

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@hamlakemn.gov

CITY OF HAM LAKE
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY AGENDA
MONDAY, NOVEMBER 16, 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 Lt. Mendoza, Anoka County Sheriff's Office Monthly Report
3.2 6:01 p.m. Public Hearing – to consider the vacation of road easement of the temporary cul-de-sac locate at PIN# 05-32-23-43-0021 and adoption of a Resolution
3.3 6:01 p.m. Public Hearing – to consider the vacation of the road easements within PIN# 08-32-23-12-0003 and adoption of a Resolution
3.4 6:01 p.m. Public Hearing – to consider the vacation of the road easements within PIN# 08-32-23-12-0020 and adoption of a Resolution
3.5 6:01 p.m. Public Hearing – to consider the vacation of the road and drainage and utility over Lots 7, 8, and 9, Block 2 of Meadow Park 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 November 2, 2026, Budget Meeting Minutes of November 2, 2026 and Board of Review minutes of November 12, 2026
4.2 Approval of claims
4.3 Approval of appointing Administrative Assistant to Deputy City Clerk and adjusting the Comp Worth Rating
4.4 Approval of a Resolution authorizing submittal of a Federal Funding Application for the East Lake Netta Drive Street Reconstruction
4.5 Approval of a Resolution authorizing submittal of a Federal Funding Application for the Jackson Street Bridge Reconstruction
4.6 Approval of accepting the Municipal State Aid (MSA) 143rd Avenue NE from TH 65 to Lincoln Street NE project and commencing the one-year warranty period

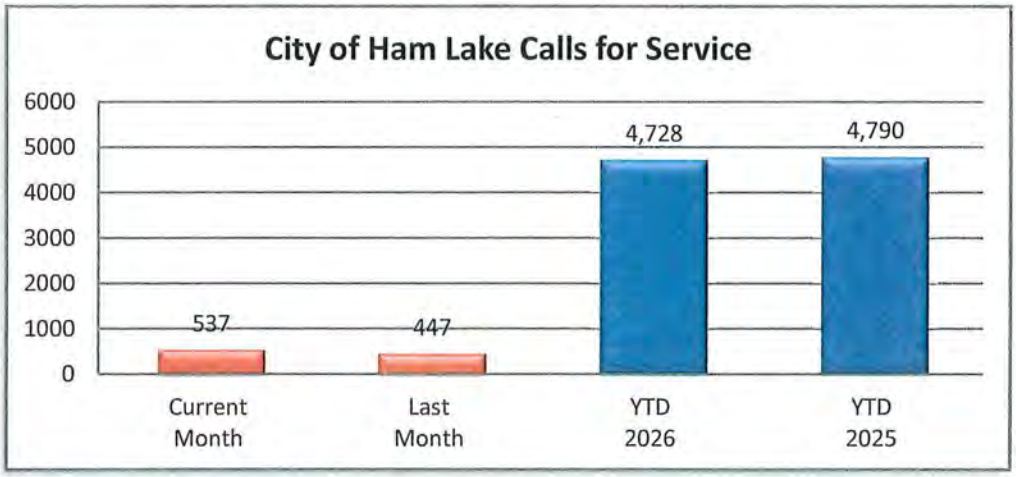
5.0 PLANNING COMMISSION RECOMMENDATIONS
5.1 Lawrence Greenfield, requesting a Conditional Use Permit to operate an automotive repair shop located at 13603 Johnson Street NE and adoption of a Resolution
5.2 Lawrence Greenfield, requesting Commercial Site Plan approval to construct a 2,000 square foot building for automotive repair shop located at 13603 Johnson Street NE
5.3 Jesse Neumann, requesting Sketch Plan Approval for Elwell Farms Expansion (3 Single-Family residential lots and one Outlot) in Section 36

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None
7.0 APPEARANCES – None

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

PATROL DIVISION ***CITY OF HAM LAKE - OCTOBER 2026***

OFFENSE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD 2026	YTD 2025
Call for Service	**394**	**364**	**448**	**463**	**484**	**564**	**545**	**482**	**447**	**537**			**4,728**	**4,790**
Burglaries	0	0	0	0	0	3	2	1	1	0			**7**	**13**
Thefts	8	8	4	4	7	7	8	8	4	7			**65**	**75**
Crim Sex Conduct	1	0	0	1	1	2	0	0	1	1			**7**	**7**
Assault	3	2	1	0	3	1	2	2	3	2			**19**	**19**
Dam to Property	1	2	0	2	4	3	1	3	2	4			**22**	**22**
Harass Comm	0	0	0	0	0	0	0	0	0	0			**0**	**1**
PI Accidents	5	4	4	4	4	7	3	7	10	7			**55**	**69**
PD Accidents	23	20	31	20	24	39	20	18	25	41			**261**	**255**
Medical	70	54	67	66	60	65	77	61	70	60			**650**	**633**
Animal Complaint	18	14	18	33	36	32	28	23	23	39			**264**	**261**
Alarms	21	25	32	24	19	29	26	28	14	29			**247**	**299**
Felony Arrests	0	2	1	1	1	2	1	1	2	0			**11**	**23**
GM Arrests	5	2	3	3	2	6	5	7	5	7			**45**	**40**
Misd Arrests	3	3	6	7	5	2	2	5	17	6			**56**	**55**
DUI Arrests	1	2	5	4	1	3	1	3	5	6			**31**	**29**
Drug Arrests	0	0	0	0	0	1	0	0	1	0			**2**	**7**
Domestic Arrests	2	1	0	0	3	2	2	2	4	1			**17**	**14**
Warrant Arrests	2	3	2	4	0	3	5	7	2	5			**33**	**27**
Traffic Stops	186	195	210	201	157	224	215	241	294	294			**2,217**	**1336**
Traffic Arrests	44	43	46	48	41	42	47	46	92	69			**518**	**395**



CITY OF HAM LAKE ***YEAR TO DATE - OCTOBER 2021-2026***

BURGLARIES



THEFTS



ASSAULTS



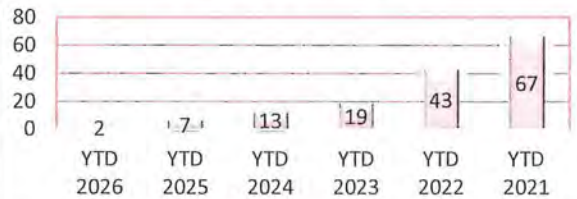
DAMAGE TO PROPERTY



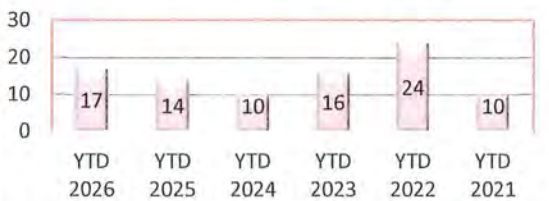
DUI ARRESTS



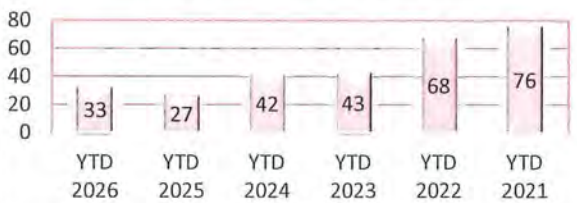
DRUG ARRESTS



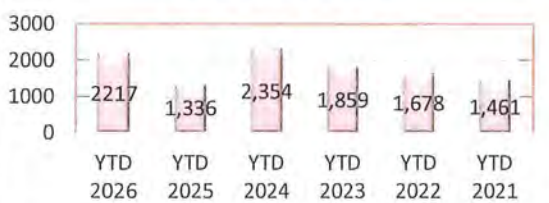
DOMESTIC ARRESTS



WARRANT ARRESTS



TRAFFIC STOPS



TRAFFIC ARRESTS



RESOLUTION NO. 26-XX

WHEREAS, a public hearing was held before the Ham Lake City Council on the 16th day of November 2026 at 6:01 p.m. to consider the proposed vacation of certain lands within the City of Ham Lake;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake, that the following described property be vacated;

PROPOSED ROAD EASEMENT VACATION DESCRIPTION:

Per Quit Claim Deed Doc. No. 2434231.005

THAT PART OF OUTLOT B, HOLIDAY STATION STORE HAM LAKE, ACCORDING TO THE PLAT THEREOF, ANOKA COUNTY, MINNESOTA, IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY STATE AID HIGHWAY NO. 18 AND THE EAST LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 72 DEGREES 52 MINUTES 01 SECONDS WEST, ASSUMED BEARING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY STATE AID HIGHWAY NO. 18 A DISTANCE OF 322.87 FEET TO THE EASTERLY LINE OF CHISHOLM STREET; THENCE SOUTH 17 DEGREES 07 MINUTES 59 SECONDS WEST ALONG SAID CHISHOLM STREET A DISTANCE OF 227.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 17 DEGREES 07 MINUTES 59 SECONDS WEST ALONG SAID CHISHOLM STREET A DISTANCE OF 120.00 FEET; THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG A NONTANGENTIAL CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 180 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 188.50 FEET, A CHORD LENGTH OF 120.00 FEET AND A CHORD BEARING OF NORTH 17 DEGREES 07 MINUTES 59 SECONDS EAST TO THE POINT OF BEGINNING.

Adopted by the City Council of the City of Ham Lake this 16th day of November, 2026.

_____
Brian Kirkham, Mayor

_____
Denise Webster, City Clerk

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VACATION OF PUBLIC LAND

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Said hearing is conducted pursuant to Minnesota Statutes Chapter 412.851.

Dated: October 21, 2026

Dawnette Shimek, Deputy City Clerk

Posted at City Hall between the dates of October 20, 2026 and November 16, 2026.

Published in the Star Tribune on October 23, 2026 and October 30, 2026.

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BK PROPS LLC
PIN: 05-32-23-43-0010
4415 HIGHWAY 6
SUGAR LAND, TX 77478

HLP LLC
PIN: 05-32-23-43-0011
12527 CENTRAL AVE NE STE 104
BLAINE, MN 55434

HOLIDAY STATIONSTORES LLC
PIN: 05-32-23-43-0021
PO BOX 52085 DC-17
PHOENIX, AZ 85072

LIBBY SCOTT A & CARLA M
PIN: 08-32-23-12-0009
17260 CHISHOLM ST NE
HAM LAKE, MN 55304

MARTINI, NICK
PIN: 08-32-23-12-0018
17255 EVELETH ST NE
HAM LAKE, MN 55304

NEFF LEAH
PIN: 08-32-23-12-0008
17240 CHISHOLM ST NE
HAM LAKE, MN 55304

NORTHWEST REAL ESTATE LLC
PIN: 08-32-23-12-0021
17255 HIGHWAY 65 NE
HAM LAKE, MN 55304

SCHINTGEN JOHN J
PIN: 05-32-23-44-0005
1613 CROSSTOWN BLVD NE
HAM LAKE, MN 55304

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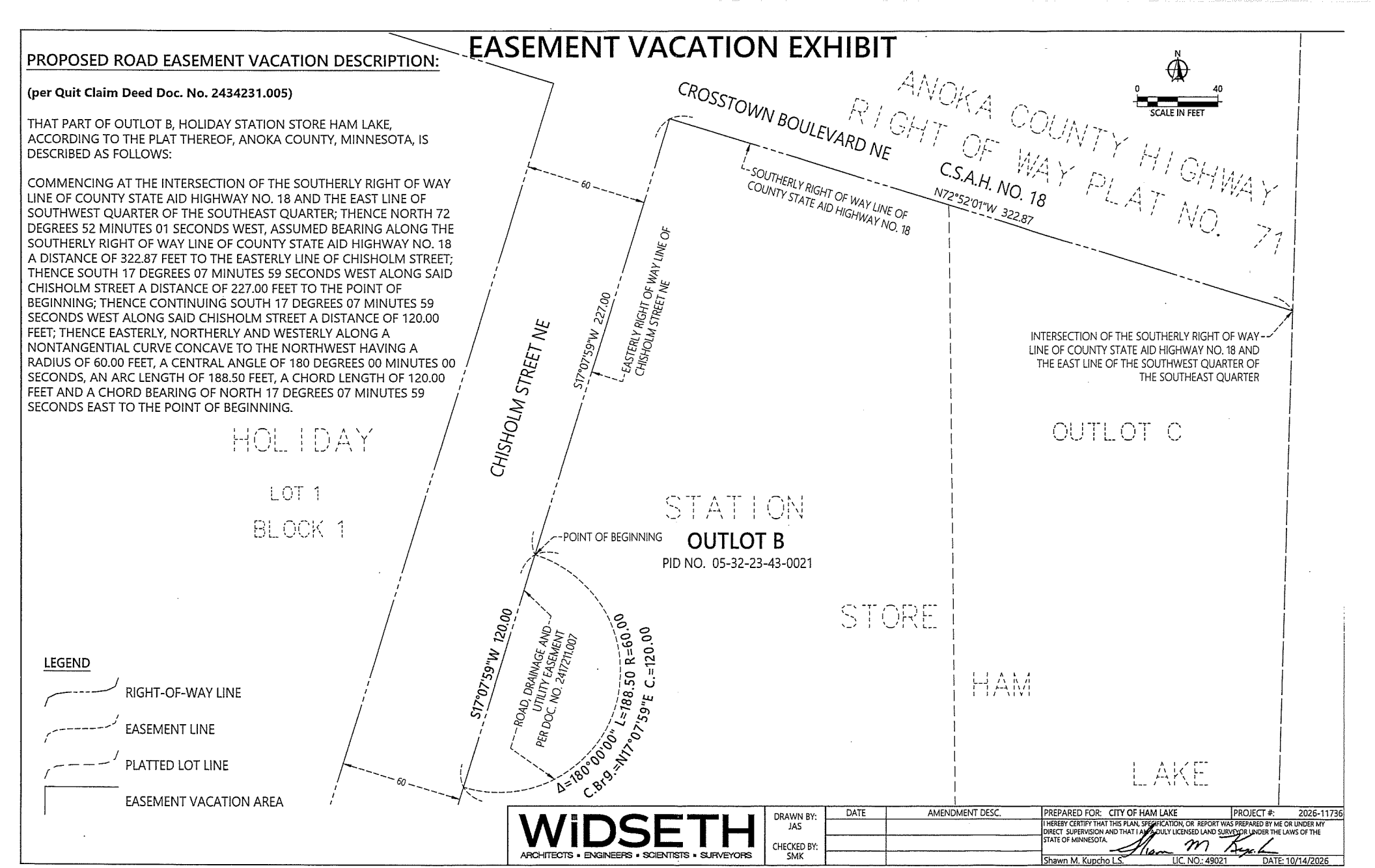
EASEMENT VACATION EXHIBIT

PROPOSED ROAD EASEMENT VACATION DESCRIPTION:

(per Quit Claim Deed Doc. No. 2434231.005)

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LEGEND

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- PLATTED LOT LINE
- EASEMENT VACATION AREA

WiDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

DRAWN BY: JAS	DATE	AMENDMENT DESC.	PREPARED FOR: CITY OF HAM LAKE	PROJECT #: 2026-11736
CHECKED BY: SMK			I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
			Shawn M. Kupcho L.S.	LIC. NO.: 49021 DATE: 10/14/2026

RESOLUTION NO. 26-XX

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NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake, that the following described property be vacated;

PROPOSED ROAD EASEMENT VACATION DESCRIPTION:

A strip of land 30.00 feet in width over that part of the Northwest Quarter of the Northeast Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, the West line of said strip of land being the East right-of-way line of State Trunk Highway No. 65 and said strip lying North of the following described Line "A" and lying South of the following described Line "B":

Line "A" is described as follows:

Commencing at the point of intersection of the South Line of the Northwest Quarter of the Northeast Quarter and the East right-of-way line of State Trunk Highway No. 65 as the same is now located in said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 11 minutes 52 seconds East, along said East right-of-way line, 33.00 feet to the Point of Beginning of said Line "A"; thence North 89 degrees 01 minute 13 seconds East, parallel with the South line of the Northwest Quarter of the Northeast Quarter, 330.00 feet to the point hereinafter referred to as Point "A" and said Line "A" there terminating.

Line "B" is described as follows:

Commencing at the previously described Point "A"; thence North 00 degrees 12 minutes 23 seconds East, parallel with the West line of said Northwest Quarter of the Northeast Quarter, 700.00 feet to the Point of Beginning of said Line "B"; thence South 89 degrees 05 minutes 45 seconds West, parallel with the North line of said Northwest Quarter of the Northeast Quarter, 328.66 feet to said East right-of-way line of State Trunk Highway No. 65 and said Line "B" there terminating.

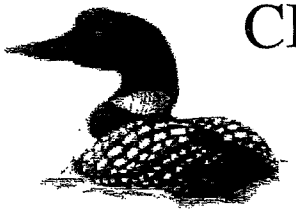
Adopted by the City Council of the City of Ham Lake this 16th day of November, 2026.

_____

Brian Kirkham, Mayor

_____

Denise Webster, City Clerk



CITY OF HAM LAKE

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Line "B" is described as follows:

Commencing at the previously described Point "A"; thence North 00 degrees 12 minutes 23 seconds East, parallel with the West line of said Northwest Quarter of the Northeast Quarter, 700.00 feet to the Point of Beginning of said Line "B"; thence South 89 degrees 05 minutes 45 seconds West, parallel with the North line of said Northwest Quarter of the Northeast Quarter, 328.66 feet to said East right-of-way line of State Trunk Highway No. 65 and said Line "B" there terminating.

Said hearing is conducted pursuant to Minnesota Statutes Chapter 412.851.

Dated: October 21, 2026

Dawnette Shimek, Deputy City Clerk

Posted at City Hall between the dates of October 20, 2026 and November 16, 2026.

Published in the Star Tribune on October 23, 2026 and October 30, 2026.

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

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

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

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

GUDMUNSEN LEROY J
PIN: 08-32-23-12-0005
17140 CHISHOLM ST NE
ANOKA, MN 55304

HENNUM DANIEL S
PIN: 08-32-23-13-0006
10209 JACKSON ST NE
BLAINE, MN 55434

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

JJO PROPERTIES LLC
PIN: 08-32-23-12-0003
16800 HWY 65
HAM LAKE, MN 55304

LOTS O LAND LLC
PIN: 08-32-23-12-0007
440 N BARRANCA AVE 2474
COVINA, CA 91723

LUTTERMAN DENNIS L
PIN: 08-32-23-12-0006
17160 CHISHOLM ST NE
ANOKA, MN 55304

NAK ENTERPRISES LLC
PIN: 08-32-23-21-0011
17210 ULYSSES ST NE
HAM LAKE, MN 55304

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

NEFF LEAH
PIN: 08-32-23-12-0008
17240 CHISHOLM ST NE
HAM LAKE, MN 55304

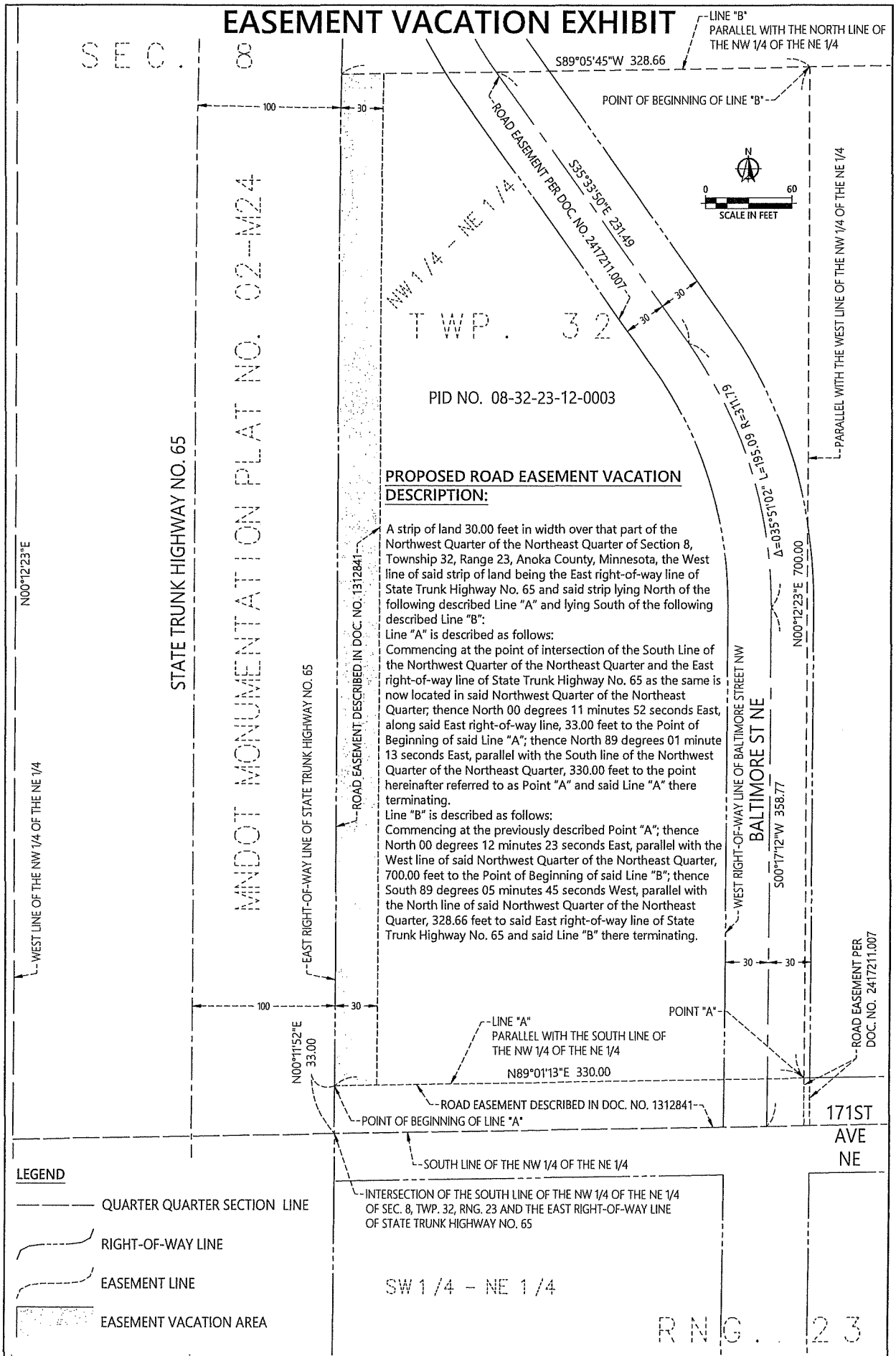
NORTHWEST REAL ESTATE LLC
PIN: 08-32-23-12-0021
17255 HIGHWAY 65 NE
HAM LAKE, MN 55304

VAN WHITE HOLDINGS LLC
PIN: 08-32-23-21-0012
1515 GLENWOOD AVE
MINNEAPOLIS, MN 55405

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

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EASEMENT VACATION EXHIBIT



PROPOSED ROAD EASEMENT VACATION DESCRIPTION:

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Line "B" is described as follows:

Commencing at the previously described Point "A"; thence North 00 degrees 12 minutes 23 seconds East, parallel with the West line of said Northwest Quarter of the Northeast Quarter, 700.00 feet to the Point of Beginning of said Line "B"; thence South 89 degrees 05 minutes 45 seconds West, parallel with the North line of said Northwest Quarter of the Northeast Quarter, 328.66 feet to said East right-of-way line of State Trunk Highway No. 65 and said Line "B" there terminating.

LEGEND

- QUARTER QUARTER SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EASEMENT VACATION AREA

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY: JAS
CHECKED BY: SMK

DATE	AMENDMENT DESC.

PREPARED FOR: CITY OF HAM LAKE
PROJECT #: 2026-11736

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Shawn M. Kupcho L.S. LIC. NO.: 49021 DATE: 08/11/2026

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Adopted by the City Council of the City of Ham Lake this 16th day of November, 2026.

_____
Brian Kirkham, Mayor

_____
Denise Webster, City Clerk

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PROPOSED ROAD EASEMENT VACATION DESCRIPTION:
That part of the Northwest Quarter of the Northeast Quarter of Section 8, Township 32, Range 23, Anoka County, Minnesota, described as follows:
Beginning at the point of intersection of the South line of said Northwest Quarter of the Northeast Quarter and the East right-of-way line of State Trunk Highway No. 65 as the same is now located in said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 11 minutes 52 seconds East, along said East right-of-way line, 33.00 feet; thence North 89 degrees 01 minute 13 seconds East, parallel with the South line of said Northwest Quarter of the Northeast Quarter, 274.32 feet to the westerly right-of-way line of Baltimore Street NE; thence South 00 degrees 17 minutes 12 seconds West, along said westerly right-of-way line, 33.00 feet to the South line of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 01 minute 13 seconds West along said South line, 274.27 feet to the Point of Beginning.

