receipts				Disbursements			
Taxes	\$ 1,724,107	\$ -	- %	Council	\$ 27,857	\$ 30,437	109.3 %
Special Assessments	-	-	100.0 %	Ordinances	\$ 5,900	\$ 2,338	39.6 %
Licenses and permits	109,925	104,244	94.8 %	Administration	\$ 48,778	\$ 49,056	100.6 %
Intergovernmental	63,375	50,610	79.9 %	City Clerk	\$ 44,978	\$ 25,832	57.4 %
Charges for services	47,184	67,174	142.4 %	Elections	\$ 10,227	\$ 15	0.1 %
Fines and forfeitures	10,250	4,644	45.3 %	Finance	\$ 77,043	\$ 69,084	89.7 %
Interest on investments	7,500	29,758	396.8 %	Auditing	\$ 8,831	\$ -	- %
Misc Rev	5,500	5,271	95.8 %	Assessing	\$ 21,500	\$ 20,894	97.2 %
Transfers in	500	-	- %	Prosecutions	\$ 22,568	\$ 21,384	94.8 %
				Planning & Zoning	\$ 32,246	\$ 10,644	33.0 %
	\$ 1,968,341	\$ 261,701	13.3 %	General Government	\$ 22,650	\$ 30,191	133.3 %
				General Government Building	\$ 11,325	\$ 7,908	69.8 %
				City Sign	\$ 990	\$ 948	95.8 %
				Information Technology	\$ 13,603	\$ 12,723	93.5 %
				Police Protection	\$ 414,621	\$ 389,415	93.9 %
				Fire Department	\$ 156,318	\$ 146,964	94.0 %
				Fire Stations	\$ 13,990	\$ 11,389	81.4 %
				EOC	\$ -	\$ -	- %
				Sirens	\$ 2,263	\$ 4,156	182.1 %
				Building Department	\$ 103,731	\$ 76,337	73.6 %
				Animal Control	\$ 1,250	\$ 1,584	126.7 %
				Public Works	\$ 250,677	\$ 180,426	72.0 %
				Snow & Ice Removal	\$ 18,900	\$ 65,736	389.0 %
				Public Works Stormwater	\$ 2,625	\$ 1,663	58.9 %
				Public Works Building	\$ 12,138	\$ 9,588	79.0 %
				Signs & Signals	\$ 5,600	\$ 3,379	60.3 %
				Utility/ROW	\$ 15,050	\$ 6,274	41.7 %
				Parks Department	\$ 90,478	\$ 34,896	38.6 %
				Parks Buildings	\$ 3,863	\$ 4,597	119.0 %
				Senior Center	\$ 1,202	\$ 624	51.9 %
				Senior Center Building	\$ 3,623	\$ 3,440	95.0 %
				Misc Exp	\$ 45,800	\$ 3,000	6.6 %
				Transfers Out	\$ 479,500	\$ 479,500	100.0 %
					\$ 1,968,341	\$ 1,704,423	86.6 %

Key

- ⬆️ Varies more than 10% than budget positively
- ⬇️ Varies more than 10% than budget negatively
- ⬆️ Within 10% of budget

