CALL TO ORDER
Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, May 1, 2018 at 7:03 p.m. in the Council Chambers at City Hall, 1010 First Street South, Hopkins.

Mayor Cummings called the meeting to order with Council Members Kuznia, Halverson, Gadd and Campbell attending. Staff present included City Manager Mornson, Finance Director Bishop, City Clerk Domeier, Director of Planning and Development Elverum, Assistant City Manager Lenz, City Planner Lindahl and City Attorney Riggs.

ADOPT AGENDA
Motion by Kuznia. Second by Campbell.

Motion to Adopt Agenda.

Ayes: Kuznia, Halverson, Cummings, Gadd, Campbell.
Nays: None. Motion carried.

CONSENT AGENDA
Motion by Kuznia. Second by Gadd.

Motion to Approve the Consent Agenda.
1. Minutes of the April 17, 2018 City Council Regular Meeting Proceedings
2. Minutes of the April 17, 2018 City Council Work Session following Regular Meeting Proceedings
3. Overpass Skate Park Operational Agreement with Action Sports of Minnesota, Inc. DBA The Third Lair
4. Ratify Checks Issued in April 2018
5. 2040 Comprehensive Plan Extension Request

Ayes: Kuznia, Halverson, Cummings, Gadd, Campbell.
Nays: None. Motion carried.

PUBLIC HEARING
V.1. Public Hearing on Amended Property Tax Abatement Related to Public Infrastructure Improvements
Finance Director Bishop discussed the staff report explaining that the tax abatement is related to the Pavilion improvement project. Mr. Bishop discussed the financing parameters and adjustments to the amount of bond proceeds.

Mayor Cummings opened the public hearing at 7:05 pm. No residents came forward to address the Council.
Motion by Halverson. Second by Kuznia.

Motion to close the Public Hearing at 7:05 p.m.

Ayes: Halverson, Kuznia, Cummings, Gadd, Campbell.
Nays: None. Motion carried.

Motion by Kuznia. Second by Halverson.

Motion to adopt Resolution 2018- 039 Approving Amended Property Tax Abatement Related to the Public Facility Improvements in the City of Hopkins.

Ayes: Kuznia, Halverson, Cummings, Gadd, Campbell.
Nays: None. Motion carried.

OLD BUSINESS
VI.1. Second Reading: Interim Ordinance 2018-1131 – Auto Repair & Auto Sales Moratorium
City Planner Lindahl discussed the Automobile Repair and Automobile Sales or Lease Moratorium. Mr. Lindahl discussed the revisions to the second reading of the ordinance. If approved, the moratorium would go into effect upon publication scheduled for May 10.

Ms. Ann Steingraeber, Attorney, representing the owners of 1413 Mainstreet came forward to address the Council. Ms. Steingraeber explained that the property owners would like the Council to consider excluding the property at 1413 Mainstreet from the proposed moratorium. The property is being marketed for automotive uses and the moratorium would affect the ability to get a tenant for the currently vacant property.

There was Council discussion about the exemption. Mr. Lindahl explained that all existing automobile businesses could continue to operate but would be subject to the conditions of the moratorium. Attorney Riggs advised the Council on the moratorium and commented that it is difficult to exempt individual properties and that the property in question is currently vacant and not being used for automotive use.

Ms. Steingraeber commented that the 1413 Mainstreet property is being marketed for automotive uses and is the only property asking for exemption therefore wouldn’t be setting precedence. Mr. Lindahl commented that staff understands the position of the property owner and that the property owner could market to other uses. Staff and Council expect the moratorium to last less than a year. Ms. Steingraeber discussed environmental issues of a property with a past automotive history explaining that other commercial users would hesitate to lease or buy the property and that very likely the property would remain vacant.
There was Council discussion about difficulty in exempting one property at this point in the process. Council commented that the property could be available for use by other types of businesses. Council and staff would be working hard to study and expedite the moratorium before the one-year timeframe. The Council consensus was not to exempt one property from the moratorium.

**Motion** by Campbell. **Second** by Halverson.

**Motion** to adopt Resolution 2018-040, Approving the Second Reading of Interim Ordinance 2018-1131, Regarding the Regulation of Automobile Repair and Automobile Sales or Lease Uses and Authorizing its Publication.

**Ayes:** Kuznia, Halverson, Cummings, Gadd, Campbell.

**Nays:** None. Motion carried.

**NEW BUSINESS**

**VII.1. Award the Sale of $6,645,000 General Obligation Bonds, Series 2018A;**

In addition to City staff, a representative present for the item was Mr. Jason Aarsvold, Ehlers and Associates, Inc.