Said hearing is conducted pursuant to Minnesota Statutes Chapter 412.851.

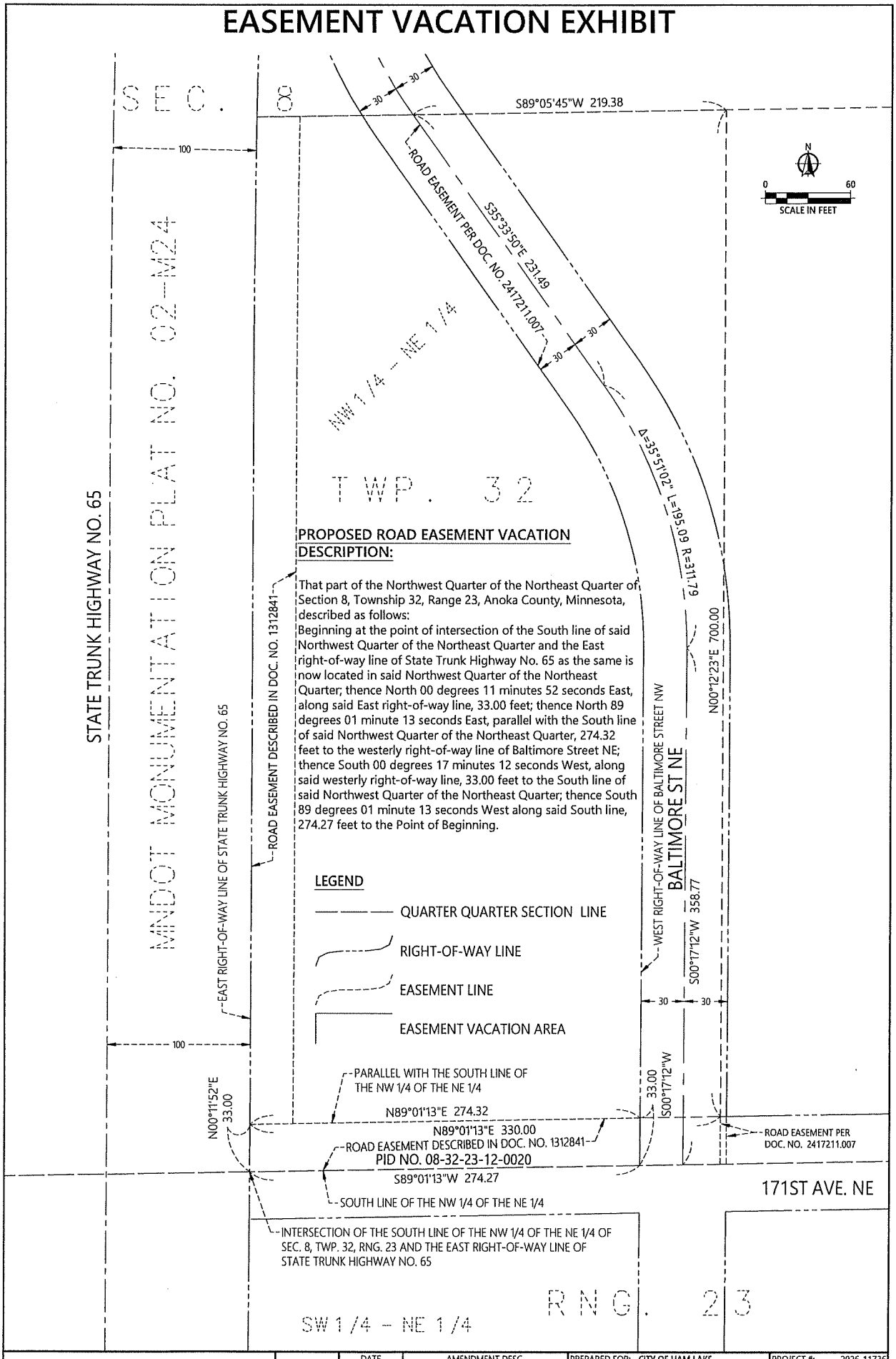
Dated: October 21, 2026

Dawnette Shimek, Deputy City Clerk

Posted at City Hall between the dates of October 20, 2026 and November 16, 2026.

Published in the Star Tribune on October 23, 2026 and October 30, 2026.

EASEMENT VACATION EXHIBIT



WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

DRAWN BY: JAS	DATE	AMENDMENT DESC.
CHECKED BY: SMK		

PREPARED FOR: CITY OF HAM LAKE | PROJECT #: 2026-11736

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Shawn M. Kupcho L.S. LIC. NO.: 49021 DATE: 08/11/2026

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

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

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

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

HENNUM DANIEL S
PIN: 08-32-23-13-0006
10209 JACKSON ST NE
BLAINE, MN 55434

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

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

JJO PROPERTIES LLC
PIN: 08-32-23-12-0003
16800 HWY 65
HAM LAKE, MN 55304

LOTS O LAND LLC
PIN: 08-32-23-12-0007
440 N BARRANCA AVE 2474
COVINA, CA 91723

LUTTERMAN DENNIS L
PIN: 08-32-23-12-0006
17160 CHISHOLM ST NE
ANOKA, MN 55304

NAK ENTERPRISES LLC
PIN: 08-32-23-21-0011
17210 ULYSSES ST NE
HAM LAKE, MN 55304

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

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

13

RESOLUTION NO. 26-XX

WHEREAS, a public hearing was held before the Ham Lake City Council on the 16th day of November 2026 at 6:01 p.m. to consider the proposed vacation of certain lands within the City of Ham Lake;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake, that the following described property be vacated;

PROPOSED DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTIONS:

That part of the drainage and utility easement as dedicated in the plat of MEADOW PARK according to the plat thereof, Anoka County, Minnesota, described as follows:

The northeasterly 10.00 feet of Lot 9, Block 2, MEADOW PARK, except the North 10.00 thereof.

AND

The northwesterly 10.00 feet of Lot 8, Block 2, said MEADOW PARK.

AND

The southwesterly 10.00 feet of Lot 7, Block 2, said MEADOW PARK, except the West 10.00 thereof.

PROPOSED STREET VACATION DESCRIPTION:

That part of 163rd Lane NE and Isanti Street NE as dedicated in the plat of MEADOW PARK, according to the plat thereof, Anoka County, Minnesota, lying southeasterly of the following described line:

Commencing at the northwest corner of Lot 9, Block 2, said MEADOW PARK; thence South 87 degrees 27 minutes 49 seconds East, assumed bearing, along the North line of said Lot 9, a distance of 183.98 feet to the most northeasterly corner of said Lot 9 and the Point of Beginning of the line to be described; thence continue South 87 degrees 27 minutes 49 seconds East along the easterly extension of said North line of Lot 9, a distance of 0.75 feet; thence northeasterly 129.50 feet, along a tangential curve concave to the northwest, having a radius of 81.00 feet and a central angle of 91 degrees 36 minutes 15 seconds to the southerly extension of the West line of Lot 7, said Block 2; thence North 00 degrees 56 minutes 16 seconds East along said southerly extension, 0.75 feet to the southwesterly line

of said Lot 7 and said line there terminating. Reserving a public drainage and utility easement over, under and across the northwesterly 10.00 feet thereof.

Adopted by the City Council of the City of Ham Lake this 16th day of November, 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

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 November 16, 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 DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTIONS:

That part of the drainage and utility easement as dedicated in the plat of MEADOW PARK according to the plat thereof, Anoka County, Minnesota, described as follows:

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AND

The northwesterly 10.00 feet of Lot 8, Block 2, said MEADOW PARK.

AND

The southwesterly 10.00 feet of Lot 7, Block 2, said MEADOW PARK, except the West 10.00 thereof.

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Said hearing is conducted pursuant to Minnesota Statutes Chapter 412.851.

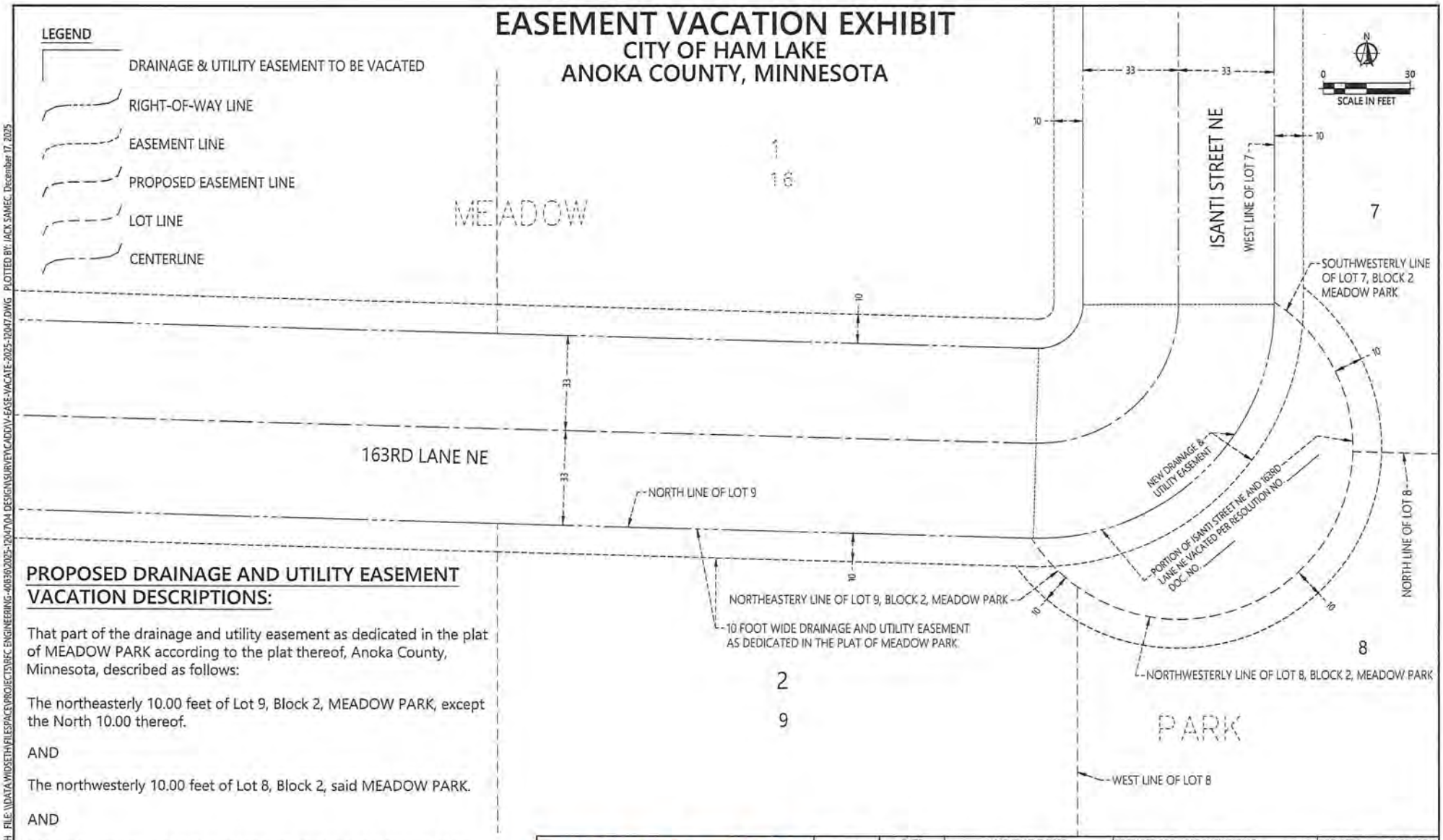
Dated: October 21, 2026

Dawnette Shimek, Deputy City Clerk

Posted at City Hall between the dates of October 20, 2026 and November 16, 2026.

Published in the Star Tribune on October 23, 2026 and October 30, 2026.

EASEMENT VACATION EXHIBIT
CITY OF HAM LAKE
ANOKA COUNTY, MINNESOTA



PROPOSED DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTIONS:

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The northeasterly 10.00 feet of Lot 9, Block 2, MEADOW PARK, except the North 10.00 thereof.

AND

The northwesterly 10.00 feet of Lot 8, Block 2, said MEADOW PARK.

AND

The southwesterly 10.00 feet of Lot 7, Block 2, said MEADOW PARK, except the West 10.00 thereof.

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY: JAS
CHECKED BY: KLJ

DATE	AMENDMENT DESC.

PREPARED FOR: RFC ENGINEERING
PROJECT #: 2025-12047

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kelly L. Jordan LIC. NO.: 42648 DATE: 12/17/2025

© 2025 WIDSETH FILE: \\DATA\WIDSETH\FILESPACE\PROJECTS\RFC ENGINEERING-408360\2025-12047\04 DESIGN\SURVEY\CADD\V-EASE-VACATE-2025-12047.DWG PLOTTED BY: JACK SAMEC, December 17, 2025

STREET VACATION EXHIBIT
CITY OF HAM LAKE
ANOKA COUNTY, MINNESOTA

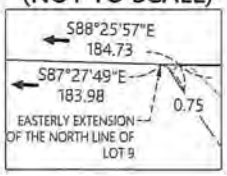


PROPOSED STREET VACATION DESCRIPTION:

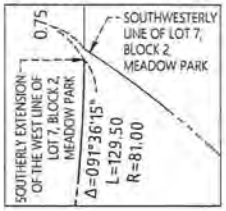
That part of 163rd Lane NE and Isanti Street NE as dedicated in the plat of MEADOW PARK, according to the plat thereof, Anoka County, Minnesota, lying southeasterly of the following described line:

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DETAIL 1
(NOT TO SCALE)



DETAIL 2
(NOT TO SCALE)



WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY:	DATE	AMENDMENT DESC.
JAS		
CHECKED BY: KLJ		

PREPARED FOR: RFC ENGINEERING — PROJECT #: 2025-12047

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kelly L. Jordan — LIC. NO.: 42648 — DATE: 12/19/2025

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AVERY 5160 | Easy Peel® Address Labels Bend along line to expose Pop-up Edge | Go to avery.com/templates Use Avery Template 5160

ANDERSON DENNIS M & PHYLLIS
PIN: 16-32-23-22-0022
16320 KENYON ST NE
ANOKA, MN 55304

ANDERSON MILTON R & KATH
PIN: 16-32-23-23-0011
1843 162ND LN NE
HAM LAKE, MN 55304

BOYER LEVI
PIN: 16-32-23-22-0001
16319 KENYON ST NE
HAM LAKE, MN 55304

BROWN, CATHERINE E
PIN: 16-32-23-23-0010
1863 162ND LN NE
HAM LAKE, MN 55304

EDMAN, PEGGY A
PIN: 16-32-23-22-0028
16325 ISANTI ST NE
HAM LAKE, MN 55304

FOSS DONALD MICHAEL
PIN: 16-32-23-22-0024
1928 164TH LN NE
HAM LAKE, MN 55304

GONSIOR KRISTY J
PIN: 16-32-23-22-0002
16329 KENYON ST NE
HAM LAKE, MN 55304

GREELER BRUCE S
PIN: 16-32-23-22-0030
1846 163RD LN NE
HAM LAKE, MN 55304

HAKALA WM H
PIN: 16-32-23-23-0009
1905 162ND LN NE
ANOKA, MN 55304

HOPPE, NATHAN E
PIN: 16-32-23-22-0031
1826 163RD LN NE
HAM LAKE, MN 55304

HOWE JOHN L & PEGGY E
PIN: 16-32-23-23-0001
16245 KENYON ST NE
ANOKA, MN 55304

HUNTINGTON SHANE D
PIN: 16-32-23-22-0027
16355 ISANTI ST NE
HAM LAKE, MN 55304

JOHNSON LAUREN
PIN: 16-32-23-22-0029
16317 ISANTI ST NE
ANDOVER, MN 55304

JOHNSON ROBERT A & MONAHAN
PIN: 16-32-23-22-0023
16330 KENYON ST NE
ANOKA, MN 55304

KNEELAND CRAIG J & SHARON L
PIN: 16-32-23-23-0008
1925 162ND LN NE
HAM LAKE, MN 55304

MORIARTY SEAN M & DEBORAH
PIN: 16-32-23-22-0017
1825 163RD LN NE
HAM LAKE, MN 55304

THOMAS MICHAEL D & EILEEN H
PIN: 16-32-23-22-0015
16350 ISANTI ST NE
ANOKA, MN 55304

TORKELSON JEFF S & MICHELLE M
PIN: 16-32-23-22-0016
1845 163RD LN NE
HAM LAKE, MN 55304

18

Pat: avery.com/patents | Étiquettes d'adresse Easy Peel® Repliez à la hachure afin de revéler le rebord Pop-up | Allez à avery.ca/gabarits Utilisez le Gabarit Avery 5160

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@hamlakemn.gov

CITY OF HAM LAKE
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES
MONDAY, NOVEMBER 2, 2026

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, November 2, 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, Al Parranto and Mike Van Kirk

MEMBERS ABSENT: Councilmember Andrew Hallberg

OTHERS PRESENT: Deputy City Clerk, Dawnette Shimek, and Finance Director Andrea Murff

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 October 19, 2026
4.2 Approval of claims in the amount of $228,748.36
4.3 Approval of scheduling the Board of Canvass for Thursday, November 12, 2026 at 7:30 a.m.
4.4 Approval of accepting McGlover Farms/15155 University Avenue NE project and commencing the one-year warranty period
4.5 Approval of Resolution No. 26-49 accepting a donation from the Ham Lake Chamber of Commerce
4.6 Approval of the contract with Embedded Systems for the maintenance and monitoring of the radio equipment for the outdoor warning sirens
4.7 Approval of the Snow Plow/Ice Control Policy for the 2026-2027 season
4.8 Approval of the 2027 Residential Recycling Agreement with Anoka County

Motion by Van Kirk, seconded by Parranto, 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

7.1 Finance Director Andrea Murff, 3rd Quarter Financial Report

Finance Director Murff gave the financial report for the 3rd Quarter of 2026. Finance Director Murff reported on the Overall Cash Position by Fund increased by approximately $483,00 from December 31, 2025. Finance Director Murff stated the increase was mostly due to receiving Minnesota State Aid for road projects and transfers from the General Fund to the Capital Equipment Funds and Revolving Street Fund. Finance Director Murff stated the overall General Fund expenditures were coming in under budget through September 30, 2026, due to an open position and less engineering and attorney fees in the Planning Department, not yet paying for annual support fees for PermitWorks software, and less activity in Public Works and the Parks Department. Finance Director Murff stated that General Fund revenues were not meeting expectations for 3rd Quarter 2026 due to timing of the tax settlement. Finance Director Murff stated General Fund cash was on target to where it has been in previous years. The City Council thanked Finance Director Murff.

8.0 CITY ATTORNEY – None

9.0 CITY ENGINEER – None

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

11.1 Committee Reports – None

11.2 Announcements and future agenda items – None

Motion by Van Kirk, seconded by Parranto, to adjourn the City Council meeting at 6:10 p.m. All present in favor, motion carried.

_____

Dawnette Shimek, Deputy City Clerk

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@hamlakemn.gov

CITY OF HAM LAKE
CITY COUNCIL BUDGET WORKSHOP MINUTES
MONDAY, NOVEMBER 2, 2026

The Ham Lake City Council met for a budget workshop meeting on Monday, November 2, 2026 at 5:30 p.m. in the Conference Room 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, Al Parranto, and Mike Van Kirk

MEMBERS ABSENT: Councilmember Andrew Hallberg

OTHERS PRESENT: Finance Director, Andrea Murff

1.0 Call to Order
Mayor Kirkham called the meeting to order at 5:30 p.m.

2.0 Discussion of the Proposed 2027 Proposed Budget and CIP Review
Finance Director Murff explained the budget had a decrease of roughly $99,920 due to a phased retirement, reduction in blacktop maintenance funding, and right-of-way-permit fees from engineering. Finance Director Murff then offered two options of a 4.5 percent levy increase that would put $67,680 back into reserves or 3.5 percent levy increase that would use $1,120 of reserves to fund it. **It was the consensus of the City Council to have the presented 2027 Budget reflect the 3.5 percent levy increase.**

3.0 Discussion of the 2027 Law Enforcement Contract
The City Council discussed the 2027 Anoka County Sheriff's Law Enforcement Contract and its increase from 2026. **It was the consensus of the City Council to meet with Sheriff Wise before approving the 2027 Anoka County Sheriff's Contract.**

Motion by Kirkham, seconded by Parranto, to adjourn the meeting at 5:48 p.m. All present in favor, motion carried.

_____
Andrea Murff, Finance Director

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@hamlakemn.gov

CITY OF HAM LAKE
BOARD OF CANVASS
AND
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MEETING
NOVEMBER 12, 2026

The City Council of the City of Ham Lake met as a Board of Canvass and a special Council meeting on Wednesday, November 12, 2026 at 7:00 am at the Ham Lake City Hall, 15544 Central Avenue NE, Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Jim Doyle and Al Parranto

MEMBERS ABSENT: Councilmembers Hallberg and Van Kirk

OTHERS PRESENT: Deputy City Clerk, Dawnette Shimek

1.0 CALL TO ORDER – 7:00 A.M.
Mayor Kirkham called the meeting to order and the Pledge of Allegiance was recited by all in attendance.

2.0 PUBLIC COMMENT – None

3.0 BOARD OF CANVASS
The Council reviewed the election results from the November 3, 2026 General Election. The Abstract of Votes Cast in the Precincts of the City of Ham Lake as compiled from the official returns is attached and made a part of these minutes.

Motion by Kirkham, seconded by Doyle, to accept the election return and to declare Al Parranto and Robb Willman as Councilmembers for four-year terms. All present in favor, motion carried.

Motion by Kirkham, seconded by Doyle, to accept the election return and to declare Jim Doyle as Mayor for a four-year term. All present in favor, motion carried.

Motion by Doyle, seconded by Kirkham, to adjourn the meeting at 7:02 a.m. All present in favor, motion carried.