**General Fund Budget Summary
As of 3/31/2026 (unaudited)**

	Annual Budget	Budget Thru 3/31/2026 25%	Actual Thru 3/31/2026	Variance - Favorable (Unfavorable)	Percent Received or Expended Based on Budget thru 3/31/2026
Revenues					
Taxes	\$ 6,896,427	\$ 1,724,107	\$ -	\$ (1,724,107) *	- %
Special Assessments	-	-	-	-	N/A
Licenses and permits	439,700	109,925	104,244	(5,681)	94.83
Intergovernmental	253,500	63,375	50,610	(12,765)	79.86
Charges for services	188,735	47,184	67,174	19,990	142.37
Fines and forfeitures	41,000	10,250	4,644	(5,606)	45.30
Interest on investments	30,000	7,500	29,758	22,258 ^{¶(1)}	396.78
Misc Rev	22,000	5,500	5,271	(229)	95.84
Sale of fixed assets	-	-	-	-	-
Total Revenues	7,871,362	1,967,841	261,701	(1,706,139)	
Expenditures					
Council	\$ 111,429	\$ 27,857	\$ 30,437	\$ (2,580)	109.26 %
Ordinances	23,600	5,900	2,338	3,562	39.62
Administration	195,111	48,778	49,056	(278)	100.57
City Clerk	179,912	44,978	25,832	19,146	57.43
Elections	40,906	10,227	15	10,211	0.15
Finance	308,170	77,043	69,084	7,958	89.67
Auditing	35,325	8,831	-	8,831	-
Assessing	86,000	21,500	20,894	606	97.18
Prosecutions	90,270	22,568	21,384	1,183	94.76
Planning & Zoning	128,985	32,246	10,644	21,602 ^{¶(2)}	33.01
General Government	90,601	22,650	30,191	(7,540)	133.29
General Government Building	45,300	11,325	7,908	3,417	69.83
City Sign	3,958	990	948	41	95.84
Information Technology	54,410	13,603	12,723	880	93.53
Police Protection	1,658,483	414,621	389,415	25,205	93.92
Fire Department	625,273	156,318	146,964	9,354	94.02
Fire Stations	55,961	13,990	11,389	2,602	81.40
EOC	-	-	-	-	-
Sirens	9,131	2,283	4,156	(1,874)	182.08
Building Department	414,923	103,731	76,337	27,393 (3)	73.59
Animal Control	5,000	1,250	1,584	(334)	126.74
Public Works	1,002,706	250,677	180,426	70,251 (4)	71.98
Snow & Ice Removal	67,600	16,900	65,736	(48,836) (5)	388.97
Public Works Stormwater	11,300	2,825	1,663	1,162	58.88
Public Works Building	48,550	12,138	9,588	2,550	78.99
Signs & Signals	22,400	5,600	3,379	2,221	60.34
Utility/ROW	60,200	15,050	6,274	8,776	41.69
Parks Department	361,911	90,478	34,896	55,582 (4)	38.57
Parks Buildings	15,450	3,863	4,597	(735)	119.03
Senior Center	4,807	1,202	624	578	51.88
Senior Center Building	14,490	3,623	3,440	182	94.97
Misc Exp	183,200	45,800	3,000	42,800 (6)	6.55
Total Expenditures	5,955,362	1,488,841	1,224,923	263,918	82.27
Excess Revenues (Expenditures)	1,916,000	479,000	(963,221)	(1,442,221)	
Other Financing Sources (Uses)					
Transfers in	2,000	500	-	-	-
Transfers out	(1,918,000)	(479,500)	(479,500)	0	100.00
TOTAL OTHER FINANCING SOURCES (USES)	(1,916,000)	(479,000)	(479,500)	0	
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Uses	\$ -	\$ -	\$ (1,442,721)	\$ (1,442,221)	

**A detailed report of revenues and expenditures can be provided upon request.

General Fund Budget Summary Explanation
As of 3/31/2026 (unaudited)

Item Explanation of items percentage received/expended less than 90% or greater than 110% and \$ variance greater than \$20,000.

- ¶(1) A mix of conservative budgeting and higher than anticipated money market rates.
- ¶(2) There was an open position in the department resulting in less expenditures for the quarter.
- ¶(3) The support invoice for PermitWorks has not been received as well as less than anticipated expenditures.
- ¶(4) Less seasonal activity due to winter months resulting in less payroll and operating costs.
- ¶(5) There were snow events resulting in higher personnel costs and operating costs at the beginning of the year.
- ¶(6) The Fire Pension Aid has not been received nor paid out yet this year.