Finance Director Bishop gave an overview of the projects funded by the bonds. Mr. Aarsvold affirmed the City’s AA+ bond rating and gave an overview of the bids. Mr. Aarsvold explained that the bonds are bank qualified and some funding was restored for the Blake Road project.

**Motion** by Kuznia. **Second** by Gadd.

**Motion** to adopt Resolution No. 2018-037 awarding the sale of General Obligation Bonds, Series 2018A, in the original aggregate principal amount of $6,715,000; fixing their form and specifications; directing their execution and delivery; and providing for their payment.

**Ayes:** Kuznia, Halverson, Cummings, Gadd, Campbell.

**Nays:** None. Motion carried.

**VII.2. Award Sale of Bonds - $3,355,000 G.O. Tax Abatement Bonds, Series 2018B**

Finance Director Bishop gave an overview of the projects funded by the bonds. Mr. Aarsvold gave an overview of the bids explaining that the amount of the bond was reduced. Council Member Kuznia asked about the bidding process. Mr. Aarsvold explained the bid evaluation and online bidding system.

**Motion** by Campbell. **Second** by Halverson.

**Motion** that Council Adopt Resolution No. 2018- 041 awarding the sale of General Obligation Tax Abatement Bonds, Series 2018B, in the original
aggregate principal amount of $3,285,000; fixing their form and specifications; directing their execution and delivery; and providing for their payment.

Ayes: Kuznia, Halverson, Cummings, Gadd, Campbell.
Nays: None. Motion carried.

Mayor Cummings commented on the City's AA+ rating report that is due to the City's strong economic position, strong management, financial performance, practices and policies as well as the developments that are driving growth in the City. On behalf of the Council, Mayor Cummings thanked Finance Director Bishop and Ehlers Inc.

VII.3. First Reading: Solar Energy Systems Zoning Text Amendment
City Planner Lindahl gave an overview of the SolSmart program and the text amendments to the solar energy ordinance. The Planning & Zoning Commission reviewed the ordinance and recommended approval. Mr. Lindahl discussed the purpose, intent and details of the Solar Ordinance. Mr. Lindahl reviewed definitions of solar energy systems and discussed allowable uses and performance standards. Mr. Lindahl explained the review process, materials, Conditional Use Permit standards, restriction clause and solar access. If the ordinance is approved the second reading is scheduled to be on the May 15 City Council agenda.

Council Member Campbell asked about energy credits and solar access. Mr. Lindahl explained how the solar system provides energy to the system. City Attorney Riggs discussed the solar access easement and explained that an easement would not be automatically established. Council Member Kuznia asked about the permit process. Mr. Lindahl explained that permit process would be followed with more guidance. Council commented that the ordinance would be another green step by the City. Mayor Cummings asked about solar inquiries and the ability to update the City fleet. Mr. Lindahl commented that there have been a number of residential applications to date but the new formal process would allow staff to track the interest better. Mr. Lindahl discussed the goals of the Comprehensive Plan to include broader strategies for the City to be more sustainable. Mayor Cummings commented that the date in the ordinance for the second reading should read May 15, 2018.

Motion by Gadd. Second by Campbell.


Ayes: Kuznia, Halverson, Cummings, Gadd, Campbell.
Nays: None. Motion carried.
ANNOUNCEMENTS

- Step to it Challenge: May 1 through May 28. More information at steptoit.org
- May Day Music on Main at the Hopkins Center for the Arts, 1111 Mainstreet: Saturday, May 5, 2018, 3 p.m. to 10 p.m.
- HREI Event – Let’s Talk About Race with Hopkins Schools Superintendent at Hopkins High School, 2400 Lindbergh Dr., Minnetonka: Thursday, May 17, 6:30 p.m. to 8 p.m.
- Mainstreet Day: Saturday, May 19, 2018, 9 a.m. to 4 p.m.

ADJOURNMENT
There being no further business to come before the City Council and upon a motion by Halverson, second by Campbell, the meeting was unanimously adjourned at 7:55 p.m.

OPEN AGENDA – PUBLIC COMMENTS AND CONCERNS
The City Council did not receive any comments or concerns.

Respectfully Submitted,
Debbie Vold

ATTEST:

Molly Cummings, Mayor

Amy Domeier, City Clerk