_____
Dawnette Shimek, Deputy City Clerk

CITY OF HAM LAKE
CLAIMS SUBMITTED TO COUNCIL
November 16, 2026

CITY OF HAM LAKE

EFTS, CHECKS, AND BANK DRAFTS		**11/02/26 - 11/16/26**	
EFT	**# 2684 - 2700**	$	86,913.51
REFUND CHECKS	**# 68653 - 68654**	$	2,650.00
CHECKS	**# 68655 - 68692**	$	83,508.02
BANK DRAFTS	**DFT0003168 - DFT0003174**	$	31,813.64
TOTAL EFTS, CHECKS, AND BANK DRAFTS		$	204,885.17
PAYROLL CHECKS			
11-13-26 ELECTION	**Direct Deposits**	$	10,648.23
11/13/26	**Direct Deposits**	$	41,796.08
TOTAL PAYROLL CHECKS		$	52,444.31
VOID CHECKS			
CHECKS		$	-
ZERO CHECKS	**# 68666-68667, 68679**	$	-
ZERO EFT	**# 2697**	$	-
BANK DRAFT NOT USED		$	-
TOTAL VOIDS		$	-
TOTAL OF ALL PAYMENTS		$	257,329.48

APPROVED BY THE HAM LAKE CITY COUNCIL THIS 16TH DAY OF NOVEMBER 2026

_____
MAYOR

_____
COUNCILMEMBER

_____
COUNCILMEMBER

_____
COUNCILMEMBER

_____
COUNCILMEMBER

Refund Check Register

City of Ham Lake, MN

Packet: ARPKT01904 - 11/04/26 TRUST REFUNDS

Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00740	MIHAI MOSCOVICI	11/4/2026	68653	2,500.00
00898	ALYSSA ELLSON	11/4/2026	68654	150.00
			Total Refund Amount:	2,650.00

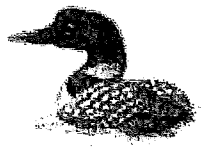
Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	2,650.00
Revenue Totals:	2,650.00

General Ledger Distribution

Posting Date: 11/04/2026

	Account Number	Account Name		Posting Amount	IFT
Fund:	890 - TRUST FUND				
	890-10101	Cash-claim on pooled cash		-2,650.00	Yes
	890-11501	Misc receivables		2,650.00	
			890 Total:	0.00	
Fund:	999 - POOLED CASH				
	999-10100	Pooled Cash		-2,650.00	
	999-20702	Due to other funds		2,650.00	Yes
			999 Total:	0.00	
			Distribution Total:	0.00	



City of Ham Lake, MN

Check Register

Packet: APPKT02568 - NOV HAM LAKER PERMIT POSTAGE

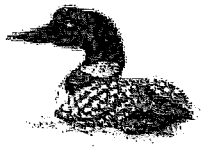
By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-A/P BANK						
USPOSTMASTER	US POSTMASTER	10/28/2026	Bank Draft	0.00	1,657.34	DFT0003168

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number		Account Name	Project Account Key	Item Description	Dist Amount
2026-11	Invoice	10/28/2026	NOV HAM LAKER POSTAGE	0.00	1,657.34
211-41704-2120		Postage		NOV HAM LAKER POSTAGE	1,657.34

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	1,657.34
EFT's	0	0	0.00	0.00
	1	**1**	**0.00**	**1,657.34**



City of Ham Lake, MN

Council Approval List

By (None)

Payment Dates 11/3/2026 - 11/16/2026

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2684	ACCESS	OCT SHREDDING	Waste management & recycli	231-43601-3630	192.08
2685	BERGLUND, BAUMGARTNER,	10/19/26 COUNCIL MEETING	Attorney	100-41101-3110	276.12
2685	BERGLUND, BAUMGARTNER,	HERITAGE PARK DAMAGE	Attorney	100-41101-3110	52.45
2685	BERGLUND, BAUMGARTNER,	10/5/26 COUNCIL MEETING	Attorney	100-41101-3110	223.67
2685	BERGLUND, BAUMGARTNER,	TOWER #4 CONTRACT	Attorney	100-41401-3110	209.79
2685	BERGLUND, BAUMGARTNER,	17456 DURANT ST CODE ENF	Attorney	100-42401-3110	507.01
2685	BERGLUND, BAUMGARTNER,	2027 SCORE CONTRACT	Attorney	231-43601-3110	507.01
2685	BERGLUND, BAUMGARTNER,	CSAH 17 N BROADWAY	Attorney	431-43301-3110	361.33
2685	BERGLUND, BAUMGARTNER,	CROSSTOWN SHOPPING CENT	Attorney	431-43301-3110	99.07
2685	BERGLUND, BAUMGARTNER,	05-32-23-43-0001 PERM& TE	Attorney	431-43301-3110	116.56
2685	BERGLUND, BAUMGARTNER,	RELIEF AUTO (#928)	Attorney	890-90001-3110	34.97
2685	BERGLUND, BAUMGARTNER,	NORTH METRO CUP (#763)	Attorney	890-90001-3110	52.45
2685	BERGLUND, BAUMGARTNER,	ELWELL FARMS 2ND (#749)	Attorney	890-90001-3110	262.20
2685	BERGLUND, BAUMGARTNER,	ELWELL FARMS 2ND - CLUBH	Attorney	890-90001-3110	327.75
2685	BERGLUND, BAUMGARTNER,	OCT PROSECUTIONS	Attorney	100-41501-3110	7,102.73
2686	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-43101-2210	118.81
2686	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-44101-2210	87.06
2686	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-43101-2210	118.81
2686	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-44101-2210	87.06
2686	CINTAS CORP	PW - DISINFECT SERVICE	Safety supplies	100-43101-2240	8.03
2686	CINTAS CORP	CITY HALL - DISINFECT SERVIC	Safety supplies	100-41701-2240	8.03
2686	CINTAS CORP	LION'S PARK - DISINFECT SERV	Safety supplies	100-44101-2240	8.03
2686	CINTAS CORP	HL BALLFIELDS - DISINFECT SE	Safety supplies	100-44101-2240	8.03
2686	CINTAS CORP	HL PARK BUILDING - DISINFEC	Safety supplies	100-44101-2240	8.03
2686	CINTAS CORP	FIRE #3 - DISINFECT SERVICE	Safety supplies	100-42201-2240	8.03
2686	CINTAS CORP	FIRE #2 - DISINFECT SERVICE	Safety supplies	100-42201-2240	8.03
2686	CINTAS CORP	SR CTR - DISINFECT SERVICE	Safety supplies	100-44201-2240	8.03
2687	DENISE WEBSTER	NORTH METRO TV 1/16, 2/3,	Mileage	100-41201-3960	45.68
2687	DENISE WEBSTER	LOCAL GOV'T OFFICIALS MEET	Mileage	100-41201-3960	5.66
2687	DENISE WEBSTER	ANOKA COUNTY - ELECTIONS	Mileage	100-41302-3960	18.13
2687	DENISE WEBSTER	CODE VIOLATION MILEAGE 2/	Mileage	100-42401-3960	29.00
2688	GRAINGER	SAFETY LABELS	Safety supplies	100-43101-2240	19.60
2689	GREATAMERICA FINANCIAL SE	MONTH MAILING MACHINE L	Equipment rentals	100-41701-3320	160.95
2690	HOTSY MINNESOTA	NOZZLES & WAND	Building repair & maintenanc	100-43104-2310	162.82
2691	JIM KAPPELHOFF	ELECTION MILEAGE	Mileage	100-41302-3960	82.65
2692	KILLMER ELECTRIC CO INC	SIGNAL REPAIR	Equipment repair & maintena	100-43401-3440	330.50
2693	LITTLE FALLS MACHINE INC	#59 WING CLEVISES & PINS	Vehicle parts & supplies	100-43101-2340	158.60
2694	NICOLE WHEELER	ELECTION MILEAGE	Mileage	100-41302-3960	171.10
2695	O'REILLY AUTOMOTIVE STORE	MEGACRIMPS, SAFETY GLASS	Operating supplies	100-43101-2290	329.15
2695	O'REILLY AUTOMOTIVE STORE	3RD QTR BATTERY REBATE (#9	Vehicle parts & supplies	100-43101-2340	-20.00
2695	O'REILLY AUTOMOTIVE STORE	3RD QTR BATTERY REBATE (U	Vehicle parts & supplies	100-43101-2340	-10.00
2696	RFC ENGINEERING, INC.	JACKSON, MCKAY - 154TH	Engineering	431-43301-3135	138.65
2696	RFC ENGINEERING, INC.	MEADOW PARK RECONSTRUC	Engineering	431-43301-3135	35.00
2696	RFC ENGINEERING, INC.	CROSSTOWN BUSINESS PARK	Engineering	262-46101-3135	504.54
2696	RFC ENGINEERING, INC.	CROSSTOWN SHOPPING CENT	Engineering	431-43301-3135	29,185.40
2696	RFC ENGINEERING, INC.	143RD AVENUE	Engineering	431-43301-3135	398.34
2696	RFC ENGINEERING, INC.	W FRONT RD S OF CONSTANC	Engineering	431-43301-3135	15,576.30
2696	RFC ENGINEERING, INC.	COUNCIL MEETING	Engineering	100-41101-3135	155.96
2696	RFC ENGINEERING, INC.	CITY CODE UPDATE	Engineering	100-41102-3135	499.05
2696	RFC ENGINEERING, INC.	PLANNING/POTENTIAL DEVEL	Engineering	100-41601-3135	467.87
2696	RFC ENGINEERING, INC.	PLANNING COMMISSION MEE	Engineering	100-41601-3135	93.57
2696	RFC ENGINEERING, INC.	BASE MAP	Engineering	100-41601-3135	15.60
2696	RFC ENGINEERING, INC.	9927 ANDOVER BLVD MPCA C	Engineering	100-42401-3135	15.60
2696	RFC ENGINEERING, INC.	HAM LAKE BUILDING PERMIT	Engineering	100-42401-3135	62.39

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2696	RFC ENGINEERING, INC.	L23 B3 ELWELL FARMS DEVIAT	Engineering	100-42401-3135	155.95
2696	RFC ENGINEERING, INC.	HAM LAKE PARK DNR BOARD	Engineering	100-44101-3135	31.19
2696	RFC ENGINEERING, INC.	HAM LAKE AS LGU-WCA	Engineering	233-43201-3135	187.15
2696	RFC ENGINEERING, INC.	HAM LAKE AS LGU-WCA	Engineering	233-43201-3135	187.14
2696	RFC ENGINEERING, INC.	CSAH 116/TH65/BUNKER LAK	Engineering	431-43301-3135	561.45
2696	RFC ENGINEERING, INC.	CSAH 116/NAPLES ROUNDAB	Engineering	431-43301-3135	46.79
2696	RFC ENGINEERING, INC.	LEXINGTON, BUNKER - CONST	Engineering	431-43301-3135	436.66
2696	RFC ENGINEERING, INC.	IVM CUSTOM CONSTRUCTIO	Engineering	431-43301-3135	265.12
2696	RFC ENGINEERING, INC.	CSAH 17 N OF CSAH 18	Engineering	431-43301-3135	374.29
2696	RFC ENGINEERING, INC.	CSAH 116, CSAH 52 - NAPLES	Engineering	431-43301-3135	15.60
2696	RFC ENGINEERING, INC.	2026 JEFFERSON STREET - TR	Engineering	431-43301-3135	405.47
2696	RFC ENGINEERING, INC.	2027 REHAB	Engineering	431-43301-3135	561.42
2696	RFC ENGINEERING, INC.	HIDDEN FOREST EAST PARK -	Engineering	440-44103-3135	2,655.11
2696	RFC ENGINEERING, INC.	ISANTI READY MIX - SWEDISH	Engineering	890-90001-3135	717.38
2696	RFC ENGINEERING, INC.	HARMONY ESTATES 4TH (922)	Engineering	890-90001-3135	814.16
2696	RFC ENGINEERING, INC.	ELWELL FARMS 2ND (749)	Engineering	890-90001-3135	403.73
2696	RFC ENGINEERING, INC.	ELWELL COMMERCIAL PARK (	Engineering	890-90001-3135	383.30
2696	RFC ENGINEERING, INC.	ELWELL FARMS 3RD (865)	Engineering	890-90001-3135	1,049.05
2696	RFC ENGINEERING, INC.	KOHLER FARMS (649)	Engineering	890-90001-3135	1,429.10
2696	RFC ENGINEERING, INC.	ACRE HILLS (935)	Engineering	890-90001-3135	639.40
2696	RFC ENGINEERING, INC.	SWEDISH CHAPEL ESTATES (44	Engineering	890-90001-3135	1,589.09
2696	RFC ENGINEERING, INC.	ELWELL FARMS CLUBHOUSE (	Engineering	890-90001-3135	31.20
2696	RFC ENGINEERING, INC.	L3B1 CITROWSKE LOT SPLIT (6	Engineering	890-90001-3135	46.79
2696	RFC ENGINEERING, INC.	ALLSTATE (558)	Engineering	890-90001-3135	109.17
2696	RFC ENGINEERING, INC.	HARMONY ESTATES 3RD (795)	Engineering	890-90001-3135	121.70
2696	RFC ENGINEERING, INC.	15155 UNIVERSITY AVE LOT LI	Engineering	890-90001-3135	123.12
2696	RFC ENGINEERING, INC.	SOLID ROCK (888)	Engineering	890-90001-3135	124.80
2696	RFC ENGINEERING, INC.	ENTSMINGER ESTATES (565)	Engineering	890-90001-3135	134.44
2696	RFC ENGINEERING, INC.	ELWELL FARMS WETLAND MI	Engineering	890-90001-3135	62.39
2696	RFC ENGINEERING, INC.	HOGDAL ESTATES OUTLOT A F	Engineering	890-90001-3135	236.58
2696	RFC ENGINEERING, INC.	L1B2 ENTERPRISE PLAZA 2ND	Engineering	890-90001-3135	280.83
2696	RFC ENGINEERING, INC.	ELWELL FARMS EXPANSION (9	Engineering	890-90001-3135	296.35
2696	RFC ENGINEERING, INC.	ELWELL FARMS (585)	Engineering	890-90001-3135	1,820.48
2696	RFC ENGINEERING, INC.	BLUEGRASS ESTATES 3RD (235	Engineering	890-90001-3135	389.89
2696	RFC ENGINEERING, INC.	E. LAKE NETTA, CONSTANCE -	Engineering	431-43301-3135	1,153.06
2696	RFC ENGINEERING, INC.	GROUP PERMIT BILLING	Engineering - ROW	100-43501-3135	6,172.19
2696	RFC ENGINEERING, INC.	CROSSTOWN BUSINESS PARK	Engineering	262-46101-3135	14.96
2696	RFC ENGINEERING, INC.	CROSSTOWN SHOPPING CENT	Engineering	431-43301-3135	22.44
2696	RFC ENGINEERING, INC.	143RD AVENUE ROW2025-07	Engineering	431-43301-3135	14.96
2696	RFC ENGINEERING, INC.	143RD AVENUE ROW2025-09	Engineering	431-43301-3135	14.96
2696	RFC ENGINEERING, INC.	CROSSTOWN SHOPPING CENT	Engineering	431-43301-3135	7.48
2696	RFC ENGINEERING, INC.	MSA GROUP BILLING	Engineering	431-43301-3135	693.26
2698	STAR TRIBUNE MEDIA COMPA	MEADOW PARK - EASEMENT	Legal notices/publications/bid	100-41101-3950	274.92
2698	STAR TRIBUNE MEDIA COMPA	CROSSTOWN BUSINESS PARK	Legal notices/publications/bid	100-41101-3950	243.32
2698	STAR TRIBUNE MEDIA COMPA	CROSSTOWN BUSINESS PARK	Legal notices/publications/bid	100-41101-3950	224.36
2698	STAR TRIBUNE MEDIA COMPA	CROSSTOWN BUSINESS PARK	Legal notices/publications/bid	100-41101-3950	189.60
2698	STAR TRIBUNE MEDIA COMPA	ELECTION	Legal notices/publications/bid	100-41302-3950	126.40
2698	STAR TRIBUNE MEDIA COMPA	PUBLIC ACCURACY	Legal notices/publications/bid	100-41302-3950	26.86
2698	STAR TRIBUNE MEDIA COMPA	ROADSTAR CUP (930)	Legal notices/publications/bid	890-90001-3950	58.46
2698	STAR TRIBUNE MEDIA COMPA	RELIEF AUTO CUP (928)	Legal notices/publications/bid	890-90001-3950	56.88
2699	UNLIMITED SUPPLIES INC	CARRIAGE BOLTS, AAA BATTE	Operating supplies	100-43101-2290	267.67
2700	WRUCK SEWER & PORTABLE	GRANT PARK TOILET RENTAL	Rentals-other	100-44101-3390	50.00
2700	WRUCK SEWER & PORTABLE	CONSTANCE ESTATES PARK TO	Rentals-other	100-44101-3390	50.00
2700	WRUCK SEWER & PORTABLE	SODERVILLE PARK TOILET REN	Rentals-other	100-44101-3390	54.00
2700	WRUCK SEWER & PORTABLE	LARSON'S HERITAGE OAKS TOI	Rentals-other	100-44101-3390	50.00
2700	WRUCK SEWER & PORTABLE	SBAA SODERVILLE PARK TOILE	Rentals-other	100-44101-3390	54.00
2700	WRUCK SEWER & PORTABLE	TENNIS COURT TOILET RENTA	Rentals-other	100-44101-3390	168.00
2700	WRUCK SEWER & PORTABLE	LION'S PARK PLAYGROUND TO	Rentals-other	100-44101-3390	82.16
2700	WRUCK SEWER & PORTABLE	LION'S PARK TOILET RENTALS	Rentals-other	100-44101-3390	158.00
2700	WRUCK SEWER & PORTABLE	SBAA LION'S PARK TOILET REN	Rentals-other	100-44101-3390	158.00

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2700	WRUCK SEWER & PORTABLE	SBAA HAM LAKE BALL FIELD T	Rentals-other	100-44101-3390	39.50
2700	WRUCK SEWER & PORTABLE	HAM LAKE BOAT LANDING TO	Rentals-other	100-44101-3390	79.00
2700	WRUCK SEWER & PORTABLE	HAM LAKE BALL FIELD TOILET	Rentals-other	100-44101-3390	39.50
2700	WRUCK SEWER & PORTABLE	BLUEGRASS ESTATES TOILET R	Rentals-other	100-44101-3390	50.00
2700	WRUCK SEWER & PORTABLE	PINGER'S PARK TOILET RENTA	Rentals-other	100-44101-3390	25.00
2700	WRUCK SEWER & PORTABLE	SBAA PATRICIA'S WILDERNESS	Rentals-other	100-44101-3390	25.00
2700	WRUCK SEWER & PORTABLE	PATRICIA'S WILDERNESS TOILE	Rentals-other	100-44101-3390	25.00
2700	WRUCK SEWER & PORTABLE	SBAA TWIN BIRCH PARK TOILE	Rentals-other	100-44101-3390	25.00
2700	WRUCK SEWER & PORTABLE	TWIN BIRCH PARK TOILET REN	Rentals-other	100-44101-3390	25.00
2700	WRUCK SEWER & PORTABLE	SBAA WISEN'S PARK TOILET R	Rentals-other	100-44101-3390	25.00
2700	WRUCK SEWER & PORTABLE	WISEN'S PARK TOILET RENTAL	Rentals-other	100-44101-3390	25.00
2700	WRUCK SEWER & PORTABLE	SBAA PINGER'S PARK TOILET R	Rentals-other	100-44101-3390	25.00
68655	ACE SOLID WASTE INC	NOV ORGANICS	Waste management & recycli	231-43601-3630	423.46
68656	AKER DOOR SALES INC	SR CTR GARAGE DOOR REPAIR	Building repair & maintenanc	100-44202-3420	586.00
68656	AKER DOOR SALES INC	PW GARAGE DOORS - SEAL RE	Building repair & maintenanc	100-43104-3420	534.00
68656	AKER DOOR SALES INC	CURVED DOOR ARM KIT	Building repair & maintenanc	100-43104-2310	21.00
68657	ALEX AIR APPARATUS 2 LLC	FIRE #2 ANNUAL AIR COMPRE	Equipment repair & maintena	100-42201-3440	1,329.76
68657	ALEX AIR APPARATUS 2 LLC	FIRE #3 ANNUAL AIR COMPRE	Equipment repair & maintena	100-42201-3440	1,021.12
68658	ANOKA CONSERVATION DISTR	TWIN BIRCH TURRETS	Street supplies	431-43301-2330	5,700.00
68659	ANOKA COUNTY PROPERTY	ELWELL FARMS L22 & 23 B3 E	Filing fees	890-90001-3980	46.00
68660	AT&T MOBILITY/FIRSTNET	OCT SURFACE PRO TABLETS	Phones/radios/pagers	100-42201-3210	198.65
68661	BLUE CROSS BLUE SHIELD OF	DEC VISION	Vision Insurance	100-21715	42.38
68662	CENTERPOINT ENERGY	CITY HALL	Natural gas	100-41702-3620	106.24
68662	CENTERPOINT ENERGY	FIRE #1	Natural gas	100-42202-3620	32.54
68662	CENTERPOINT ENERGY	FIRE #2	Natural gas	100-42202-3620	29.82
68662	CENTERPOINT ENERGY	PW	Natural gas	100-43104-3620	80.41
68662	CENTERPOINT ENERGY	H.L. PARK PAVILION	Natural gas	100-44102-3620	22.03
68662	CENTERPOINT ENERGY	H.L. PARK BUILDING	Natural gas	100-44102-3620	116.04
68662	CENTERPOINT ENERGY	SR CENTER	Natural gas	100-44202-3620	57.20
68663	CITY OF COLUMBUS	SEPT SIGNAL LEXINGTON & B	Electricity	100-43401-3610	26.54
68664	COMCAST BUSINESS-INTERNE	NOV FIRE #3 INTERNET	Internet	100-42201-3220	372.76
68665	CONNEXUS ENERGY	CITY HALL	Electricity	100-41702-3610	962.29
68665	CONNEXUS ENERGY	GARAGE	Electricity	100-41702-3610	41.94
68665	CONNEXUS ENERGY	CITY SIGN	Electricity	100-41703-3610	174.57
68665	CONNEXUS ENERGY	SOUTH WELCOME	Electricity	100-41703-3610	17.80
68665	CONNEXUS ENERGY	FIRE #2	Electricity	100-42202-3610	214.35
68665	CONNEXUS ENERGY	FIRE #3	Electricity	100-42202-3610	307.66
68665	CONNEXUS ENERGY	FIRE #1	Electricity	100-42202-3610	431.83
68665	CONNEXUS ENERGY	SIRENS	Electricity	100-42302-3610	70.20
68665	CONNEXUS ENERGY	PW	Electricity	100-43104-3610	878.97
68665	CONNEXUS ENERGY	STREET LIGHTS #1	Electricity	100-43401-3610	26.14
68665	CONNEXUS ENERGY	LEXINGTON/CROSSTOWN SIG	Electricity	100-43401-3610	54.06
68665	CONNEXUS ENERGY	RADISSON/BUNKER SIGNALS	Electricity	100-43401-3610	83.87
68665	CONNEXUS ENERGY	CROSSTOWN/HWY 65 SIGNAL	Electricity	100-43401-3610	85.17
68665	CONNEXUS ENERGY	HWY 65/ANDOVER BLVD SIGN	Electricity	100-43401-3610	89.35
68665	CONNEXUS ENERGY	HWY 65/BUNKER SIGNALS	Electricity	100-43401-3610	93.26
68665	CONNEXUS ENERGY	HWY 65/CONSTANCE SIGNALS	Electricity	100-43401-3610	124.04
68665	CONNEXUS ENERGY	BUNKER/LEXINGTON SIGNALS	Electricity	100-43401-3610	72.52
68665	CONNEXUS ENERGY	STREET LIGHTS #2	Electricity	100-43401-3610	305.71
68665	CONNEXUS ENERGY	BUNKER/JEFFERSON SIGNALS	Electricity	100-43401-3610	75.58
68665	CONNEXUS ENERGY	HAM LAKE PARK	Electricity	100-44101-3610	164.63
68665	CONNEXUS ENERGY	SODERVILLE PARK	Electricity	100-44101-3610	40.81
68665	CONNEXUS ENERGY	SODERVILLE PARK WELL	Electricity	100-44101-3610	18.98
68665	CONNEXUS ENERGY	HAM LAKE WELL	Electricity	100-44101-3610	37.50
68665	CONNEXUS ENERGY	HAM LAKE AERATOR	Electricity	100-44101-3610	16.50
68665	CONNEXUS ENERGY	LION'S PARK CONCESSION	Electricity	100-44102-3610	48.97
68665	CONNEXUS ENERGY	LION'S PARK PAVILION	Electricity	100-44102-3610	162.47
68665	CONNEXUS ENERGY	HAM LAKE PARK BUILDING	Electricity	100-44102-3610	152.66
68665	CONNEXUS ENERGY	HAM LAKE PARK SHELTER	Electricity	100-44102-3610	22.50
68665	CONNEXUS ENERGY	HAM LAKE PARK CONCESSION	Electricity	100-44102-3610	75.97