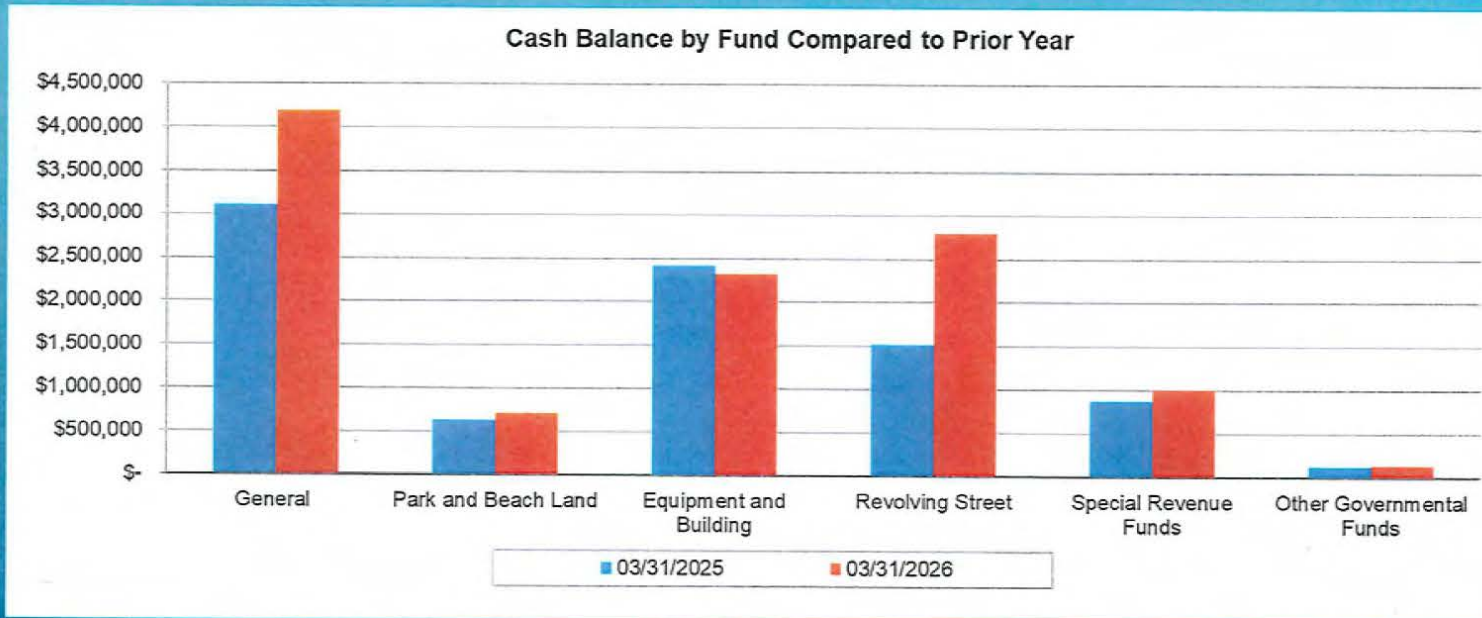
CITY OF HAM LAKE 1ST QUARTER REPORT

Presented by Finance/Human Resource Director, Andrea Murff

OVERALL CASH POSITION

		Balance 03/31/2025	Balance 12/31/2025	Balance 03/31/2026	YTD Change From 12/31/2025
100	General Fund	\$ 3,100,203	\$ 5,195,055	\$ 4,189,164	\$ (1,005,891)
210	Cable TV Fund	101,333	73,999	89,414	15,416
211	Ham Laker Fund	(10,285)	4,417	(4,016)	(8,433)
212	Lawful Gambling Contributions Fund	186,124	213,670	243,004	29,334
230	Future Drainage Fund	131,751	127,250	120,615	(6,635)
231	Recycling Fund	70,733	38,244	71,781	33,537
232	Street Light Fund	244,049	287,265	276,831	(10,434)
233	Sunrise Watershed	(5,799)	5,370	(422)	(5,791)
234	Upper Rum River Watershed	(2,697)	48	20	(28)
250	Oakwilt Fund	12,153	12,469	12,589	119
261	Economic Development Fund	1,828	1,876	1,894	18
262	Ham Lake EDA Fund	140,223	188,081	189,508	1,427
263	Lodging Tax Fund	2,865	10,109	5,297	(4,812)
370	2010 Cip Bond Debt Service Fund	132,973	339,141	143,453	(195,688)
371	2016 Go Capital Note Debt Service Fund-Nmtc	26	-	26	26
410	General Govt Equipment Fund	86,917	87,336	89,421	2,085
411	Election Equipment Fund	7,079	10,380	11,480	1,099
412	Building Fund	294,284	309,556	315,016	5,460
420	Fire Department Equipment Fund	765,645	990,674	1,073,901	83,227
421	Emergency Operations Center Fund	44,828	45,890	46,329	439
422	Siren Replacement Fund	41,474	44,091	45,012	922
428	Building Inspection Equipment Fund	22,313	30,568	33,360	2,792
430	Public Works Equipment Fund	922,115	527,240	426,859	(100,382)
431	Revolving Street Fund	1,520,394	2,399,606	2,784,345	384,739
440	Park And Beach Land Fund	628,815	670,108	717,751	47,644
441	Parks Equipment Fund	231,149	269,101	282,175	13,074
890	Trust	485,110	198,245	333,008.76	134,764
	Total	\$ 9,155,603	\$ 12,079,788	\$ 11,497,815	\$ (581,973)

GRAPH OF OVERALL CASH POSITION BY FUND TYPE



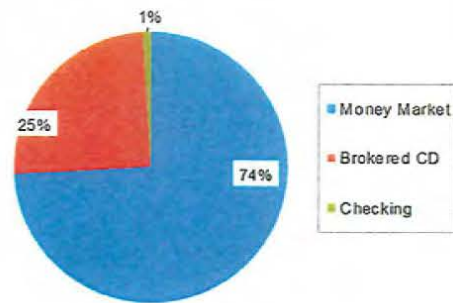
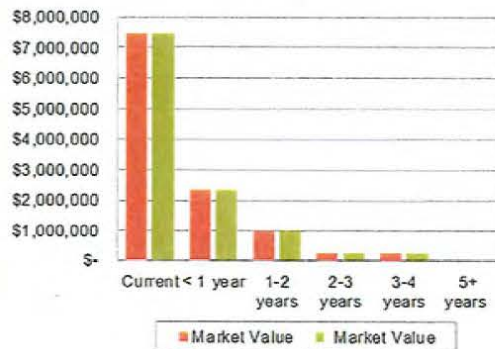
INVESTMENT SUMMARY

Institution	Description	Type	Rate	Market Value 1/1/2026	Deposits - Purchases	Expenditures - Sales	Transfers	Interest	Unadjusted Market Value 3/31/2026	Market Value 3/31/2026	Unrealized gain / loss
RBC	RBC	Money Market	0.00%	-	-	-	-	-	-	-	-
RBC	Texas Exchange Bk Crowley	Brokered CD	0.70%	244,560.33	-	-	(429.79)	429.79	244,560.33	246,079.23	1,518.90
RBC	Malaga BK Palos Verdes Calif	Brokered CD	0.50%	236,298.51	-	-	(306.99)	306.99	236,298.51	237,394.11	1,095.60
				480,858.84	-	-	(736.78)	736.78	480,858.84	483,473.34	2,614.50
US Bank	US Bank	Money Market		660,273.61	244,000.00	-	35,367.70	6,878.83	946,520.14	946,520.14	-
US Bank	US Treasury Bill	Government Securities		740,822.91	-	-	(5,677.50)	5,677.50	740,822.91	743,215.03	2,392.12
US Bank	US Treasury Bill	Government Securities	3.50%	750,150.00	-	-	(13,125.00)	13,125.00	750,150.00	745,725.00	(4,425.00)
US Bank	Bank of America - cd	Brokered CD	4.65%	244,141.52	-	(244,000.00)	(5,781.80)	5,781.80	141.52	-	(141.52)
US Bank	Flagstar Bank Natl Assn - CD	Brokered CD	4.65%	245,305.40	-	-	(5,719.63)	5,719.63	245,305.40	244,580.72	(724.68)
US Bank	Nicolet Natl Bk - Greenbay WI	Brokered CD	4.25%	252,411.30	-	-	(2,609.39)	2,609.39	252,411.30	251,121.48	(1,289.82)
US Bank	Riverside CA Cmnty College Dist	Brokered CD	1.79%	256,825.25	-	-	(2,454.38)	2,454.38	256,825.25	256,412.75	(412.50)
				3,149,929.99	244,000.00	(244,000.00)	-	42,246.53	3,192,176.52	3,187,575.12	(4,601.40)
Falcon National Bank	Falcon National Bank	Money Market	0.45%	18,470.71	-	-	3,173.12	8.78	21,652.61	21,652.61	-
Falcon National Bank	CD 86834 (renewed)	Brokered CD	0.40%	200,000.00	-	-	(197.27)	197.27	200,000.00	200,000.00	-
Falcon National Bank	CD 90484 (renewed)	Brokered CD	4.45%	150,000.00	-	-	(2,975.65)	2,975.65	150,000.00	150,000.00	-
Falcon National Bank	Intra-Fi Account	Brokered CD	4.00%	900,000.00	-	-	-	-	900,000.00	900,000.00	-
				1,268,470.71	-	-	-	3,181.90	1,271,652.61	1,271,652.61	-
21st CENTURY BANK	ICS	Money Market	4.96%	612,118.04	1,160,817.97	(1,253,261.68)	-	4,426.18	524,100.51	524,100.51	-
				612,118.04	1,160,817.97	(1,253,261.68)	-	4,426.18	524,100.51	524,100.51	-
4 M	4M Liquid Assets-101	Money Market	5.20%	97,418.36	-	-	-	878.46	98,296.82	98,296.82	-
4 M	4M Plus Fund-101	Money Market	5.23%	6,389,852.16	346,695.49	(500,000.00)	(499,263.22)	54,375.66	5,791,660.29	5,791,660.29	-
				6,487,270.52	346,695.49	(500,000.00)	(499,263.22)	55,254.32	5,889,957.11	5,889,957.11	-
21st CENTURY BANK	General/Checking	Checking	0.25%	100,021.23	1,669,167.05	(2,669,229.41)	1,000,000.00	61.68	100,020.55	100,020.55	0.00
				100,021.23	1,669,167.05	(2,669,229.41)	1,000,000.00	61.68	100,020.55	100,020.55	0.00
				\$ 12,098,669.33	\$ 3,420,680.51	\$ (4,868,491.09)	\$ 500,000.00	\$ 105,907.39	\$ 11,458,766.14	\$ 11,456,779.24	\$ (1,986.90)