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68665	CONNEXUS ENERGY	SR CENTER	Electricity	100-44202-3610	518.16
68665	CONNEXUS ENERGY	STREET LIGHTS	Electricity	232-43701-3610	5,470.90
68668	DEHN OIL CO	300 GAL DIESEL	Fuel	100-43101-2230	1,572.96
68668	DEHN OIL CO	206.10 GAL GASOLINE	Fuel	100-43101-2230	742.91
68669	DOUGLAS-KERR UNDERGROU	143RD AVENUE	Contractors	431-43301-3810	28,773.78
68670	ESCAPE FIRE	HIGH WATER ALARM SERVICI	Building repair & maintenanc	100-43104-3420	620.00
68671	FIRE INSTRUCTION & RESCUE	SEARCH & RESCUE	Training/conferences/schools	100-42201-3510	650.00
68672	FLEETPRIDE	#90 HYDRAULIC FILTER	Vehicle parts & supplies	100-43101-2340	5.55
68672	FLEETPRIDE	#81 FUEL/WATER SEPARATOR	Vehicle parts & supplies	100-43101-2340	17.84
68672	FLEETPRIDE	#54 LUBE ELEMENT, CENTRIF	Vehicle parts & supplies	100-43101-2340	36.78
68672	FLEETPRIDE	#90 FUEL FILTER	Vehicle parts & supplies	100-43101-2340	54.29
68673	FORUM COMMUNICATIONS P	NOV HAM LAKER	Printing	211-41704-3970	680.39
68674	LEPAGE & SONS INC	10/19 YARDWASTE	Waste management & recycli	231-43601-3630	462.00
68674	LEPAGE & SONS INC	YARDWASTE	Waste management & recycli	231-43601-3630	462.00
68675	LINCOLN NATIONAL LIFE INSU	DEC LT DISABILITY	STD/LTD	100-21713	904.35
68676	MARTIN MARIETTA MATERIAL	1.04 TN ASPHALT MIX	Street repair & maintenance s	100-43101-2330	79.87
68677	MENARDS-BLAINE	LION'S PARK OR HOCKEY RINK	Operating supplies	100-44101-2290	67.80
68677	MENARDS-BLAINE	HOCKEY RINK TREATED BOAR	Operating supplies	100-44101-2290	198.50
68677	MENARDS-BLAINE	OUTLET SUPPLIES	Building repair & maintenanc	100-43104-2310	32.85
68677	MENARDS-BLAINE	HAM LAKE PARK BRIDGE REPA	Capital assets	100-44101-5110	982.30
68677	MENARDS-BLAINE	MAIL BOXES	Operating supplies	100-43102-2290	199.90
68677	MENARDS-BLAINE	PLOW STAKES	Operating supplies	100-43102-2290	91.89
68677	MENARDS-BLAINE	BRIDGE REPAIR TREATED BOA	Capital assets	100-44101-5110	826.98
68677	MENARDS-BLAINE	BRIDGE REPAIR BOARDS	Capital assets	100-44101-5110	476.40
68677	MENARDS-BLAINE	WOOD LATH - PLOW STAKES	Operating supplies	100-43102-2290	51.96
68678	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41201-2510	47.53
68678	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41301-2510	37.43
68678	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41401-2510	64.75
68678	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41601-2510	27.33
68678	METRO - INET	PHONES	Phones/radios/pagers	100-41701-3210	106.84
68678	METRO - INET	IT SUPPORT	Computer & software support	100-41707-3120	3,751.60
68678	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-42201-2510	64.75
68678	METRO - INET	IT SUPPORT	Computer & software support	100-42201-3120	1,612.16
68678	METRO - INET	PHONES	Phones/radios/pagers	100-42201-3210	44.52
68678	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-42401-2510	112.28
68678	METRO - INET	IT SUPPORT	Computer & software support	100-42401-3120	980.96
68678	METRO - INET	PHONES	Phones/radios/pagers	100-42401-3210	53.42
68678	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-43101-2510	26.93
68678	METRO - INET	IT SUPPORT	Computer & software support	100-43101-3120	995.28
68678	METRO - INET	PHONES	Phones/radios/pagers	100-43101-3210	26.71
68678	METRO - INET	PHONES	Phones/radios/pagers	100-44101-3210	8.90
68678	METRO - INET	PHONES	Phones/radios/pagers	100-44201-3210	35.61
68680	MN PEIP	DEC HEALTH INSURANCE	Health Insurance	100-21710	12,576.48
68681	NCPERS GROUP LIFE INSURAN	DEC LIFE	Life Insurance	100-21714	96.00
68682	PRECISE MRM LLC	SEPT TRUCK MONITORING SU	Monitoring	100-43101-3145	76.00
68683	PREMIUM WATERS INC	OCT WATER	Equipment rentals	100-41701-3320	9.54
68683	PREMIUM WATERS INC	NOV WATER COOLER RENTAL	Equipment rentals	100-41701-3320	14.00
68684	PTL TIRE INC	#65 TIRE MOUNT	Equipment repair & maintena	100-44101-3440	258.77
68684	PTL TIRE INC	#84 TIRE DISMOUNT	Vehicle repair & maintenance	100-43101-3470	98.00
68684	PTL TIRE INC	#82 TIRE MOUNT & BALANCE	Vehicle repair & maintenance	100-43101-3470	162.96
68684	PTL TIRE INC	#91 TIRE INSTALL & BALANCE	Vehicle repair & maintenance	100-43101-3470	112.30
68685	S & S INDUSTRIAL SUPPLY INC	CARRIAGE BOLTS	Operating supplies	100-43101-2290	5.06
68686	SCHAEFFER MANUFACTURIN	55 GAL DRUM 10W-30	Operating supplies	100-43101-2290	1,807.87
68687	SELECT MECHANICAL SERVICE	CANCEL PERMIT #2026-00947	Surcharge	100-22801	1.00
68687	SELECT MECHANICAL SERVICE	CANCEL PERMIT #2026-00947	Other construction permits	100-32202	100.00
68688	SITEONE LANDSCAPE SUPPLY	MARKING FLAGS - SNOW PLO	Operating supplies	100-43102-2290	32.00
68689	TASC	DEC COBRA ADMINISTRATION	Other professional services	100-41701-3190	55.00
68690	THE MPX GROUP	NOV HAM LAKER DELIVERY	Other services and charges	211-41704-3990	400.00
68691	WRIGHT-HENNEPIN COOPERA	ELEVATOR MONITORING	Monitoring	100-41702-3145	10.00
68691	WRIGHT-HENNEPIN COOPERA	SECURITY MONITORING	Monitoring	100-41702-3145	33.95

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
68691	WRIGHT-HENNEPIN COOPERA	PW FIRE PANEL MONITORING	Monitoring	100-43104-3145	52.95
68692	XCEL ENERGY	OCT FIRE #3 NATURAL GAS	Natural gas	100-42202-3620	32.53
DFT0003169	MN STATE DEPT OF REVENUE-	OCTOBER FUEL TAX	Fuel	100-43101-2230	66.18
DFT0003170	COMPENSATION CONSULTAN	Health Savings Account	HSA Account	100-21712	100.00
DFT0003171	IRS-Payroll Tax	Federal Withholding	Federal WH/FICA/MC	100-21701	5,810.29
DFT0003171	IRS-Payroll Tax	Medicare Payable	Federal WH/FICA/MC	100-21701	1,833.82
DFT0003171	IRS-Payroll Tax	Social Security Payable	Federal WH/FICA/MC	100-21701	7,710.84
DFT0003172	MN STATE DEPT OF REVENUE-	MN State Withholding	State W/H	100-21702	2,881.89
DFT0003173	PERA	Retirement-Coordinated	PERA	100-21703	8,308.16
DFT0003173	PERA	Retirement-Police & Fire	PERA	100-21703	310.12
DFT0003174	VOYA-DEF COMP	Deferred Compensation	Deferred compensation	100-21704	2,835.00
DFT0003174	VOYA-DEF COMP	Roth IRA	Deferred compensation	100-21704	300.00
				Grand Total:	**200,577.83**

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL	91,832.04
211 - HAM LAKER	1,080.39
231 - RECYCLING	2,046.55
232 - STREET LIGHT	5,470.90
233 - SUNRISE WATERSHED	374.29
262 - HAM LAKE EDA	519.50
431 - REVOLVING STREET	84,957.39
440 - PARK & BEACH LAND	2,655.11
890 - TRUST FUND	11,641.66
Grand Total:	**200,577.83**

Account Summary

Account Number	Account Name	Payment Amount
100-21701	Federal WH/FICA/MC	15,354.95
100-21702	State W/H	2,881.89
100-21703	PERA	8,618.28
100-21704	Deferred compensation	3,135.00
100-21710	Health Insurance	12,576.48
100-21712	HSA Account	100.00
100-21713	STD/LTD	904.35
100-21714	Life Insurance	96.00
100-21715	Vision Insurance	42.38
100-22801	Surcharge	1.00
100-32202	Other construction per	100.00
100-41101-3110	Attorney	552.24
100-41101-3135	Engineering	155.96
100-41101-3950	Legal notices/publicatio	932.20
100-41102-3135	Engineering	499.05
100-41201-2510	Software licenses & upgr	47.53
100-41201-3960	Mileage	51.34
100-41301-2510	Software licenses & upgr	37.43
100-41302-3950	Legal notices/publicatio	153.26
100-41302-3960	Mileage	271.88
100-41401-2510	Software licenses & upgr	64.75
100-41401-3110	Attorney	209.79
100-41501-3110	Attorney	7,102.73
100-41601-2510	Software licenses & upgr	27.33
100-41601-3135	Engineering	577.04
100-41701-2240	Safety supplies	8.03
100-41701-3190	Other professional servi	55.00
100-41701-3210	Phones/radios/pagers	106.84
100-41701-3320	Equipment rentals	184.49
100-41702-3145	Monitoring	43.95
100-41702-3610	Electricity	1,004.23
100-41702-3620	Natural gas	106.24
100-41703-3610	Electricity	192.37
100-41707-3120	Computer & software su	3,751.60
100-42201-2240	Safety supplies	16.06
100-42201-2510	Software licenses & upgr	64.75
100-42201-3120	Computer & software su	1,612.16
100-42201-3210	Phones/radios/pagers	243.17
100-42201-3220	Internet	372.76
100-42201-3440	Equipment repair & mai	2,350.88
100-42201-3510	Training/conferences/sc	650.00
100-42202-3610	Electricity	953.84
100-42202-3620	Natural gas	94.89
100-42302-3610	Electricity	70.20

Account Summary

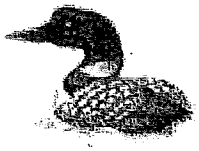
Account Number	Account Name	Payment Amount
100-42401-2510	Software licenses & upgr	112.28
100-42401-3110	Attorney	507.01
100-42401-3120	Computer & software su	980.96
100-42401-3135	Engineering	233.94
100-42401-3210	Phones/radios/pagers	53.42
100-42401-3960	Mileage	29.00
100-43101-2210	Clothing & personal prot	237.62
100-43101-2230	Fuel	2,382.05
100-43101-2240	Safety supplies	27.63
100-43101-2290	Operating supplies	2,409.75
100-43101-2330	Street repair & mainten	79.87
100-43101-2340	Vehicle parts & supplies	243.06
100-43101-2510	Software licenses & upgr	26.93
100-43101-3120	Computer & software su	995.28
100-43101-3145	Monitoring	76.00
100-43101-3210	Phones/radios/pagers	26.71
100-43101-3470	Vehicle repair & mainten	373.26
100-43102-2290	Operating supplies	375.75
100-43104-2310	Building repair & mainte	216.67
100-43104-3145	Monitoring	52.95
100-43104-3420	Building repair & mainte	1,154.00
100-43104-3610	Electricity	878.97
100-43104-3620	Natural gas	80.41
100-43401-3440	Equipment repair & mai	330.50
100-43401-3610	Electricity	1,036.24
100-43501-3135	Engineering - ROW	6,172.19
100-44101-2210	Clothing & personal prot	174.12
100-44101-2240	Safety supplies	24.09
100-44101-2290	Operating supplies	266.30
100-44101-3135	Engineering	31.19
100-44101-3210	Phones/radios/pagers	8.90
100-44101-3390	Rentals-other	1,232.16
100-44101-3440	Equipment repair & mai	258.77
100-44101-3610	Electricity	278.42
100-44101-5110	Capital assets	2,285.68
100-44102-3610	Electricity	462.57
100-44102-3620	Natural gas	138.07
100-44201-2240	Safety supplies	8.03
100-44201-3210	Phones/radios/pagers	35.61
100-44202-3420	Building repair & mainte	586.00
100-44202-3610	Electricity	518.16
100-44202-3620	Natural gas	57.20
211-41704-3970	Printing	680.39
211-41704-3990	Other services and charg	400.00
231-43601-3110	Attorney	507.01
231-43601-3630	Waste management & r	1,539.54
232-43701-3610	Electricity	5,470.90
233-43201-3135	Engineering	374.29
262-46101-3135	Engineering	519.50
431-43301-2330	Street supplies	5,700.00
431-43301-3110	Attorney	576.96
431-43301-3135	Engineering	49,906.65
431-43301-3810	Contractors	28,773.78
440-44103-3135	Engineering	2,655.11
890-90001-3110	Attorney	677.37
890-90001-3135	Engineering	10,802.95
890-90001-3950	Legal notices/publicatio	115.34

Account Summary

Account Number	Account Name	Payment Amount
890-90001-3980	Filing fees	46.00
	Grand Total:	**200,577.83**

Project Account Summary

Project Account Key	Payment Amount
None	110,399.28
200909-100	138.65
202103-100	35.00
202111-100	519.50
202205-100	29,215.32
202502.078-100	1,153.06
202505-100	428.26
202505-110	215.63
202505-140	28,773.78
202509-100	15,576.30
231004009	924.00
231009001	423.46
231010001	192.08
231011053	507.01
HFE Park-100	2,655.11
MISC-100	9,421.39
Grand Total:	**200,577.83**



City of Ham Lake, MN

EFT Payroll Check Register

Report Summary

Pay Period: 11/1/2026-11/3/2026

Packet: PYPKT01992 - Nov 2026 Elections
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	50	10,648.23
Total	**50**	**10,648.23**



City of Ham Lake, MN

EFT Payroll Check Register

Report Summary

Pay Period: 10/25/2026-11/7/2026

Packet: PYPKT01994 - PPE 11/07/26 PAID 11/13/26
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	32	41,796.08
Total	**32**	**41,796.08**

Meeting Date: November 16, 2026

CITY OF HAM LAKE
STAFF REPORT

To: **Mayor and Councilmembers**

From: **Denise Webster, on behalf of the Personnel Committee**

Item/Title/Subject: **Administrative Assistant Nicole Wheeler**

Introduction/Discussion: With the phase retirement of Deputy City Clerk Dawnette Shimek starting in 2027, Administrative Assistant Nicole Wheeler will be transitioning into the position of Deputy City Clerk. While taking on more of the role of Deputy City Clerk, with training from Dawnette, Nicole will continue to complete her current duties. Nicole has completed the three-year Minnesota Municipal Clerks Institute (MMCI) to prepare for the role of Deputy City Clerk.

After discussing with the Personnel Committee Councilmembers Doyle and Van Kirk, we are recommending appointing Nicole Wheeler as Deputy City Clerk and adjusting her Comp Worth Rating to 252 (exempt-salaried), starting at the 6-month step for 2027.

Recommendation: The Personnel Committee recommends appointing Nicole Wheeler as Deputy City Clerk with a Comp Worth Rating of 252 (exempt-salaried), starting at the 6-month step, effective January 1, 2027.

RESOLUTION NO. 26-XX

A RESOLUTION AUTHORIZING SUBMITTAL OF A FEDERAL FUNDING APPLICATION FOR THE EAST LAKE NETTA DRIVE STREET RECONSTRUCTION

WHEREAS, East Lake Netta Drive NE is classified as a Major Collector route that provides an important and only City owned north-south transportation connection in Ham Lake between Constance Boulevard NE (CR 60) and Crosstown Boulevard NE (CSAH 18), and,

WHEREAS, traffic volumes on East Lake Netta Drive NE have been increasing over the past decade and are expected to continue to increase in the future as the city continues to grow, and,

WHEREAS, existing and future traffic volumes are such that safety is a concern at intersections and along some segments of the corridor, and,

WHEREAS, the existing alignment with tight curves is not up to the standards of a Municipal State Aid (MSA) roadway, and are a safety concern along some segments of the corridor, and,

WHEREAS, pedestrian traffic is increasing and walking facilities need to be improved/added along the roadway to increase pedestrian safety, and,

WHEREAS, the City of Ham Lake has identified this corridor as needing safety, drainage, and capacity improvements, and,

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAM LAKE, MINNESOTA:

Such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report.

That the City of Ham Lake supports preparing and submitting an application for East Lake Netta Drive NE Street Reconstruction to the Local Road Improvement Program: 2026 Solicitation.

Adopted by the Ham Lake City Council this 23rd day of November, 2026

_____
Brian Kirkham, Mayor

_____
Denise Webster, City Clerk

RESOLUTION NO. 26-XX

A RESOLUTION AUTHORIZING SUBMITTAL OF A FEDERAL FUNDING APPLICATION FOR THE JACKSON STREET BRIDGE CONSTRUCTION

WHEREAS, Jackson Street NE is low volume north-south multi-model roadway with bikes lanes between Andover Drive and 152nd Avenue NE and from 154th Avenue NE to 157th Avenue NE, and,

WHEREAS, Jackson Street NE has a connection gap between 152nd Avenue NE and 154th Avenue NE, and,

WHEREAS, traffic volumes on Jackson Street NE have been increasing over the past decade and are expected to continue to increase in the future as the city continues to grow, and,

WHEREAS, existing and projected traffic volumes indicate that the existing roadway gap presents a safety concern for non-motorized users, as such users are required to detour a minimum of 2.5 miles to reach 157th Avenue NE; and,

WHEREAS, pedestrian traffic is increasing and walking facilities need to be improved/added along the roadway to increase pedestrian safety, and,

WHEREAS, the City of Ham Lake has identified this corridor as needing continuous multi-model access from Andover Boulevard NE to 157th Avenue NE and,

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAM LAKE, MINNESOTA:

Such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report.

That the City of Ham Lake supports preparing and submitting an application for Jackson Street NE neighborhood connection project to the Local Road Improvement Program: 2026 Solicitation.

Adopted by the Ham Lake City Council this 23rd day of November, 2026

_____
Brian Kirkham, Mayor

_____
Denise Webster, City Clerk

RFC Engineering, Inc.
13635 Johnson Street NE
Ham Lake, MN 55304
Office (763) 862-8000
Fax (763) 862-8042

Memorandum

Date: November 12, 2026

To: Mayor and Councilmembers

From: David A. Krugler, City Engineer

Subject: 143rd Avenue NE from Trunk Highway 65 to Lincoln Street NE

Introduction:
The final payment for Douglass-Kerr Underground, LLC for the reconstruction of 143rd Avenue from Trunk Highway 65 to Lincoln Street NE is attached. All work for this project has been satisfactorily completed.

Discussion:
The total construction cost of the work completed is $354,201.00. This is $11,774.24 (3.4%) over the contract amount of $342,426.76. The overage is primarily due to biologs being installed along the back side of the concrete curb.

The project bid item for silt fence was field changed to erosion control biologs at the request of the contractor, since the site's conditions allowed for them to be used in-place of the planned silt fence. The original switch resulted in a cost saving for the project, as there was a reduction in quantity due to the switch. The Minnesota Pollution Control Agency (MPCA) did a routine inspection of the site and noted that additional erosion control measures would have to be installed along the back of the curb to meet the new MPCA permit rules. The new rules were adopted after the project was awarded to the contractor and before the MPCA permit for the site was issued to the contractor. In order to meet the new permit requirements additional biologs were installed at the back of the curb for the entire length of the project. This resulted in an increase in cost for the project by $11,774.24.

Recommendation:
It is recommended that the project be accepted and the attached payment to Douglass-Kerr Underground, LLC be approved. Approval will commence the one-year warranty period that the project is free from all defects due to faulty workmanship or defective materials.

Date October 4, 2026

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

Re: 143rd Avenue Street Reconstruction

Contractor: Douglas-Kerr Underground
P.O. Box 85
Mora, MN 55051

Pay Estimate Final

STATEMENT OF WORK

ITEM NUMBER	ITEM DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	TOTAL	PRIOR UNITS	UNITS THIS EST.	UNITS TO DATE	AMOUNT TO DATE
2021.501	MOBILIZATION	LUMP SUM	1.00	$51,751.00	$51,751.00	0.8	0.2	1.0	$51,751.00
2101.505	CLEARING (P)	ACRE	0.16	$25,000.00	$4,000.00	0.21	0	0.21	$5,250.00
2101.505	GRUBBING (P)	ACRE	0.16	$20,000.00	$3,200.00	0.21	0	0.21	$4,200.00
2104.502	SALVAGE SIGN	EACH	7	$25.00	$175.00	7	0	7	$175.00
2104.502	SALVAGE MAIL BOX SUPPORT AND MAILBOX	EACH	3	$175.00	$525.00	3	0	3	$525.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)-DRIVEWAY	LIN FT	123	$4.05	$498.15	123.0	9.5	132.5	$536.63
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	93	$3.05	$283.65	93	0	93	$283.65
2104.503	REMOVE METAL CULVERT	LIN FT	28	$47.45	$1,328.60	28	9	37	$1,755.65
2104.503	REMOVE CURB AND GUTTER	LIN FT	126	$7.00	$882.00	126	0	126	$882.00
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	329	$5.40	$1,776.60	337	0	337	$1,819.80
2106.507	EXCAVATION - COMMON (P)	CU YD	1809	$18.50	$33,466.50	1,809	0	1,809	$33,466.50
2106.507	COMMON EMBANKMENT (CV) (P)	CU YD	707	$9.70	$6,857.90	707	0	707	$6,857.90
2211.509	AGGREGATE BASE CLASS 5	TON	1267	$27.80	$35,222.60	1,267	0	1,267	$35,222.60
2211.604	AGGREGATE BASE (CV) CLASS 5 4.0" THICK-DRIVEWAY	SQ YD	183	$11.25	$2,058.75	214.4	1.6	216.0	$2,430.00
2211.604	AGGREGATE BASE (CV) CLASS 5 6.0" THICK-COMMERCIAL DRIVEWAY	SQ YD	120	$12.45	$1,494.00	90.6	0	90.6	$1,127.97
2215.504	FULL DEPTH RECLAMATION (P)	SQ YD	2712	$5.10	$13,831.20	2,856	0	2,856	$14,565.60
2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.0" THICK-COMMERCIAL DRIVEWAY	SQ YD	77	$18.50	$1,424.50	90.6	0	90.6	$1,676.10
2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0" THICK-DRIVEWAY	SQ YD	183	$27.50	$5,032.50	214.4	1.6	216.0	$5,940.00
2360.504	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C) 2.0" THICK-COMMERCIAL DRIVEWAY	SQ YD	77	$25.50	$1,963.50	90.6	0	90.6	$2,310.30
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	377	$114.00	$42,978.00	360.61	0	360.61	$41,109.54
2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	377	$101.00	$38,077.00	349.41	0	349.41	$35,290.41
2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	31	$124.00	$3,844.00	32	0	32	$3,968.00
2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	19	$139.00	$2,641.00	19	0	19	$2,641.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL-2X3	EACH	1	$6,128.00	$6,128.00	1	0	1	$6,128.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1-48"	EACH	1	$6,793.00	$6,793.00	1	0	1	$6,793.00
2506.602	CONNECT INTO EXISTING STORM SEWER	EACH	1	$2,656.00	$2,656.00	1	0	1	$2,656.00
2511.504	GEOTEXTILE FILTER TYPE 4	SQ YD	39	$2.10	$81.90	39	0	39	$81.90
2511.507	RANDOM RIPRAP CLASS III	CU YD	6.0	$313.00	$1,878.00	6.0	1.1	7.1	$2,222.30
2531.503	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	47	$36.60	$1,720.20	48	0	48	$1,756.80
2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	1846	$24.15	$44,580.90	1,756	0	1,756	$42,407.40
2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	34	$101.00	$3,434.00	34.6	0	34.6	$3,494.60
2531.604	CONCRETE SPILLWAY	SQ YD	6	$294.00	$1,764.00	9.4	0	9.4	$2,763.60
2540.602	INSTALL MAIL BOX SUPPORT WITH MAILBOX	EACH	3	$275.00	$825.00	3	0	3	$825.00
2563.601	TRAFFIC CONTROL	LUMP SUM	1	$2,400.00	$2,400.00	1	0	1	$2,400.00
2564.518	SIGN PANELS TYPE C	SQ FT	24	$75.00	$1,800.00	24	0	24	$1,800.00
2564.602	INSTALL SALVAGED SIGNS	EACH	7	$225.00	$1,575.00	7	0	7	$1,575.00
2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	$0.01	$0.01	0	0	0	$0.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	2	$212.00	$424.00	2	2	4	$848.00
2573.502	CULVERT END CONTROL	EACH	1	$300.00	$300.00	0	0	0	$0.00
2573.503	SILT FENCE, TYPE MS	LIN FT	259	$6.95	$1,800.05	1,925	0	1,925	$13,378.75
2575.605	TURF ESTABLISHMENT (25-131 SEEDING MIX)	ACRE	0.89	$8,475.00	$7,542.75	0.89	0	0.89	$7,542.75
2582.503	4" DOUBLE YELLOW SOLID LINE PAINT	LIN FT	650	$5.25	$3,412.50	713	0	713	$3,743.25
	TOTAL CONTRACT AMOUNT				$342,426.76				$354,201.00

SUMMARY	
Original Contract Amount	$342,426.76
Value Completed To Date	$354,201.00
Material on Hand	$0.00
SUBTOTAL	$354,201.00
Amount Retained - 5%	$0.00
Less Pay Estimate #1	$202,292.19
Less Pay Estimate #2	$123,135.03
AMOUNT DUE THIS ESTIMATE	$28,773.78

CERTIFICATION OF THE CONTRACTOR

I hereby certify that the work performed and the materials supplied under the terms of the Contract for the referenced project, and all authorized changes to the Contract have an actual value under the Contract of the amounts shown on this estimate (and the final quantities of the final estimate are correct) and that this estimate is just and correct and no part of the "Amount Due This Estimate" has been received.