Deposits in Transi 17,636.24
O/S Checks (10,612.93)
Total \$ 11,453,802.55

INVESTMENT SUMMARY

Maturities



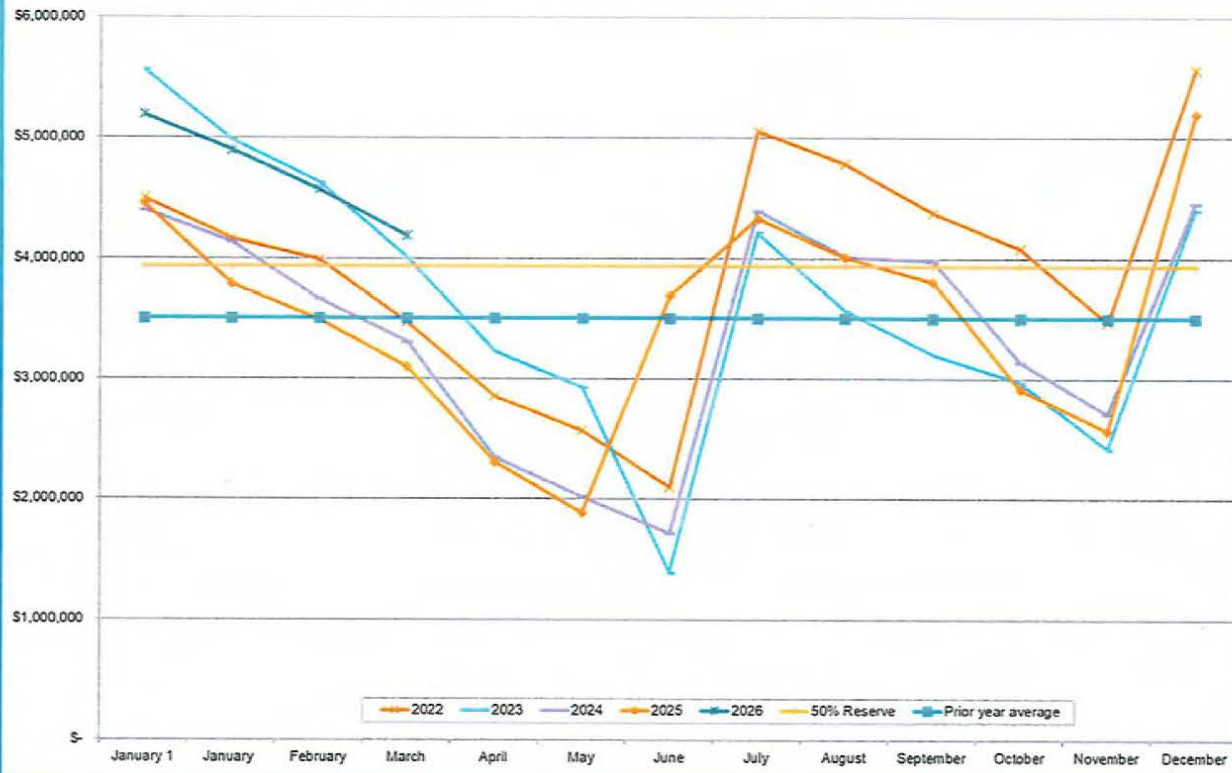
Maturity	Unadjusted Market Value 3/31/2026	Market Value 3/31/2026	Variance 3/31/2026
Current	\$ 7,482,392.44	\$ 7,482,250.92	\$ (141.52)
< 1 year	2,330,688.64	2,333,874.98	3,186.34
1-2 years	986,448.51	983,119.11	(3,329.40)
2-3 years	252,411.30	251,121.48	(1,289.82)
3-4 years	256,825.25	256,412.75	(412.50)
5+ years	-	-	-
	<u>\$ 11,308,766.14</u>	<u>\$ 11,306,779.24</u>	<u>\$ (1,986.90)</u>