By Zach Schultz Project Manager Date 11/10/26

Contractor's Authorized Representative (Title)

CERTIFICATION OF THE ENGINEER

I hereby certify that I have prepared or examined this estimate and that the Contractor is entitled to payment of this estimate under the Contract for the referenced project.

By _____ Date 11/10/26

RFC Engineering, Inc.

Respectfully submitted,

RFC Engineering, Inc.

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

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, NOVEMBER 9, 2026

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: October 12, 2026

PUBLIC HEARING:

6:01 p.m. Lawrence Greenfield, requesting a Conditional Use Permit to operate an automotive repair shop located at 13603 Johnson Street NE

NEW BUSINESS:

1. Lawrence Greenfield, requesting Commercial Site Plan approval to construct a 2,000 square foot building for an automotive repair shop located at 13603 Johnson Street NE
2. Jesse Neumann, requesting Sketch Plan Approval for Elwell Farms Expansion (3 Single-Family residential lots and one Outlot) in Section 36

COMMISSION BUSINESS:

1. City Council Update

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 MINUTES
MONDAY, NOVEMBER 9, 2026

The Ham Lake Planning Commission met for its regular meeting on Monday, November 9, 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, Jeff Entsminger, Lorrie Albers, Michael Frid, and Erin Dixson

MEMBERS ABSENT: Commissioners Kyle Lejonvarn and Dave Ringler

OTHERS PRESENT: City Planner, Matt Holzworth and City Engineer, Dave Krugler

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:03 p.m.

PLEDGE OF ALLEGIANCE:
The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:
Motion by Dixson, seconded by Pogalz, to approve the minutes of the October 12, 2026 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:
Lawrence Greenfield, requesting a Conditional Use Permit to operate an automotive repair shop located at 13603 Johnson Street NE
Mr. Greenfield was not present. Chair Pogalz stated that the applicant is requesting a Conditional Use Permit for an automotive repair shop at 13603 Johnson Street NE. Chair Pogalz read the provided narrative of what the applicant intends to do at the property.

Chair Pogalz stated that Commissioner Entsminger was assigned to do the inspection. Commissioner Entsminger stated that he went out to the property and that the applicant has staked out where the proposed building is going to be. Commissioner Entsminger stated that the proposed building would be sufficient for the site and there is a parking lot in the existing area. Chair Pogalz referred to City Planner Holzworth for any additional comments. City Planner Holzworth stated that there was an existing building that was used for similar use a few years prior under a different owner of the property. City Planner Holzworth stated that the surrounding property is all zoned Commercial Development Tier 1 (CD-1). There is an existing fence around the property along

with vegetation and trees that provide adequate screening. City Planner Holzworth stated that this facility is not intended to be open to the public, and any public access would require an amendment to the Conditional Use Permit. City Planner Holzworth stated that this building is for the property owners own repairs of his vehicles for his business. Chair Pogalz asked if there were any additional questions about the inspection conducted at the site before opening the public hearing.

Chair Pogalz opened the public hearing at 6:10 p.m. and asked for public comment and with there being none, closed the public hearing at 6:11 p.m.

Motion by Entsminger, seconded by Dixion, to recommend approval of the request of Lawrence Greenfield requesting a Conditional Use Permit for Roadstar Auto, an auto repair shop at 13603 Johnson Street NE, with the following conditions:

1. **No motor vehicle sales or storage of vehicles for sale are allowed and public access to property is strictly prohibited. No motor vehicle sales license shall be permitted at this property.**
2. **All parking and equipment are to be associated with the automotive repair business located at 13603 Highway 65 NE. Leasing of parking spaces, under any circumstance, is strictly prohibited.**
3. **All parking to be in accordance with the approved site plan. Provided parking spaces to be paved at a minimum size of 9 feet by 20 feet and striped before certificate of occupancy is issued by the Building and Zoning Official.**
4. **A maximum of six employees.**
5. **No outdoor storage, this includes fluids, tires, parts, etc. All automotive parts must be stored indoors.**
6. **All fluids are to be contained and disposed of according to City, County, and State requirements**
7. **All existing screening shall be maintained at all times and meet the requirements of the Commercial District Tier 1 zoning.**
8. **All repairs to be done inside the building – repairs include general auto maintenance and mechanical work such as equipment maintenance, automotive repair and maintenance, project preparation, material staging, administrative functions, and general business operations.**
9. **No bodywork or painting of vehicles at this location.**
10. **All hours of operation must be between Saturday through Sunday 7:00 a.m. to 6:00 p.m.**
11. **No Conditional Use Permit or Certificate of Occupancy shall be issued to the applicant until all conditions of approval have been fully met, inspected, and verified by the Building and Planning Department.**
12. **All property taxes must be current.**
13. **Subject to meeting all City, County, and State requirements.**

All present in favor, motion carried.

NEW BUSINESS:

Lawrence Greenfield, requesting Commercial Site Plan Approval to construct a 2,000 square foot building for an automotive repair shop located at 13603 Johnson Street NE

Mr. Greenfield was not present. Chair Pogalz referred to City Planner Holzworth on the provided memo. City Planner Holzworth stated that this application is for Commercial Site Plan approval

that is required for a building permit to be issued at this property. The property has an existing home on the property that is being used as residential. City Planner Holzworth stated that the existing home is a pre-existing, non-conforming use and that the residential building cannot be expanded upon unless it is brought into commercial zoning compliance. City Planner Holzworth stated that the proposed building materials for the proposed building have been approved by the Building and Zoning Official and that the building is an adequate distance from the existing residential building. City Planner Holzworth stated that the proposed parking will be sufficient for the proposed number of employees at the location. Chair Pogalz asked about the cars parked on the property and if there are multiple businesses at the property. City Planner Holzworth stated that there is no existing business on record and the property owner has been working with the city to remove vehicles. Commissioner Entsminger stated that there were not as many cars as in the arial photo upon his inspection of the property. Commissioner Dixion asked Commissioner Entsminger if there was adequate screening, or if a condition for additional screening would be required. Commissioner Entsminger stated that the property is mostly fenced in with vegetation surrounding the property.

Commissioner Entsminger asked City Engineer Krugler about the Commercial Development (CD-1) zoning, and if this was typical to have this type of zoning in this area. City Engineer Krugler stated that when the zoning map was originally made this property falls within the Commercial Development (CD-1) zoning, even though the property is not visible from Highway 65.

Motion by Entsminger, seconded by Frid, to recommend approval of the Commercial Site Plan for Lawrence Greenfield, to construct a 2,000 square-foot building for an automotive repair shop located at 13603 Johnson Street NE, subject to the following conditions:

1. **No building permit shall be issued or construction to commence on the property until the applicant has demonstrated full compliance with all conditions under the Conditional Use Permit.**
2. **All existing screening shall be maintained at all times and meet the requirements of the Commercial District Tier 1 (CD-1).**
3. **Provide parking spaces that are a minimum of 9 feet by 20 feet. 20 parking spaces and 1 handicapped parking space shall be paved and striped before a certificate of occupancy is issued by the Building and Zoning Official.**
4. **Must meet all City, County, and State requirements.**

All present in favor, motion carried.

<u>Jesse Neumann, requesting Sketch Plan approval for Elwell Farms Expansion (3 Single-family residential lots and one Outlot) in Section 36</u>

Jesse Neumann was not present. Chair Pogalz stated that the proposed subdivision consists of three single-family residential lots and one Outlot. Chair Pogalz asked City Engineer Krugler to comment on the project. City Engineer Krugler stated that the proposed subdivision qualifies as a minor plat under Section 10-101 of the City Code. The Preliminary Plat and Final Plat will be considered at the same Planning Commission meeting following the public hearing. No additional roadway improvements are necessary, as the roads have already been constructed as part of Elwell Farms. City Engineer Krugler explained that the proposed wetland bank has not yet received the necessary approvals, including the City's Conditional Use Permit (CUP). Until those approvals are obtained, the proposed wetland bank area must remain part of an adjoining buildable residential

lot and cannot be established as a separate Outlot. Following approval of the Wetland Bank CUP, the remaining portion of the Outlot may be subdivided through a subsequent minor plat.
Regarding parkland dedication, City Engineer Krugler explained that the original calculations assumed approximately a 70% return on the proposed wetland banking area. However, recent prospectus indicates that approximately half of the originally anticipated area may qualify for wetland banking credits. He stated that the parkland dedication associated with Elwell Farms First Addition and Second Addition has covered the majority of the anticipated obligations. Additional calculations will be completed as part of future development, with the remaining obligation expected to be addressed through the proposed wetland bank. Based on the previous parkland dedication calculations, no additional parkland dedication fees are recommended for this subdivision. However, the developer will be required to contribute $200 to the City's drainage fund for the three lots. City Engineer Krugler stated that Lot 1 of Block 1 and Lot 1 of Block 2 were previously reviewed and demonstrated compliance with the City's lot livability requirements during the approval of Elwell Farms Preliminary Plat. The common lot line between Lots 1 and 2 of Block 2 will be adjusted to ensure Lot 2 of Block 2 meets the City's lot livability requirements. City Engineer Krugler stated that the existing residence will be razed to accommodate future development. Commissioner Entsminger asked whether the house would be demolished. City Engineer Krugler confirmed that the house and existing accessory buildings would be removed, along with the existing septic system, and the well may also need to be sealed. The existing overhead electrical line and retaining wall are also proposed to be removed. A demolition permit will be required, but a septic compliance inspection is not necessary because the existing system will not be reused. City Engineer Krugler noted that the Sketch Plan includes five septic soil borings on each proposed residential lot, demonstrating that each lot contains the required 7,500 square feet of suitable area for primary and secondary individual sewage treatment systems.
City Engineer Krugler stated that approval from the Coon Creek Watershed District is required for the minor plat. However, the District has confirmed that the proposed three-lot subdivision does not trigger its stormwater management requirements.

Motion by Pogalz, seconded by Entsminger, to approve the Sketch Plan for Elwell Farms Expansion as submitted by Jesse Neumann at 14040 Opal Street NE (3 Single Family Residential lots and one Outlot) with conditions meeting all engineering comments and meeting all City, State and County requirements. All in favor, motion carried.

COMMISSION BUSINESS:
City Council Update
City Planner Holzworth stated that there were no new items from the Planning Commissions previous meeting that needed to be approved by the City Council. A Planning Commissioner will not be attending the City Council's November 16, 2026, meeting.

ADJOURNMENT:
Motion by Dixson, seconded by Entsminger, to adjourn the Planning Commission meeting at 6:38 p.m. All present in favor, motion carried.

_____
Matt Holzworth, City Planner

CITY OF HAM LAKE, MINNESOTA
RESOLUTION NO. 26-XX

APPROVAL OF CONDITIONAL USE PERMIT
13603 JOHNSON STREET NE

WHEREAS, Lawrence Greenfield, filed an application dated September 23, 2026, Receipt #0107438, requesting a Conditional Use Permit to operate Roadstar Auto, a light auto repair shop on property located at 13603 Johnson Street NE. The subject property is legally described as follows:

PID: 32-32-23-31-0020

THE S 165 FT OF THAT PRT OF NE 1/4 OF SW1/4 OF SEC 32 TWP 32 RGE 23 DESC AS FOL: COM AT SE COR THEREOF, TH W ALG S LINE OF SD 1/4,1/4 495 FT, TH N PRLL/W E LINE OF SD 1/4,1/4 561

WHEREAS, the Property is located in the Commercial Development I (CD-1) Zoning District; and

WHEREAS, CD-1 Zoning Districts are intended to apply to certain commercial uses on lands abutting the City's only major thoroughfare, Trunk Highway 65 corridor. In that these lands have high visibility to the traveling public, it is considered important to the preservation of land values in general, as well as important to the continuing ability of the City to generate the establishment of quality commercial development and the concomitant tax and employment base, that structures in the CD-1 Zoning Districts observe specific construction and aesthetic standards.

WHEREAS, the intended use of the Property is for the operation of a light auto repair shop; and

WHEREAS, under Section 9-220.2 (c) of the Ham Lake City Code, a light auto repair shop is a conditional use in CD-1 Zoning Districts; and

WHEREAS, pursuant to Section 9-310.2 of the Ham Lake City Code, the Ham Lake Planning Commission reviewed the conditional use application and held a public hearing at their regular meeting on November 9, 2026, and recommended approval of the Conditional Use Permit with conditions;

WHEREAS, the Ham Lake Planning Commissions meeting minutes and materials from its November 9, 2026 meeting shall be used to support the Ham Lake City Council's findings of fact.

NOW, THEREFORE, BE IT RESOLVED that the Ham Lake City Council hereby approves the Conditional Use Permit for the property located at 13603 Johnson Street NE, subject to the conditions and approval as recommended by the Planning Commission to wit:

1. **No motor vehicle sales are allowed and public access to property is strictly prohibited. No motor vehicle sales license shall be permitted at this property. No storage or parking of vehicles for sale on the property.**

2. **All parking and equipment are to be associated with the automotive repair business located at 13603 Highway 65 NE. Leasing of parking spaces, under any circumstance, is strictly prohibited.**
3. **All parking to be in accordance with the approved site plan. Provided parking spaces to be paved 9 feet by 20 feet and striped before a building permit to construct the building and certificate of occupancy are issued by the Building and Zoning Official.**
4. **A maximum of six employees.**
5. **No outdoor storage, this includes liquids, tires, parts, etc. All automotive parts must be stored indoors.**
6. **All existing screening shall be maintained at all times and meet the requirements of the Commercial District Tier 1.**
7. **All repairs to be done inside the building – repairs include general auto maintenance and mechanical work such as equipment maintenance, automotive repair and maintenance, project preparation, material staging, administrative functions, and general business operations.**
8. **No body work or painting of vehicles at this location.**
9. **All hours of operation must be between Sunday through Saturday from 7:00 a.m. to 6:00 p.m.**
10. **No Conditional Use Permit or Certificate of Occupancy shall be issued to the applicant until all conditions of approval for the Conditional Use Permit have been fully met, inspected, and verified by the Building and Planning Department.**
11. **All fluids are to be contained and disposed of according to City, County, and State requirements**
12. **All property taxes must be current.**
13. **Subject to meeting all City, County, and State requirements.**

FURTHERMORE, the Ham Lake City Council hereby approves the Conditional Use Permit for 13603 Johnson Street NE, subject to the following additional conditions:

1. Written receipt by the City, and approval by the City Attorney, of acknowledgement and approval of the Conditional Use Permit by the owner of the Property located at 13603 Johnson Street NE.
2. Ongoing and complete compliance with all applicable Ham Lake City Code Requirements.

Adopted by the Ham Lake City Council this the 16th day of November, 2026.

ATTEST:

_____
Denise Webster, City Clerk

_____
Brian Kirkham, Mayor

RECEIVED
SEP 23 2026
By:

CITY OF HAM LAKE

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

PLANNING REQUEST

Date of Application 9/9/2026 Date of Receipt 9/23/26

Receipt # 0107438, 437

Amount $ 2,000

Meeting Appearance Dates:

Planning Commission 11/09/2026 City Council 11/16/2026

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: ROADSTAR AUTO

Address/Location of property: 13603 Johnson ST. NE

Legal Description of property: _____

PIN # _____ Current Zoning CD1 Proposed Zoning —

Notes: 40x60x12' TALL GARAGE / CONST. LUMBER

Applicant's Name: LAWRENCE GREENFIELD

Business Name: BAREFOOT CONSTRUCTION

Address 7851 MARILYN DRIVE

City LINO LAKES State MN Zip Code 55014

Phone 612 791 2306 Email [illegible] com

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

SIGNATURE [signature] DATE 9/9/2026

****

- 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 <u>will be public</u> 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: OWNER / BAREFOOT

DATE: 9/22/26

CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES

The undersigned, LAWRENCE GREENFIELD, 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 $ 7,000, 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 9/22/26

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

Imad Alfuraiji, 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 _____

Meeting Date: 11/09/2026

CITY OF HAM LAKE
STAFF REPORT

To: **Planning Commission**

From: **Matt Holzworth, City Planner**

Subject: **Conditional Use Permit for Roadstar Auto at 13603 Johnson Street NE**

Introduction:

Lawrence Greenfield is proposing to construct a 2,000 square foot garage at 13603 Johnson Street NE for the repairing of vehicles. This property is zoned Commercial Development 1 (CD-1). An automotive repair shop is a conditional use as defined in City Code Article **9-220.2 Commercial Development 1 (CD-1) Subd (c) Conditional Uses:**

Automobile Repair Shops (Passenger Vehicles, Pickup Trucks, ATVs, Snowmobiles, Motorcycles, Jet skis, Boats and other Marine Equipment).

This location will be used as a repair shop only with one maintenance bay. The building will be utilized for the storage of company trailers, tools, equipment, automotive parts, and materials. Hours of operation will be 7:00 a.m. and 6:00 p.m. Monday – Friday, with occasional weekend access as needed for project preparation and equipment loading. 2-6 employees are proposed. The facility is not for public access or public business for automotive sales, manufacturing, industrial production, or high-volume customer traffic.

Discussion: This information is provided for commission consideration and discussion.

Staff Recommendation: City staff is recommending approval of the Conditional Use Permit (CUP) to operate an automotive repair and maintenance building out of 13603 Johnson Street NE with the following conditions:

- No motor vehicle sales are allowed and public access to property is strictly prohibited. No motor vehicle sales license shall be permitted at this property.
- All parking and equipment are to be associated with the automotive repair business located at 13603 Highway 65 NE. Leasing of parking spaces, under any circumstance, is strictly prohibited.
- All parking to be in accordance with the approved site plan. Provided parking spaces to be paved 9 feet by 20 feet and striped before a building permit to construct the building and certificate of occupancy are issued by the Building and Zoning Official.

- A maximum of six employees.
- No outdoor storage, this includes liquids, tires, parts, etc. All automotive parts must be stored indoors.
- All existing screening shall be maintained at all times and meet the requirements of the Commercial District Tier 1.
- All repairs to be done inside the building – repairs include general auto maintenance and mechanical work such as equipment maintenance, automotive repair and maintenance, project preparation, material staging, administrative functions, and general business operations.
- All hours of operation must be between Monday through Friday 7:00 a.m. to 6:00 p.m. with limited weekend access as needed.
- No Conditional Use Permit or Certificate of Occupancy shall be issued to the applicant until all conditions of approval for the Conditional Use Permit have been fully met, inspected, and verified by the Building and Planning Department.
- All fluids are to be contained and disposed of according to City, County, and State requirements
- All property taxes must be current.
- Subject to meeting all City, County, and State requirements.

Narrative detail of business operations.

Roadstar Auto
13603 Johnson Street NE
Ham Lake, MN 55304

The proposed 40-foot by 60-foot detached commercial garage/shop will serve as a mechanic and repair shop and storage facility for Roadstar Auto. The building will be utilized for the storage of company-owned vehicles, trailers, tools, equipment, automotive parts, and materials. Activities within the building will include equipment maintenance, auto repair and maintenance, project preparation, material staging, administrative functions, and general business operations.

Occupancy is anticipated to be between 2 and 6 employees during normal business hours. Typical operating hours will be Monday through Friday between 7:00 a.m. and 6:00 p.m., with occasional weekend access as needed for project preparation and equipment loading.

The facility is not intended for any public access or public business for sales, manufacturing, industrial production, public assembly, or high-volume customer traffic. Limited quantities of auto-related materials, lubricants, paints, tools, and fuels may be stored in accordance with applicable fire and building code requirements.

Vehicle traffic will consist primarily of auction vehicles, dealer auto lot vehicles, employee vehicles, company trucks, and equipment trailers.

Wastewater generation will be limited to restroom facilities and employee use, with sanitary service provided through an approved holding tank system.

The proposed facility will provide an organized, secure, and code-compliant location for auto related repair and maintenance business operations while minimizing impacts to surrounding properties and maintaining compliance with all applicable local, state, and federal regulations.

Thank you.

CERTIFICATE OF SURVEY

~for~ BAREFOOT CONSTRUCTION
~of~ 13603 JOHNSON STREET NE
HAM LAKE, MN 55304

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET, MARKED RLS #41578
- DENOTES PROPOSED ELEVATION
- DENOTES EXISTING ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET (UNLESS OTHERWISE NOTED)
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SEPTIC MANHOLE
- DENOTES WELL
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

SURVEY NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/07/26, and 10/19/26.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 32-32-23-31-0020.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

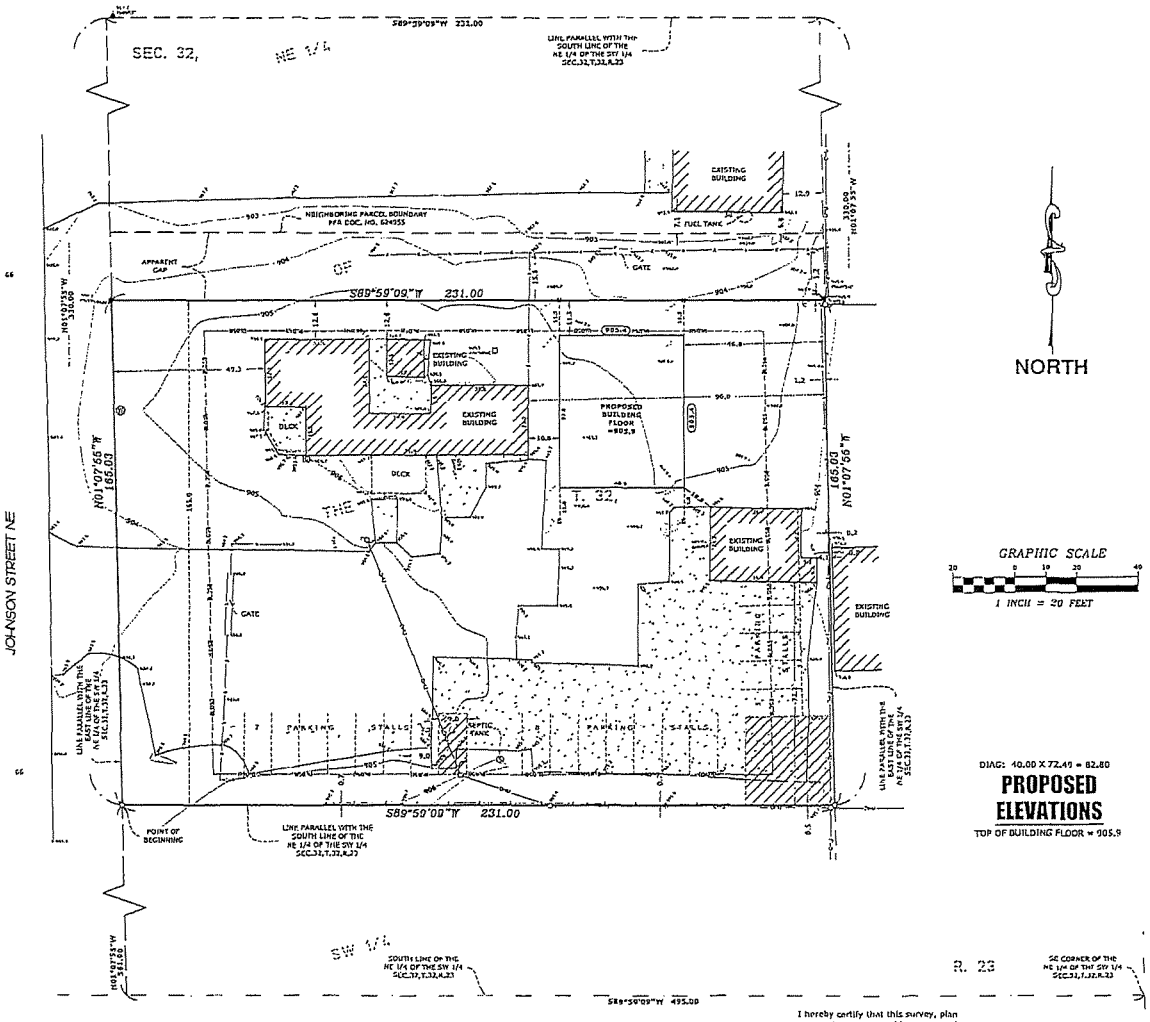
LEGAL DESCRIPTION

(PER DOC. NO. 2353383.001)

The South 165 feet of that part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 32, Range 23, Anoka County, Minnesota, described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter; thence West along the South line of the Northeast Quarter of the Southwest Quarter 495 feet; thence North and parallel with the East line of said Northeast Quarter of the Southwest Quarter 561 feet to the point of beginning of the tract herein to be described; thence continuing along the same described course 330 feet; thence East and parallel with the South line of the Northeast Quarter of the Southwest Quarter 231 feet; thence South and parallel with the East line of the Northeast Quarter of the Southwest Quarter 330 feet; thence West and parallel with the South line of the Northeast Quarter of the Southwest Quarter 231 feet to the point of beginning.