Weighted average Rate of return	0.20%	3/31/2026
Average Maturity (years)	0.10	3/31/2026

Investment Type	Market Value 3/31/2026
Money Market	\$ 7,382,230.37
Brokered CD	\$ 2,485,588.29
Savings	\$ -
Government Securities	\$ 1,488,940.03
Municipal Securities	\$ -
Checking	\$ 100,020.55
	<u>\$ 11,456,779.24</u>

Operating Account	
O/S Deposits	\$ 17,636.24
O/S Checks	\$ (10,612.93)
Reconciled Balance	<u>\$ 11,463,802.55</u>

General Fund Cash Balances 2022-2026



GENERAL FUND BUDGET TO ACTUAL (REVENUES)

	Annual Budget	Budget Thru 3/31/2026 25%	Actual Thru 3/31/2026	Variance - Favorable (Unfavorable)	Percent Received or Expended Based on Budget thru 3/31/2026
Revenues					
Taxes	\$ 6,896,427	\$ 1,724,107	\$ -	\$ (1,724,107)	- %
Special Assessments	-	-	-	-	N/A
Licenses and permits	439,700	109,925	104,244	(5,681)	94.83
Intergovernmental	253,500	63,375	50,610	(12,765)	79.86
Charges for services	188,735	47,184	67,174	19,990	142.37
Fines and forfeitures	41,000	10,250	4,644	(5,606)	45.30
Interest on investments	30,000	7,500	29,758	22,258	396.78
Misc Rev	22,000	5,500	5,271	(229)	95.84
Sale of fixed assets	-	-	-	-	-
Total Revenues	7,871,362	1,967,841	261,701	(1,706,139)	

GENERAL FUND BUDGET TO ACTUAL

(EXPENDITURES)

Expenditures					
Council	\$ 111,429	\$ 27,857	\$ 30,437	\$ (2,580)	109.26
Ordinances	23,600	5,900	2,338	3,562	39.62
Administration	195,111	48,778	49,056	(278)	100.57
City Clerk	179,912	44,978	25,832	19,146	57.43
Elections	40,906	10,227	15	10,211	0.15
Finance	308,170	77,043	69,084	7,958	89.67
Auditing	35,325	8,831	-	8,831	-
Assessing	86,000	21,500	20,894	606	97.18
Prosecutions	90,270	22,568	21,384	1,183	94.76
Planning & Zoning	128,985	32,246	10,644	21,602	33.01
General Government	90,601	22,650	30,191	(7,540)	133.29
General Government Building	45,300	11,325	7,908	3,417	69.83
City Sign	3,958	990	948	41	95.84
Information Technology	54,410	13,603	12,723	880	93.53
Police Protection	1,658,483	414,621	389,415	25,205	93.92
Fire Department	625,273	156,318	146,964	9,354	94.02
Fire Stations	55,961	13,990	11,389	2,602	81.40
EOC	-	-	-	-	-
Sirens	9,131	2,283	4,156	(1,874)	182.08
Building Department	414,923	103,731	76,337	27,393	73.59
Animal Control	5,000	1,250	1,584	(334)	126.74
Public Works	1,002,706	250,677	180,426	70,251	71.98
Snow & Ice Removal	67,600	16,900	65,736	(48,836)	388.97
Public Works Stormwater	11,300	2,825	1,663	1,162	58.88
Public Works Building	48,550	12,138	9,588	2,550	78.99
Signs & Signals	22,400	5,600	3,379	2,221	60.34
Utility/ROW	60,200	15,050	6,274	8,776	41.69
Parks Department	361,911	90,478	34,896	55,582	38.57
Parks Buildings	15,450	3,863	4,597	(735)	119.03
Senior Center	4,807	1,202	624	578	51.88
Senior Center Building	14,490	3,623	3,440	182	94.97
Misc Exp	183,200	45,800	3,000	42,800	6.55
Total Expenditures	5,955,362	1,488,841	1,224,923	263,918	82.27
Excess Revenues (Expenditures)	1,916,000	479,000	(963,221)	(1,442,221)	
Other Financing Sources (Uses)					
Transfers in	2,000	500	-	-	-
Transfers out	(1,918,000)	(479,500)	(479,500)	0	100.00
TOTAL OTHER FINANCING SOURCES (USES)	(1,916,000)	(479,000)	(479,500)	0	
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Uses	\$ -	\$ -	\$ (1,442,721)	\$ (1,442,221)	



QUESTIONS?