BENCHMARK

BENCHMARK: MNDOT BENCHMARK 020IIK
ELEVATION: 904.69 (NAVD88)



NORTH

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

DIAG: 40.00 X 72.49 = 82.80

PROPOSED ELEVATIONS

TOP OF BUILDING FLOOR = 905.9

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON R. RUD
Date: 10/30/2026 License No. 41578

DRAWN BY: RAF	JOB NO: 260951HS	DATE: 10-14-26
CHECK BY: RR	FIELD CREW: DJ/CT	

NO.	DATE	DESCRIPTION	BY
1	10-29-26	ANOKA COUNTY COMMENTS	RAF
2	10-30-26	CITY COMMENTS	RAF
3			

260951HS

CERTIFICATE OF SURVEY

~for~ BAREFOOT CONSTRUCTION
~of~ 13603 JOHNSON STREET NE
HAM LAKE, MN 55304

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES EXISTING ELEVATION
- DENOTES PROPOSED ELEVATION
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SEPTIC MANHOLE
- DENOTES WELL
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

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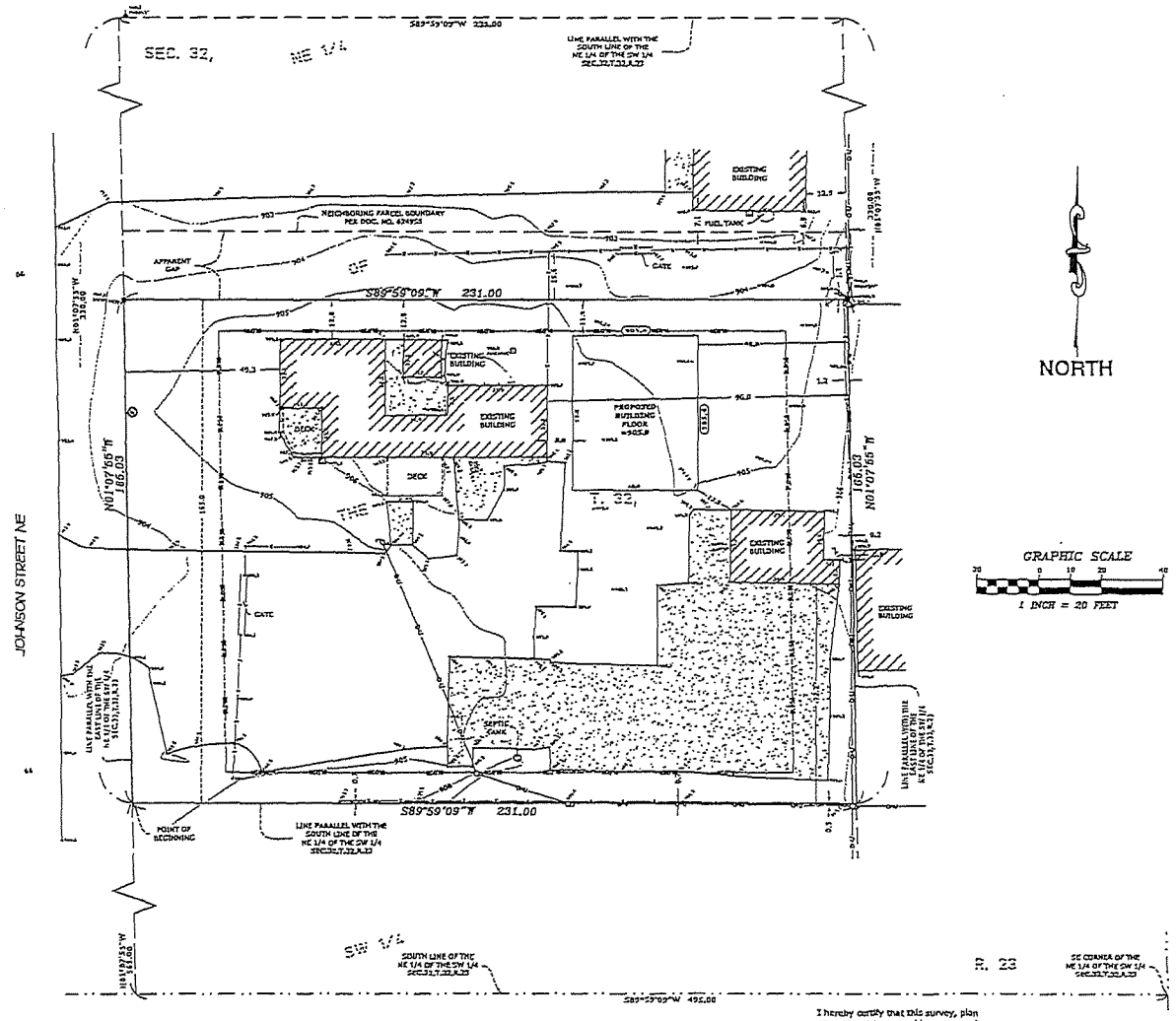
LEGAL DESCRIPTION

(PER DOC. NO. 2353183.001)

The South 165 feet of that part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 32, Range 23, Anoka County, Minnesota, described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter; thence West along the South line of the Northeast Quarter of the Southwest Quarter 495 feet; thence North and parallel with the East line of said Northeast Quarter of the Southwest Quarter 561 feet to the point of beginning of the tract herein to be described; thence continuing along the same described course 330 feet; thence East and parallel with the South line of the Northeast Quarter of the Southwest Quarter 231 feet; thence South and parallel with the East line of the Northeast Quarter of the Southwest Quarter 330 feet; thence West and parallel with the South line of the Northeast Quarter of the Southwest Quarter 231 feet to the point of beginning.

BENCHMARK

BENCHMARK: MNDOT BENCHMARK 8208K
ELEVATION: 904.69 (NAVD88)



NORTH

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON R. RUD
Date: 10/14/2026 License No. 41578

DRAWN BY: RAF	JOB NO: 260951HS	DATE: 10-14-26
CHECK BY: JRR	FIELD CREW: DT/CT	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

260951HS

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, November 9, 2026 at 6:01 p.m. at the Ham Lake City Hall located at 15544 Central Avenue NE, for the purpose of considering the application of Lawrence Greenfield requesting a Conditional Use Permit to operate Roadstar Auto (Auto Mechanical Repair Shop) at 13603 Johnson Street NE, such land is zoned Commercial Development Tier 1 (CD-1) and situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

PID: 32-32-23-31-0020

THE S 165 FT OF THAT PRT OF NE 1/4 OF SW1/4 OF SEC 32 TWP 32 RGE 23 DESC AS FOL: COM AT SE COR THEREOF, TH W ALG S LINE OF SD 1/4,1/4 495 FT, TH N PRLL/W E LINE OF SD 1/4,1/4 561

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

DATED: October 27, 2026

Matt Holzworth
City Planner
City oLawf Ham Lake



Owner	PIN	Address	City
KIRKEBY, JEFF	PIN: 32-32-23-31-0031	13551 JOHNSON ST NE	HAM LAKE, MN 55304
AHLSTEN DALE A	PIN: 32-32-23-31-0015	13610 JOHNSON ST NE	HAM LAKE, MN 55304
BLAINE CENTRAL ALANO INC	PIN: 32-32-23-31-0026	13536 HIGHWAY 65 NE	BLAINE, MN 55304
13535 JOHNSON STREET NE LLC	PIN: 32-32-23-31-0030	13535 JOHNSON ST NE	HAM LAKE, MN 55304
ORTH CLIFFORD A & DARLENE M	PIN: 32-32-23-31-0027	13546 HIGHWAY 65 NE	ANOKA, MN 55304
CHRISTENSEN TODD E & TARA E	PIN: 32-32-23-31-0029	1325 135TH AVE NE	HAM LAKE, MN 55304
PETERSON, AMBER A	PIN: 32-32-23-31-0008	1245 135TH LN NE	HAM LAKE, MN 55304
FUERSTENBERG, STEVEN J	PIN: 32-32-23-31-0012	13612 HIGHWAY 65 NE	HAM LAKE, MN 55304
JEDS PROPERTIES LLC	PIN: 32-32-23-31-0010	21133 BASALT ST NW	NOWTHEN, MN 55330
PEREZ LILA MAE	PIN: 32-32-23-31-0034	1304 135TH LN NE	HAM LAKE, MN 55304
PETERSON JR, GEORGE WILLIAM	PIN: 32-32-23-31-0009	1336 BUNKER LAKE BLVD NE	HAM LAKE, MN 55304
13636 JOHNSON LLC	PIN: 32-32-23-31-0019	1256 BUNKER LAKE BLVD NE	HAM LAKE, MN 55304
VALERIUS, AMY L	PIN: 32-32-23-31-0037	13552 JOHNSON ST NE	HAM LAKE, MN 55304
RAMA CORPORATION	PIN: 32-32-23-31-0007	13648 HWY 65 NE	HAM LAKE, MN 55304
1300 BUNKER LLC	PIN: 32-32-23-31-0014	1256 BUNKER LAKE BLVD NE	HAM LAKE, MN 55304
LANGE INVESTMENTS AND HOLDINGS LLC	PIN: 32-32-23-31-0017	13562 HIGHWAY 65 NE	HAM LAKE, MN 55304
WARNER MICHAEL JOSEPH	PIN: 32-32-23-31-0035	1305 135TH LN NE	HAM LAKE, MN 55304
BARTHOLD, JACOB A	PIN: 32-32-23-31-0003	1256 BUNKER LK BLVD NE	HAM LAKE, MN 55304
KELLER ORVILLE G	PIN: 32-32-23-31-0016	13622 JOHNSON ST NE	HAM LAKE, MN 55304
JONES STAN D	PIN: 32-32-23-31-0021	13621 JOHNSON ST NE	HAM LAKE, MN 55304
FURAIJI IMAD AL	PIN: 32-32-23-31-0020	3066 127TH AVE NE	BLAINE, MN 55449
KL-SQUARED PROPERTIES LLC	PIN: 32-32-23-31-0011	13635 JOHNSON ST	HAM LAKE, MN 55304
FURAIJI IMAD AKLO MAZZOHI AL	PIN: 32-32-23-31-0028	13516 NE HWY 65	HAM LAKE, MN 55304
LEE-WRIGHT, SUSAN O	PIN: 32-32-23-31-0025	4820 WEST UPLAND CREST	COLUMBIA HEIGHTS, MN 55421

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HAM LAKE, MN 55304
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PIN: 32-32-23-31-0020

LEE-WRIGHT, SUSAN O
4820 WEST UPLAND CREST
COLUMBIA HEIGHTS, MN 55421
PIN: 32-32-23-31-0025



RECEIVED
SEP 23 2026
By:

CITY OF HAM LAKE

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

PLANNING REQUEST

Date of Application 9/9/2026 Date of Receipt 9/23/26
Receipt # 01074138, 437
Amount $ 2,000

Meeting Appearance Dates:
Planning Commission 11/09/2026 City Council 11/16/2026

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: ROADSTAR AUTO
Address/Location of property: 13603 JOHNSON ST. NE
Legal Description of property: _____
PIN # _____ Current Zoning CD 1 Proposed Zoning —
Notes: 40X60 X12' TALL GARAGE / CONST. NUMBER
Applicant's Name: LAWRENCE GREENFIELD
Business Name: BAREFOOT CONSTRUCTION
Address 7851 MARILYN DRIVE
City LINO LAKES State MN Zip Code 55014
Phone 612 791 2306 Email [illegible] .COM

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

SIGNATURE _____ DATE 9/9/2026

****

- 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: OWNER / BAREFOOT

DATE: 9/22/26

CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES

The undersigned, LAWRENCE GREENFIELD, **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 $ 2,000 **, 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** 9/22/26

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

Imad Alfuraiji, **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** _____

Meeting Date: 11/09/2026

CITY OF HAM LAKE
STAFF REPORT

To: **Planning Commission**

From: **Matt Holzworth, City Planner**

Subject: **Commercial Site Plan for Roadstar Auto at 13603 Johnson Street NE**

Introduction:

The proposed 2,000 square foot building is located on the 1-acre lot of an un-platted parcel located at 13603 Johnson Street NE, Ham Lake. (Attached) The parcel is zoned Commercial Development Tier 1 (CD-1). An aerial photo and a scaled zoning map are attached.

Discussion: The Site Plan, Parking Plan, Proposed Narrative, Construction Documents and the Certificate of Survey were received October 30, 2026.

The attached Certificate of Survey includes the existing fence with a gate along the south and west property lines. Per the zoning map, the parcels to the north, east, and south are zoned Commercial Development Tier 1 (CD-1) and the parcel to the south is zoned Commercial Development Tier 2 (CD-2). No additional screening is required due to the surrounding commercial properties. There are existing trees along the north, west, and south property lines along with an existing gated fence along portions of the north and south property lines.

The proposed garage is 10 feet from the existing home, 10.8 feet from the existing building, 11.5 feet from the north property line and 46 feet from the east property line. The proposed building meets all required side and rear setbacks under City Code Article **10-700 Lot Standards**. The proposed building is 12 feet in height with brown vinal siding. The proposed height and building materials meet all City Code requirements.

The applicant proposes 20 parking stalls, 9 feet by 20 feet with one (1) handicapped stall and van access included. The proposed new parking is less than one (1) acre and does not require Coon Creek Watershed District approval. The applicant proposes 2-6 employees maximum. The proposed parking plan for the building occupancy load and proposed number of employees working within the facility is sufficient. There are existing vehicles parked on the property that will need to all be within the designated parking spots at the time the building permit and certificate of occupancy are issued to be in compliance with City Code Article **6-160 Prohibited Parking in Business Areas Sub (A) and (B):**

- Approved Parking Area - areas which were designated as areas upon which to park vehicles in a site plan approved by the City at the time of review of any building permit or certificate of occupancy for any business location, or which were approved by the City as the result of a specific request for such approval under the provisions of Article 6-160 (E) below.
- Allowed Parking Area - areas within Commercial Lands which are paved with bituminous or concrete surfaces which meet the standards for parking lots found elsewhere in this code, and which existed as legal parking lots as of the effective date of this portion of the City Code, to wit, January 6, 2002.
- Vehicles - any wheeled vehicle, any vehicle intended to have wheels, whether or not currently attached, and any vehicle intended for transporting people or property. "Vehicles" shall include, without limitation, passenger cars, trucks, truck-tractors, motorcycles, motorbikes, boats, tractors, trailers, semi-trailers, busses, lawnmowers, snowmobiles, go karts, jet skis, four-wheelers, three-wheelers, dirt bikes, or aircraft. Vehicles" shall not include bicycles, non-motorized scooters or sleds.
- Prohibited Parking: No vehicle shall be parked on any Commercial Lands except inside of a legal structure, or upon an Approved Parking Area or an Allowed Parking Area.

No outdoor storage is proposed on the site plan other than the parking spaces. Any other outdoor storage is not permitted without Planning Commission and City Council approval under City Code Article **9-220.1 (2) aa) Standards Common to All Mercantile Districts:**

Vehicle Inventory is permitted as Outside Storage on any CD-1 or CD-2 parcel in connection with a business that is legally permitted to sell Vehicle Inventory. If specifically permitted by the conditions of any Conditional Use Permit or Temporary Conditional Use Permit for any such parcel.

Staff Recommendation: City staff is recommending approval of the Commercial Site Plan to construct the proposed 2,000 square foot building at 13603 Johnson Street NE with the following conditions:

- No final staff approval of a building permit or construction may commence on the property until the applicant has demonstrated full compliance with all conditions, stipulations, and design criteria set fourth under the Conditional Use Permit set by the Planning Commission and City Code.
- All existing screening shall be maintained at all times and meet the requirements of the Commercial District Tier 1 (CD-1).
- All parking and equipment are to be associated with the automotive repair business located at 13603 Highway 65 NE. Leasing of parking spaces, under any circumstance, is strictly prohibited.
- Provided parking spaces to be paved and striped before a building permit to construct the building and certificate of occupancy are issued by the Building and Zoning Official.

- All repairs to be done inside the building – repairs include general auto maintenance and mechanical work such as equipment maintenance, automotive repair and maintenance, project preparation, material staging, administrative functions, and general business operations.
- Must meet all City, County, and State requirements.

Date: 3/27/2026 - 7:14 PM
Design ID: 318853811159
Estimate ID: 25630
Estimated Price: $37,558.44
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

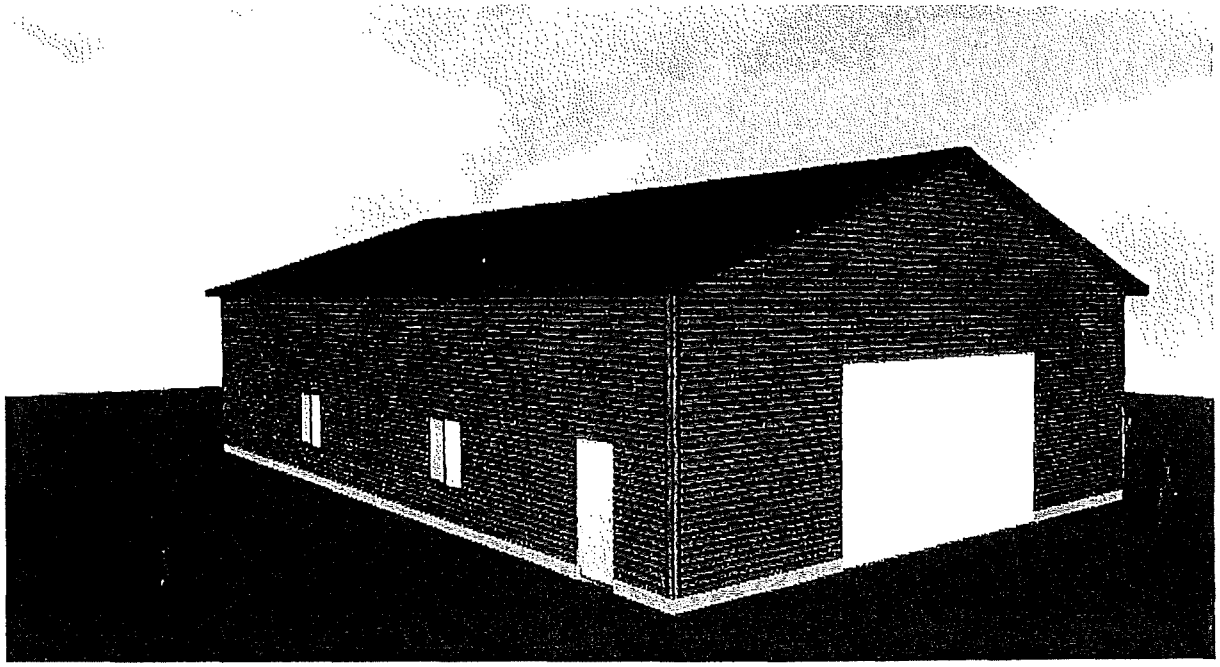
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GARAGE

How to recall and purchase your design at home:

OR
1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 318853811159
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 318853811159 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

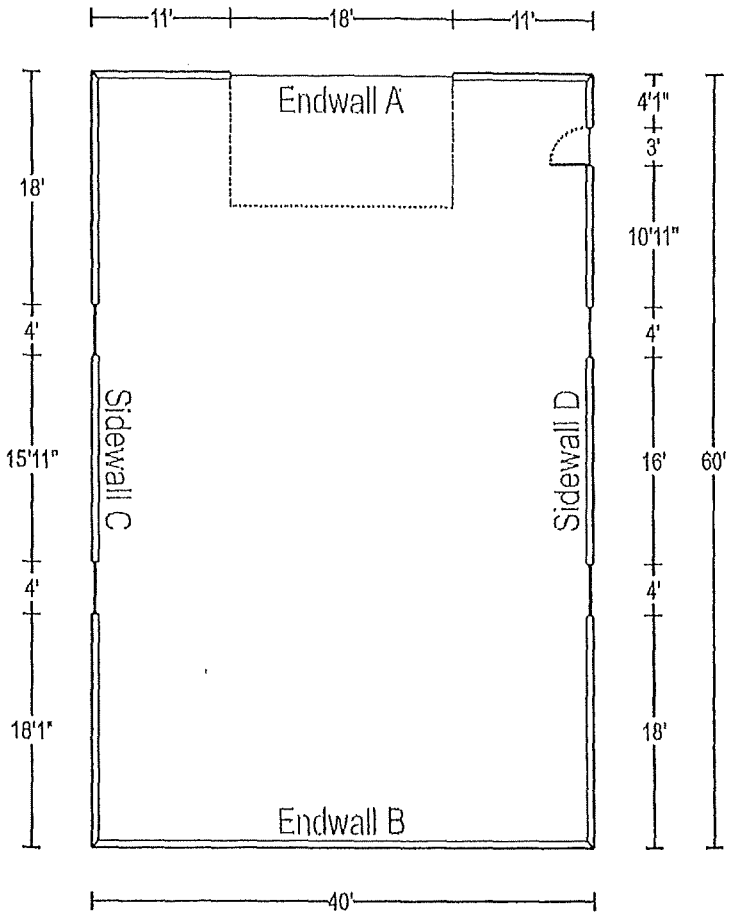
MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

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Garage Image



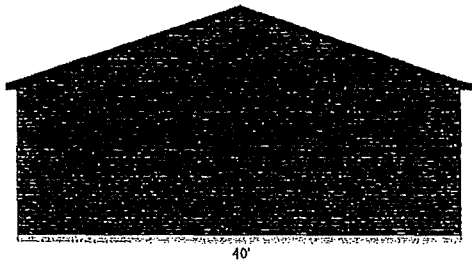
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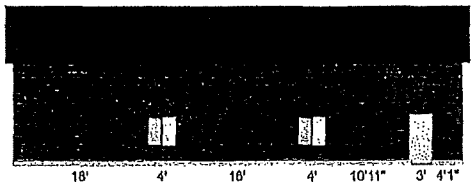
Dimensions

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

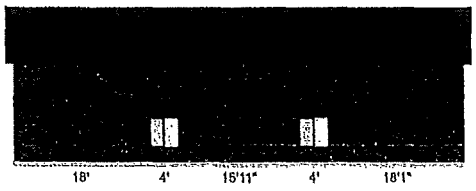


SIDEWALL D

Mastercraft® 36W x 80H Primed Steel 6-Panel
48"W x 48"H Performax™ Black Slider Window with Nailing Flange
48"W x 48"H Performax™ Black Slider Window with Nailing Flange

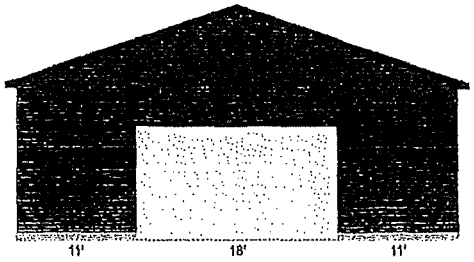
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Design & Buy™
GARAGE



SIDEWALL C

48"W x 48"H Performax™ Black Slider Window with Nailing Flange
48"W x 48"H Performax™ Black Slider Window with Nailing Flange



ENDWALL A

18X10 White Deep Ribbed Torsion Spring

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Atlas Castlebrook™ Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Black Shadow
Roof Underlayment:	VB Shield Synthetic Underlayment 48" x 250' (1000 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G 3' x 66.7' Granulated Self-Sealing Ice & Water Barrier (200 sq. ft.)
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: Terra Bronze
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: Terra Bronze
Gutter Material Type:	None
Ridge Vent:	Air Vent Attic Aire 4' Filtered Shingle-Over Ridge Vent
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	18X10 White Deep Ribbed Torsion Spring
Additional Information:	C5EST Torsion Spring
Overhead Door Trim Type:	Cedar
Windows:	48"W x 48"H Performax™ Black Slider Window with Nailing Flange
Windows:	48"W x 48"H Performax™ Black Slider Window with Nailing Flange
Windows:	48"W x 48"H Performax™ Black Slider Window with Nailing Flange
Windows:	48"W x 48"H Performax™ Black Slider Window with Nailing Flange

Additional Options

Ceiling Insulation:	Blow-in Cellulose
Ceiling Insulation R Value:	R49 INSULMAX® Blow-in Cellulose Insulation
Wall Insulation:	R-19 Unfaced Fiberglass Insulation 6-1/4" x 15" x 39.2' - 48.96 sq ft
Ceiling Finish:	White Dura-Panel

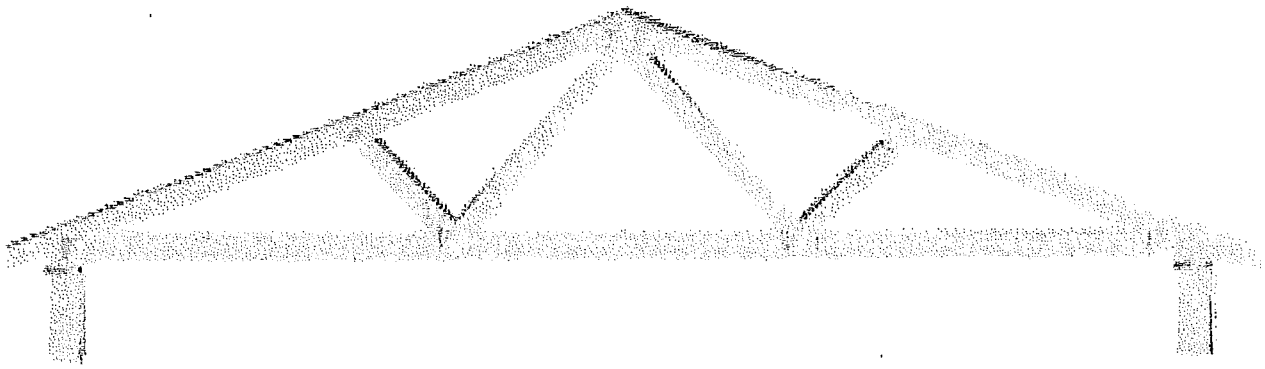
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MENARDS®
Design & Buy™
GARAGE

Wall Finish:	White Dura-Panel
Mounting Blocks:	Yes
Universal Mounting Block:	7.6 x 8.4 Universal Mounting Block, Color: Dark Drift, QTY: 3
Recess/Split Mounting Block:	5.9 x 7.6 Recessed-Split Mounting Block, Color: Snow White, QTY: 2
Meter Base Mounting Block:	15.3 x 16.3 White Meter Base Mounting Block, QTY: 1
Intake Exhaust Vent:	6.5 x 6.5 White Intake Exhaust Vent, QTY: 1
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Overhead Opening Hardware:	No

Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



Date: 3/27/2026 - 7:14 PM
Design ID: 318853811159
Estimate ID: 25630
Estimated Price: $37,558.44
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®
Design&Buy™
GARAGE

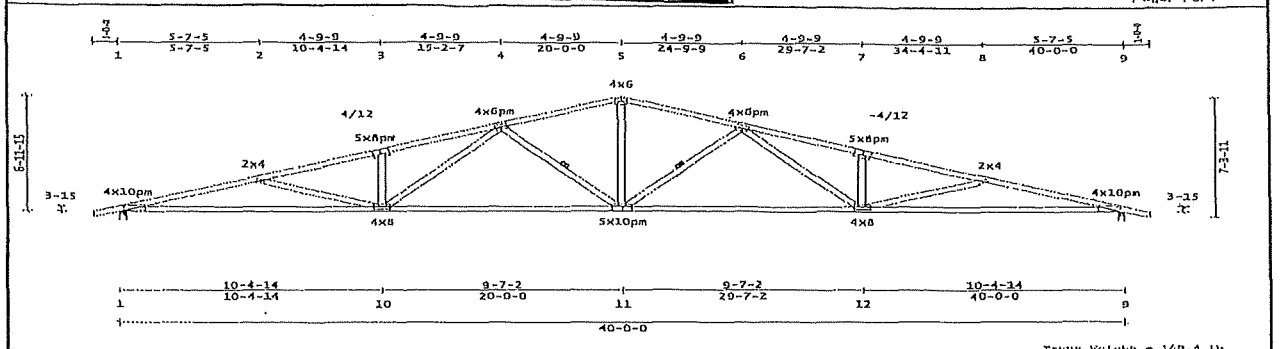
Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
  THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates are calculated based on approximate plate heights of 97", 109", 121" and 145".
- STEEL LENGTHS if selected should be verified prior to purchase.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

Date: 3/27/2026 - 7:14 PM
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GARAGE

Project Name: QTREC0886881 — Qty: 10 — Truss: T1
Customer: NEW JOB
SID:
TID: QTREC088...
Date: 09/04/24
Page: 1 of 1



Truss Height = 169.4 in

Code/Design: IRC-2018/TPI-2014
PSF Live Dead Dur Factors
TC 35.0 7.0 Live Wind Snow
BC 0.0 10.0 Lum 1.15 1.60 1.15
Total 52.0 Plt 1.25 1.60 1.15
Spacing: 2-08-00 o.c. Plies: 1
Repetitive Member Increase: Yes
Green Lumber: No Wet Service: No
Fully Unbraced: 15% Creep (Rat) = 2.0
Ok Uplift Load: 1.6 psf

---Snow Load Specs---
ASCE7-16 Ground Snow(Pg) = 50.0 psf
Risk Cat: II Terrain Cat: B
Roof Exposure: Fully Exposed
Thermal Condition: Cold
Ventilated(1:1)
Unbalanced Slippery Roofs: No
Low-Slope Minimum(Pf/Pg): No
Unbalanced Roof Loads: Yes
Rain Surcharge: No Ice Bar Ckd: Yes

---Wind Load Specs---
ASCE7-16 Wind Speed(V) = 115 mph
Risk Cat: II Exposure Cat: B
Bldg Dims: L = 0.0 ft W = 0.0 ft
MWFRS(Ch) = 15.0ft Kzt = 1.0 Kz = 1.00
Bldg Enclosure: Enclosed
Wind BL(psf): TC = -4.2 BC = 5.0
Wind Vertical: Expand: L = Yes R = Yes
Wind Uplift Reporting: ASCE7 MWFRS
GCpi End Zone: +/-0.00

---Additional Design Checks---
10 psf Non-Concurrent BCLL: Yes
20 psf LL Limited Storage: Yes
300 lb BC Concentric Ceiling: No
300 lb TC Maintenance Load: No
2000 lb TC Safe Load: No
Unbalanced TCDL: Yes

Material Summary

TC	2x4	SPF	#2
BC	2x4	SPF	1650f/1.5
Webs	2x4	SPF	#2&Btr

Member Forces Summary

Max Comp in TC Panel		1 - 2	0.88
Max Ten in BC Panel		1 - 10	0.00
Max Ten in Web		11 - 9	0.72

	(Max)	Ten	Comp	Cur.
TC	GH - 1	30	0	0.09
	1 - 2	688	5460	0.89
	2 - 3	509	4979	0.93
	3 - 4	551	4876	0.86
	4 - 5	456	3334	0.71
	5 - 6	456	3334	0.71
	6 - 7	551	4876	0.86
	7 - 8	509	4979	0.93
	8 - 9	688	5460	0.89
	9-GH	30	0	0.09
BC	1-10	5118	543	0.99
	10-11	5118	525	0.99
	11-12	3804	574	0.67
	12-9	3804	356	0.88
Web	2-10	119	697	0.36
	3-10	121	468	0.14
	4-10	1151	58	0.49
	4-11	169	1268	0.43
	5-11	1614	136	0.72
	6-11	152	1268	0.43
	6-12	1151	58	0.49
	7-12	121	468	0.14
	9-12	149	897	0.35

Wind(Roof) = 21-00-00
Reaction Summary

Joint	--X-Loc--	Bucket	--Y-Loc--	--Width--	--Load--	--Mat.	Dir
1	01-10	2166	0	03-06	03-06	SYP	781
9	39-10-04	2166	0	03-06	03-06	SPF	781

Max Horiz = -69 / +69 at Joint 1

Loads Summary
This truss has been designed for the effects of an unbalanced top chord live load covering at [20-00-00] using a 1.00 Full and 0.60 Reduced load factor.

See Loadcase Report for load combinations and additional details.

Notes
Piston designed for 64 at 0.85 and horizontal Tolerance of 10.0 degrees.
Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unbalanced diagrams loads across these joints. A "pm" next to the plate size indicates that the plate has been user modified. See Plate Offsets for any special positioning requirements.
Continuous lateral restraint (CLR) is required diagonal bracing per R-XBRACE/XBRACE. Alternately, use T-XBRACE/XBRACE.
Lumber and plating have been applied symmetrically.

Deflection Summary

Vertical	Limit	Actual (in)	Location
Vert LL	L/240	L/744(-0.65)	10-11
Vert DL	L/90	L/999(-0.39)	10-11
Vert CR	L/180	L/468(-1.02)	10-11
Horz LL	0.75in	0.19)	9
Horz CR	1.25in	0.26)	9
Ohng CR	2L/180	2L/999(-0.00)	1- 1
Ohng CR	2L/180	2L/999(-0.00)	9- 9

Bracing Data Summary
---Bracing Data---
Chords: continuous except where shown
---Web Bracing - CLR---
Single: 4-11 11- 6
Continuous Kanterline Bracing Req'd
Max BCNT-BS 3.0

Plate Offsets (X, Y):
[Bcpc Unless Indicated Below]
Jnt1(03-08,00-10), Jnt3(-00-04,00-11), Jnt7(00-04,00-11), Jnt9(-02-00,00-14), Jnt11(0,-00-12)

Joint Stress Index (JSI):
Jnt1(0.86), Jnt2(0.94), Jnt3(0.76), Jnt4(0.62), Jnt5(0.93), Jnt6(0.62), Jnt7(0.76), Jnt8(0.54), Jnt9(0.86), Jnt10(0.87), Jnt11(0.85), Jnt12(0.87)

NOTICE: A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. Except on title drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc. in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "SP 18", which indicates a high tension 18 gauge plate.

Midwest Manufacturing
5321 Kane Road
Eau Claire, WI 54703
(715) 874-2588
midwestmanufacturing.com

Date: 3/27/2026 - 7:14 PM
Design ID: 318853811159
Estimate ID: 25630
Estimated Price: $37,558.44

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

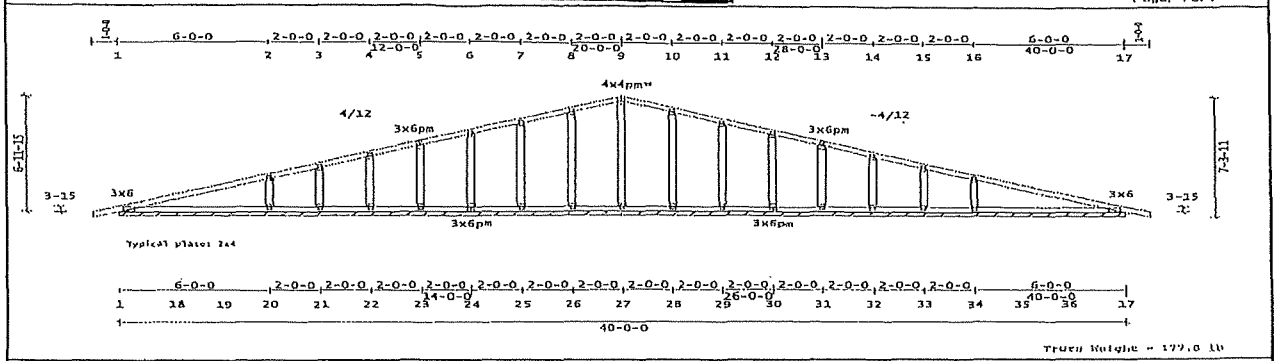
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Design & Buy™ GARAGE

Project Name: QTREC0886601 — Qty: 2 — Truss: T1E

Customer: NEW JOB

SID:
TID: QTREC086...
Date: 09/04/24
Page: 1 of 1



Code/Conlaw: IRC-2018/TPI-2014
DOF Live Dead Duc Factors
TC 30.0 7.0 Live Wind Snow
BC 0.0 10.0 lbs 1.15 1.60 1.15
Total 52.0 PLF 1.15 1.60 1.15
Spacing: 2-00-00 o.c. Plies: 1
Repetitive Member Increase: Yes
Blank Lumber: No Wet Service: No
Mfg Tolerance: 15% Camber (Rec) = 2.0
Oil Derrick Load: 1.0 psf

Snow Load Spec
ASCE7-16 Ground Snow(Pg) = 40.0 psf
Risk Cat: II Terrain Cat: B
Roof Exposure: Fully Exposed
Thermal Condition: Cold
Ventilated: N
Unobstructed Slippery Roof: No
Low-Slope Minimum(Pf/min): No
Unbalanced Snow Loads: Yes
Rain Surcharge: No Ice Dam Chk: Yes

Wind Load Spec
ASCE7-16 Wind Speed(V) = 115 mph
Risk Cat: II Exposure Cat: B
Bldg Bldg: L = 0.0 ft W = 0.0 ft
H:R:B(h)= 15.0ft Kzt = 1.00 Kz = 1.00
Bldg Enclosure: Enclosed
Wind DL(psf): TC = 4.2 BC = 0.0
End Vertical Exposed: L = Yes R = Yes
Wind Uplift Reporting: ASCE7 IMPRA
C&C End Zone: 4-00-00

Additional Design Checks
10 psf Non-Concurrent DCLL: Yes
20 psf TC Limited Storage: Yes
300 lb BC Attendable Ceiling: No
300 lb TC Maintenance Load: No
1000 lb TC Gable Load: No
Unbalanced Vchk: Yes

Material Summary

TC	2x4	SPF	#2
BC	2x4	SPF	#2
Webs	2x4	SPF	Stud

Member Forces Summary

Max Cpl in TC PANEL		1 - 2	0.33
Max Cpl in BC PANEL		1 - 18	0.24
Max CBT in Web		36 - 8	0.30

	Member	Ten	Comp	(CBT)
TC	1 - 2	30	138	0.33
	2 - 3	138	107	0.07
	3-13	138	107	0.07
	13-17	32	138	0.33
BC	1-24	66	31	0.24
	17-30	66	31	0.24
	24-30	64	72	0.02
Web	2-20	111	404	0.09
	3-21	19	70	0.05
	4-20	50	181	0.05
	5-23	46	318	0.08
	6-24	47	469	0.12
	7-25	47	249	0.15
	8-26	91	267	0.20
	9-27	3	129	0.13
	10-28	91	267	0.20
	11-29	68	248	0.15
	12-30	47	308	0.17
	13-31	36	219	0.08
	14-32	50	181	0.05
	15-33	19	70	0.05
	16-34	111	404	0.09

Lu(max) = 21-00-00

Reaction Summary

Joint	--X-Loc--	React	-Up-	--Width--	-Req'd	-Max	Pos
20	6-00-00	448	37	40-00-00			
34	34-00-00	448	37	40-00-00			

Max Horiz = -9lb / -15% at Joint 37
Reactions not shown / down = 100 and up = 150
---- Reaction Summary (plf) ----
Joint Range -Up- --Width--
1-37 85 0 40-00-00 (reduced)

Loads Summary
This truss has been designed for the effects of an unbalanced top chord Live load occurring on [20-00-00] Width = 1.00 Full and 0.00 Reduced load factor.

See Loadcase Report for load combinations and additional details.

Notes
If this truss is supported by wind load perpendicular to the plane of the truss, gable studs must be braced according to the Construction Documents, ACBI-01, or a gable stud bracing detail matching the design wind speed shown. Lateral bracing of the truss itself to resist out-of-plane wind load must be in accordance with the Construction Documents.
The maximum rake overhang length is 12.0".
Plating designed for CR at 0.05 and additional tolerance of 10.0 percent.
Plates located at TC pitch breaks meet the prescriptive minimum size requirement to structor nailed-on diaphragm loads across these joints. A "psn" next to the plate size indicates that the plate has been modified. See Plate Offsets for any special positioning requirements. Lumber and plating have been applied symmetrically.

Deflection Summary

Evaluation	Limit	Actual (in)	Location
Vert LL	L/240	L/999(-0.01)	1-18
Vert DL	L/90	L/999(-0.00)	1-18
Vert CR	L/180	L/999(-0.01)	1-18
Horz LL	0.75in	0.06)	22L 1
Horz CR	1.25in	0.00)	20R 1
Ohng CR	2L/180	L/999(-0.00)	1- 1
Ohng CR	2L/180	L/999(-0.00)	17-17

Bracing Data Summary
Sheathed: Continuous except where shown
Web Bracing -- Rare

Plate offsets (X, Y):
Plate Value Indicated below)
Jnt5(-00-01,00-04), Jnt13(00-01,00-04), Jnt24(0,-00-04), Jnt30(0,-00-04)

Joint Stress Index (JSI):
Jnt1(0.43), Jnt2(0.49), Jnt3(0.49), Jnt4(0.42), Jnt5(0.66), Jnt6(0.49), Jnt7(0.43), Jnt8(0.49), Jnt9(0.49), Jnt10(0.49), Jnt11(0.43), Jnt12(0.49), Jnt13(0.66), Jnt14(0.49), Jnt15(0.49), Jnt16(0.43), Jnt17(0.51), Jnt20(0.49), Jnt21(0.49), Jnt22(0.49), Jnt23(0.49), Jnt24(0.66), Jnt25(0.49), Jnt26(0.49), Jnt27(0.49), Jnt28(0.49), Jnt29(0.49), Jnt30(0.66), Jnt31(0.49), Jnt32(0.49), Jnt33(0.49), Jnt34(0.49)

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. Absent on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2702. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "-SH" which indicates a high tension 18 gauge plate.

Midwest Manufacturing
5311 Kane Road
Eau Claire, WI 54703
(715) 876-5555
midwestmanufacturing.com

Date: 3/27/2026 - 7:14 PM
Design ID: 318853811159
Estimate ID: 25630
Estimated Price: $37,558.44
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Materials

Building Type

Building Location Zip Code:	55304
Building Type:	Gable
Framing Type:	Stud Wall Framing

Building Info

Building Width:	40'
Building Length:	60'
Building Height:	12' (studs must be cut to length)
Wall Framing Stud:	2 x 6
Roof Framing:	Truss Construction (Sealed truss designs available on request)
Truss Type:	Common (24" on center spacing)
Roof Pitch:	4/12 Pitch
Eave Overhang:	12"
Gable Overhang:	12"
Curb:	Concrete Block
Concrete Block Rows:	1 Row
Concrete Block Type:	6 x 8 x 16 Standard
Foundation Type:	Poured / 4' BLOCK FOUNDATION
Building Plan:	~~Yes I need a Building Plan~~

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	Concord® Double 4, Color: Dark Drift
Vinyl Corner Trim Color:	Dark Drift
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
Gable Vents:	None

Roof Info

CERTIFICATE OF SURVEY

~for~ BAREFOOT CONSTRUCTION
~of~ 13603 JOHNSON STREET NE
HAM LAKE, MN 55304

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET, MARKED RLS #41578
- DENOTES PROPOSED ELEVATION
- DENOTES EXISTING ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET (UNLESS OTHERWISE NOTED)
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SEPTIC MANHOLE
- DENOTES WELL
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

SURVEY NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/07/26, and 10/19/26.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 32-32-23-31-0020.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

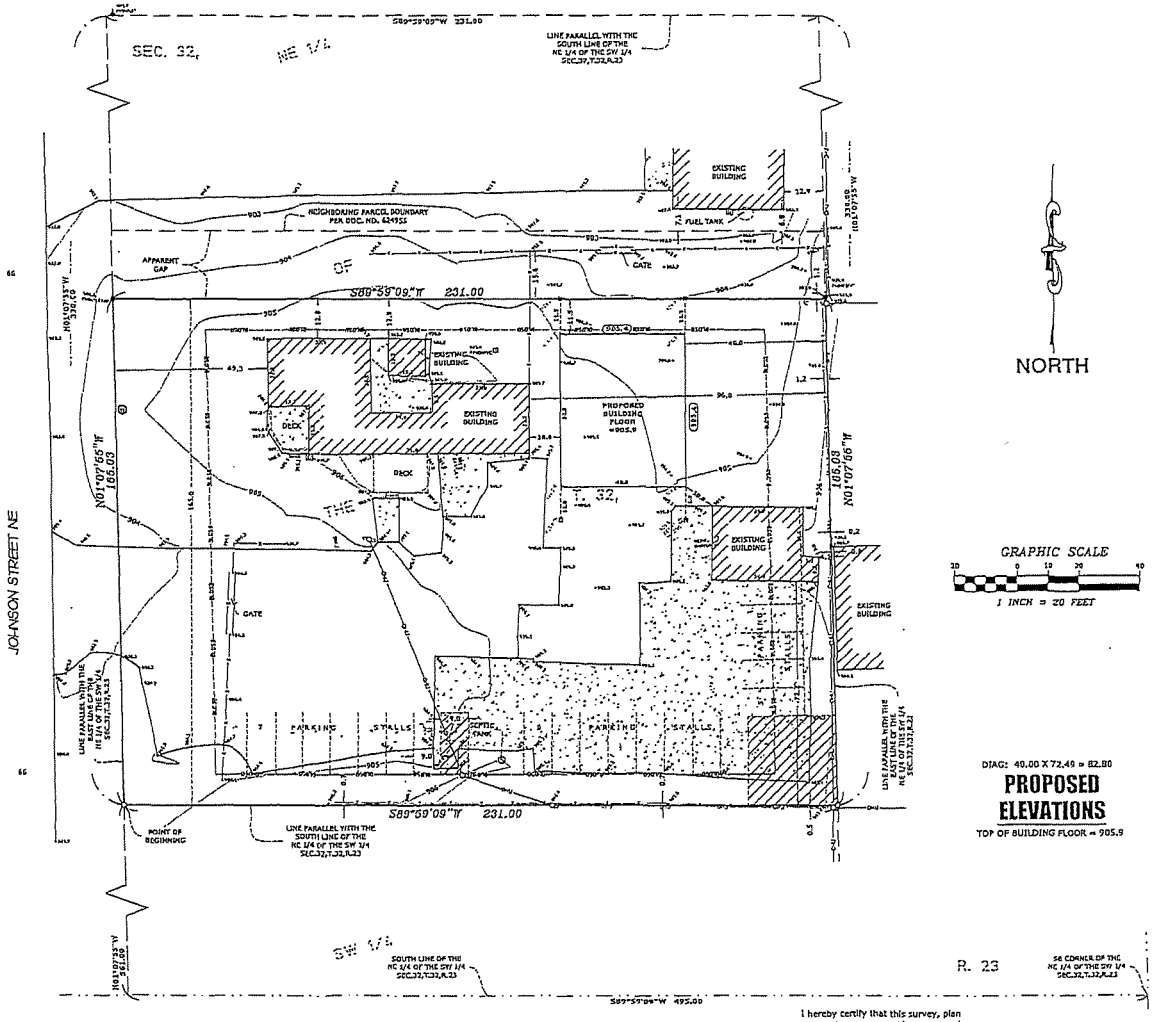
LEGAL DESCRIPTION

(PER DOC. NO. 2353383.001)

The South 165 feet of that part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 32, Range 23, Anoka County, Minnesota, described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter; thence West along the South line of the Northeast Quarter of the Southwest Quarter 495 feet; thence North and parallel with the East line of said Northeast Quarter of the Southwest Quarter 561 feet to the point of beginning of the tract herein to be described; thence continuing along the same described course 330 feet; thence East and parallel with the South line of the Northeast Quarter of the Southwest Quarter 231 feet; thence South and parallel with the East line of the Northeast Quarter of the Southwest Quarter 330 feet; thence West and parallel with the South line of the Northeast Quarter of the Southwest Quarter 231 feet to the point of beginning.

BENCHMARK

BENCHMARK: MNDOT BENCHMARK 0200K
ELEVATION: 904.69 (NAVD88)



NORTH

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

DIAG: 40.00 X 72.49 = 82.80

PROPOSED ELEVATIONS

TOP OF BUILDING FLOOR = 905.9

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
www.egrud.com
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON R. RUD
Date: 10/30/2026 License No. 41578

DRAWN BY: RAF	JOB NO: 260951HS	DATE: 10-14-26
CHECK BY: JRR	FIELD CREW: DT/CT	

NO.	DATE	DESCRIPTION	BY
1	10-29-26	ADDED FIELD INFO.	RAF
2	10-30-26	CITY COMMENTS	RAF
3			

S:\RUD\CAD\2026\260951HS\260951HS.DWG

260951HS

Authorization ID: 3F4CE492-F40A-F111-B337-000D3A1FE58D

CITY OF HAM LAKE

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

PLANNING REQUEST

Date of Application 7/28/26

Date of Receipt 11/4/2026
Receipt # 0107920
Amount $ 1400.00

Meeting Appearance Dates:

Planning Commission _____ 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 Minor Plat

**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: Elwell Farms

Address/Location of property: 14040 Opal Street NE

Legal Description of property: See survey.

PIN # 36-32-23-12-0027 Current Zoning R-A, R-1, PUD Proposed Zoning PUD

Notes: Add Abrams property to the Elwell Farms PUD to create two new residential lots

Applicant's Name: Jesse Neuman

Business Name: Elwell Farms LLC

Address 1282 187th Lane NE

City East Bethel State MN Zip Code 55011

Phone 763-238-2618 Em _____

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

SIGNATURE Jesse Neumann Digitally signed by Jesse Neumann Date: 2026.07.28 16:52:43-05'00' DATE 7/28/26

****

- FOR STAFF USE ONLY -

Action By: Planning Commission _____ Property Taxes Current YES NO

City Council _____ Any Active/Deferred Assessments YES NO

AuthentiSign ID: 3F4CE492-F48A-F111-B337-000D3A1FE58D

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 Jesse Neumann Digitally signed by Jesse Neumann Date: 2026.07.28 16:52:52-05'00'

COMPANY/TITLE: Elwell Farms LLC

DATE: 7/28/26

AuthentiSign ID: 3F4CE492-F48A-F111-B337-000D3A1FE58D

CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES

The undersigned, Jesse Neumann **, 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:**

Minor Plat for adding Abrams property in the Elwell Farms plat

Type of Application

acknowledges that the sum of $1,400**, 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 Jesse Neumann Digitally signed by Jesse Neumann Date: 2026.07.28 16:53:02-05'00' **Dated** 7/28/26

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

Vicktor Abrams **, 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 AuthentiSign Vicktor Abrams **Dated** 07/30/26

Authentisign ID: 3F4CE492-F48A-F111-B337-000D3A1FE58D

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 <u>will be public</u> and available to any entity requesting to inspect the information.***

DATA PRACTICES ADVISORY
TENNESSEN WARNING
REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04

SIGNED BY Jesse Neumann Digitally signed by Jesse Neumann Date: 2026.07.28 16:52:52-05'00'

COMPANY/TITLE: Elwell Farms LLC

DATE: 7/28/26

AuthentiSign ID: 3F4CE492-F48A-F111-B337-000D3A1FE50D

CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES

The undersigned, Jesse Neumann **, 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:**

Minor Plat for adding Abrams property in the Elwell Farms plat

Type of Application

acknowledges that the sum of $1,400**, 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 Jesse Neumann Digitally signed by Jesse Neumann Date: 2026.07.28 16:53:02-05'00' **Dated** 7/28/26

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

Vicktor Abrams **, 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 Authentisign Vicktor Abrams **Dated** 07/30/26

RFC Engineering, Inc.
13635 Johnson Street NE
Ham Lake, MN 55304
Office (763) 862-8000
Fax (763) 862-8042

Memorandum

Date: November 5, 2026

To: Planning Commissioners

From: David A. Krugler, City Engineer

Subject: Elwell Farms West Expansion Minor Plat

Introduction:
The Sketch Plan proposes to subdivide the 58.8-acre parcel located at 14040 Opal Street NE (PID 36-32-23-12-0027), Lot 5 of Block 2, Elwell Farms First Addition, located at 13990 Opal Street NE (PID 36-32-23-12-0008), and Outlot C, Elwell Farms First Addition (PID 36-32-23-21-0009), into three lots and one future outlot.

The existing parcels are zoned Planned Unit Development (PUD), Rural Single Family Residential (R-A), and Single Family Residential (R-1). The proposed zoning for the subdivision is Planned Unit Development (PUD).

A 400-scale zoning map and 400-scale aerial photograph are attached.

Discussion:
The proposed subdivision qualifies as a Minor Plat under Section 10-101 of the City Code. Both the Preliminary Plat and Final Plat will be considered by the Planning Commission at the same meeting, following the public hearing.

Drainage and utility easements will be required around the perimeter of each proposed lot, along with an easement over County Ditch 44-7. The easement over County Ditch 44-7 will also encompass the wetlands located in the eastern portion of the property.

Based on previous parkland dedication calculations for the overall Elwell Farms development, including parkland dedication fees previously paid, proposed wetland bank credits, and additional parkland proposed for dedication as part of a future Elwell Farms addition, it is recommended that no additional parkland dedication fees be collected for this subdivision. However, the developer will be required to contribute $200 to the City's drainage fund for the two lots.

Lot 1 of Block 1, and Lot 1 of Block 2, were included in the original Sketch Plan of Elwell Farms, and their compliance with the City's lot livability requirements was demonstrated during the approval of Elwell Farms First Addition. The common lot line between Lots 1 and 2 of Block 2, will be adjusted to ensure that Lot 2 of Block 2, meets the City's lot livability requirements.

The area identified as the Outlot A is intended for a proposed wetland bank. Until the wetland bank receives the necessary approvals and the City approves the associated Conditional Use

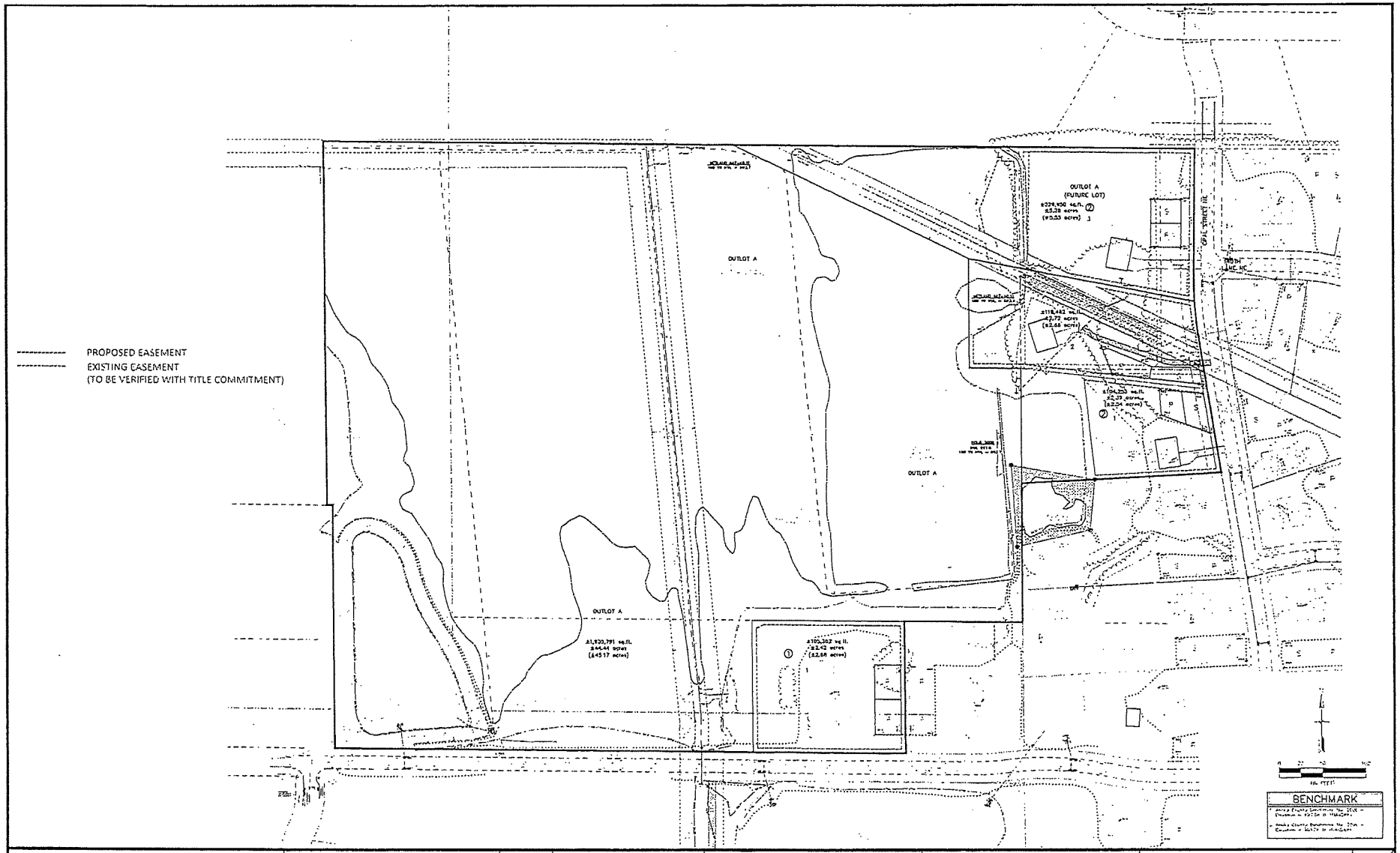
Permit (CUP) under Section 9-330.8 of the City Code, the future outlot must remain part of an adjoining lot and cannot be established as a separate parcel. The proposed lot configuration must maintain the required buildable area and otherwise comply with applicable zoning requirements until the wetland bank is approved. Following approval of the wetland bank CUP, the wetland bank area may be subdivided from the adjoining lot through a subsequent Minor Plat, provided the subdivision meets the requirements of Section 10-101 of the City Code.

The existing residence, accessory buildings, overhead electrical line, and retaining wall located at 14040 Opal Street NE are proposed to be removed. A demolition permit must be obtained from the Building Official prior to removal of the structures. Because the existing residence will be demolished and the existing septic system will not be reused, a compliance inspection of the existing septic system is not required.

The Sketch Plan identifies the locations, surface elevations, and mottling elevations of five septic soil borings on each proposed residential lot. The soil borings demonstrate that each lot contains the required 7,500 square feet of suitable area for primary and secondary individual sewage treatment systems.

Approval from the Coon Creek Watershed District (CCWD) is required for the Minor Plat. However, CCWD has confirmed that the proposed subdivision into three residential lots does not trigger the District's stormwater management requirements.

Recommendations:
It is recommended that the Elwell Farms Expansion Minor Plat Sketch Plan be recommended for approval.



CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

3880 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7988
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Jason J Olson
Signature: DRAFT
Date: 10/19/21 License #: 44731

Drawn: HD
Designed: HD
Date: 10/19/21

Key Insert:
1

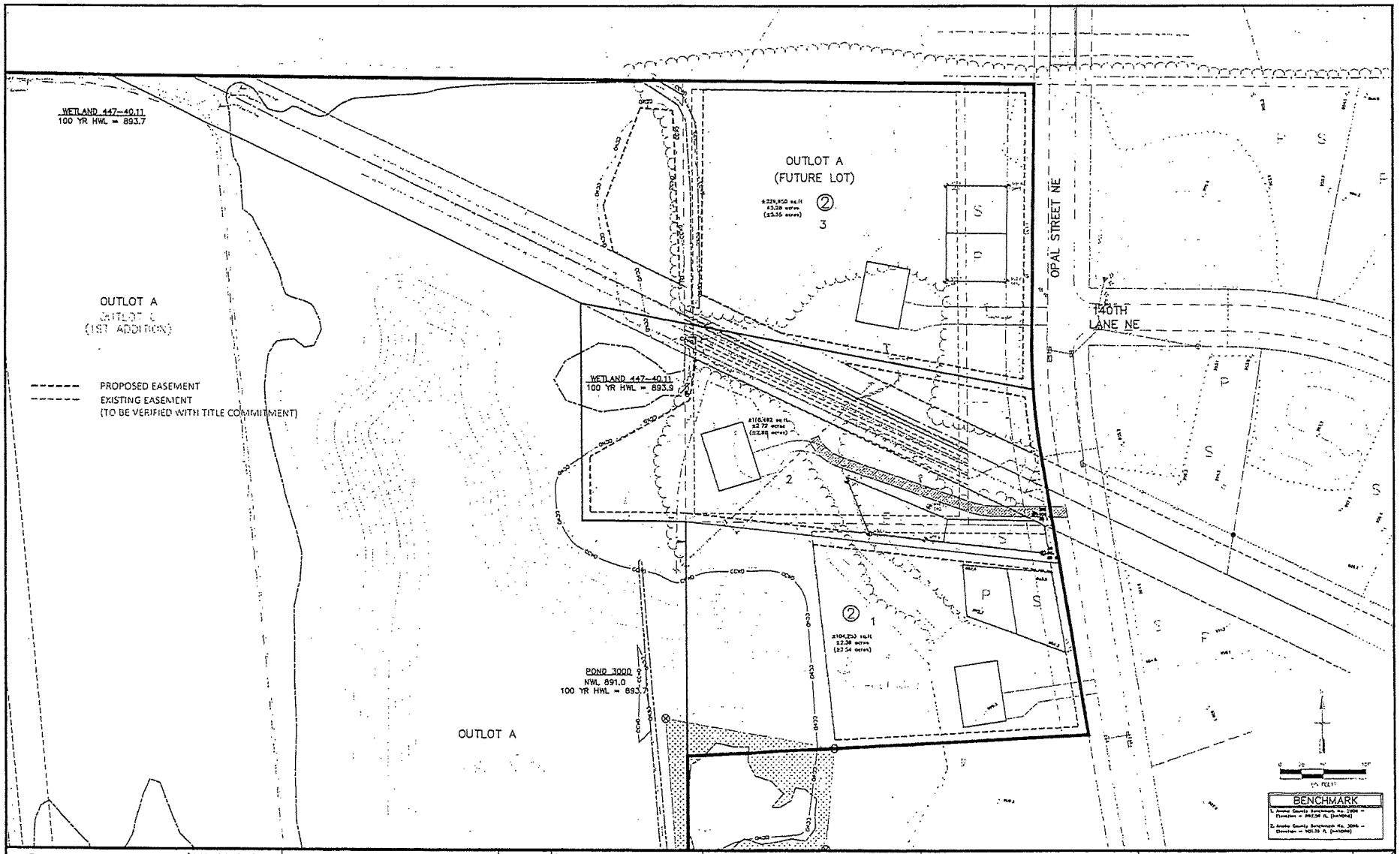
CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS WEST EXPANSION
Ham Lake, MN

CONCEPT PLAN

1 of 2

#10941-05



CARLSON ENGINEERING

3080 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7999
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Jason J Olson
DRAFT
Date: 10/24/22 License # 54231

Drawn: JJO
Designed: JJO
Date: 10/24/22

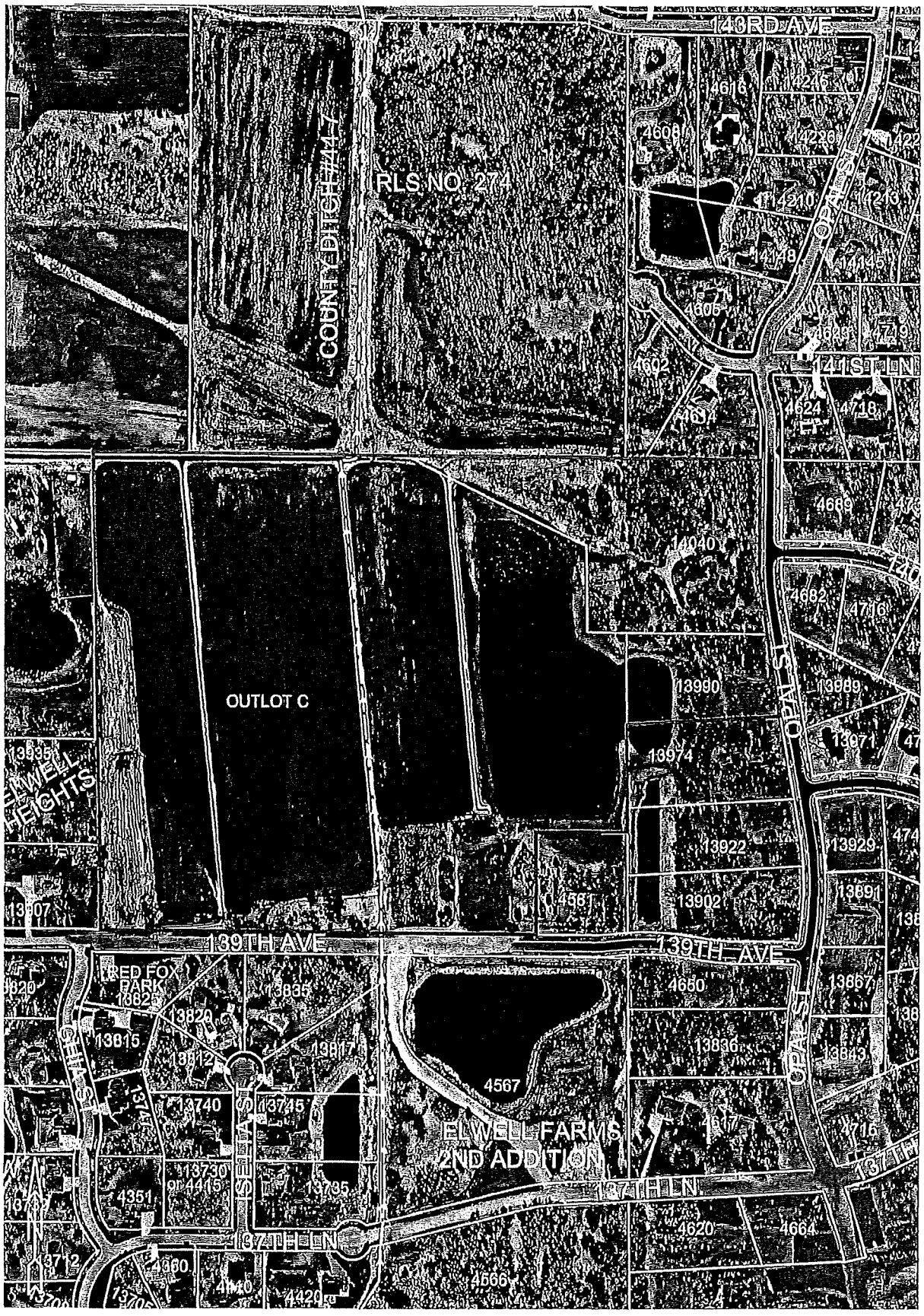
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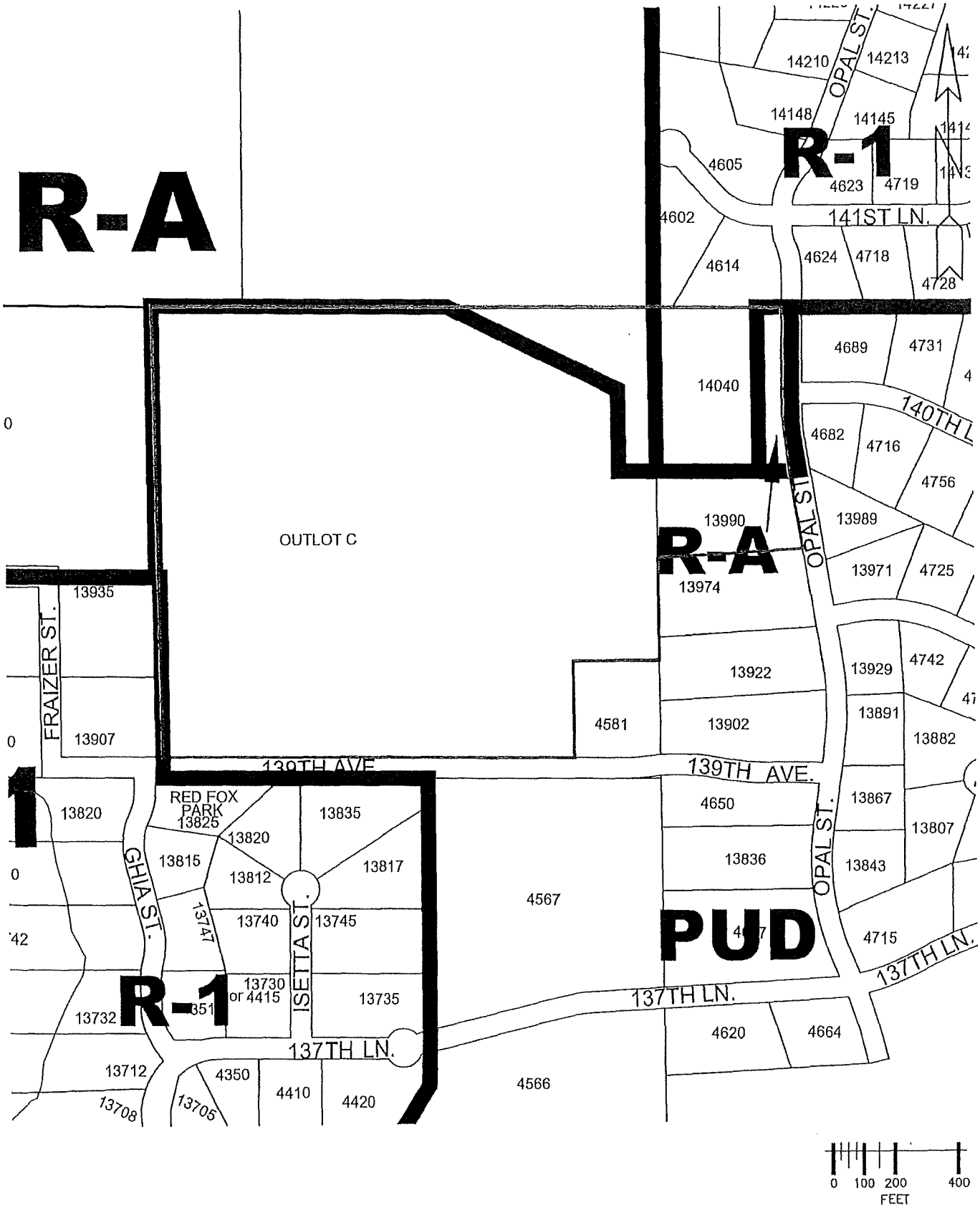
ELWELL FARMS WEST EXPANSION
Ham Lake, MN

CONCEPT PLAN

2 of 2

#10941-05


143RD AVE
RLS NO. 274
COUNTY DITCH #44-7
OUTLOT C
141ST LN
4624
4718
4689
14040
4682
4716
13990
13989
13974
13971
13922
13929
13902
13907
139TH AVE
139TH AVE
RED FOX PARK
13825
13829
13835
13815
13812
13817
4567
13740
13745
13730
or 4415
13735
4351
137TH LN
4650
13867
13836
13843
4715
4620
4664
4660
4666
4420
ELWELL HEIGHTS
ELWELL FARMS 2ND ADDITION
CHASE ST
DIANA ST
OPAL ST
0 100 200 400
FEET


R-A
R-1
R-A
R-A
PUD
R-1
OUTLOT C
14210
14213
OPAL ST.
14148
14145
4605
4623
4719
4602
141ST LN.
4614
4624
4718
4728
4689
4731
14040
140TH L
4682
4716
4756
13990
13989
OPAL ST.
13974
13971
4725
13935
FRAIZER ST.
13922
13929
4742
4581
13902
13891
13907
13882
139TH AVE.
4650
13867
13820
RED FOX PARK 13825
13835
13807
13836
13843
13815
13820
13812
13817
GHIA ST.
13747
4567
13740
13745
4715
137TH LN.
13730 or 4415
ISETTA ST.
13735
137TH LN.
13732
4620
4664
13712
4350
4566
13708
13705
4410
4420
0
100
200
400
FEET