

**HOPKINS CITY COUNCIL
AGENDA
Monday, November 18, 2019
7:00 pm**

**THIS AGENDA IS SUBJECT TO CHANGE
UNTIL THE START OF THE CITY COUNCIL MEETING**

Schedule Work Session after close of regular meeting

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

II. ADOPT AGENDA

III. PRESENTATIONS

1. 2019 Hopkins Community Image Awards; Elverum

IV. CONSENT AGENDA

1. Minutes of the November 4, 2019 City Council Regular Meeting Proceedings
2. Minutes of the November 4, 2019 City Council Work Session following Regular Meeting Proceedings
3. Minutes of the November 12, 2019 City Council Work Session Proceedings
4. Minutes of the November 14, 2019 City Council Special Meeting Proceedings
5. Resolution Designating Polling Places for 2020 Presidential Primary, State Primary and General Election; Domeier
6. Approval of Insurance Contributions for the Sergeants Union L.E.L.S. #171 for 2020; Lenz
7. Approval of Insurance Contributions for the PSOs Union L.E.L.S. #143 for 2020; Lenz
8. Second Reading of Ordinance 2019-1143 approving a zoning code text amendment related to the location of Banks and Savings and Loan Institutions; Lindahl

V. PUBLIC HEARING

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ANNOUNCEMENTS

IX. ADJOURN

OPEN AGENDA – PUBLIC COMMENTS/CONCERNS

Public must fill out a Speaker Request Form. During this time, anyone wanting to address a topic **not listed on the agenda** may do so. Three minute time limit per person.

The Hopkins City Council Chambers are enabled with a hearing loop system and hearing amplification options are available. Please notify staff for assistance.

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Kersten Elverum, Planning & Economic Development Director

DATE: November 19, 2019

SUBJECT: 2019 Hopkins Community Image Awards

Each year the City of Hopkins recognizes certain properties for their contribution toward the positive image of the community. Awards are grouped in three categories—Commercial/Industrial/ Office, Multi-Family Residential, and Single-Family Residential. Nominations are sought from the public through August and a review committee determines which nominated properties receive awards. Each property that receives at least four of the five review committee votes receives an award. There is no limit to the number of properties that can be awarded, but winners from the last 10 years are not considered.

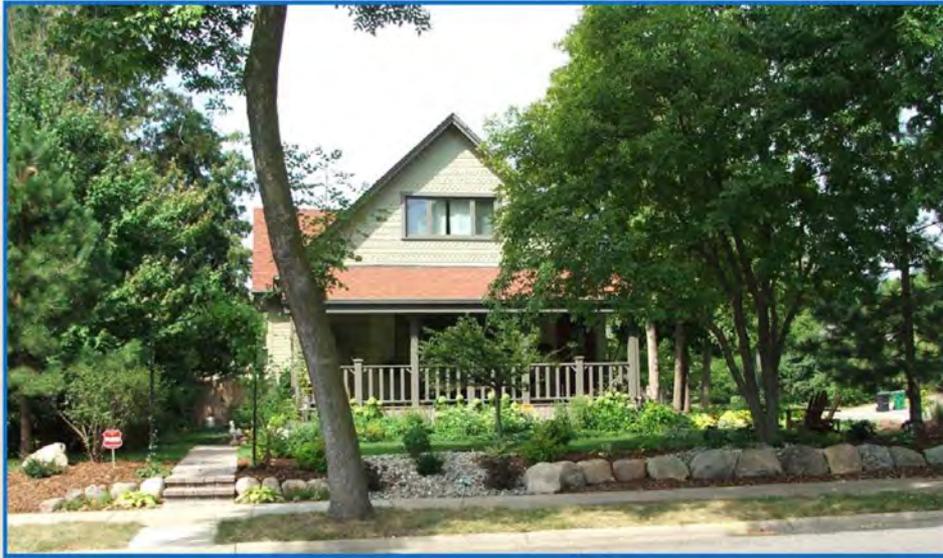
This year the review committee consisted of business representative Jill Miller of Projects in Person, residents Alan Schutte and Elaine Goepfert, and City staff members Jan Youngquist and Maria Jimenez.

The following four properties were selected by the committee:

- Commercial/Industrial/Office:
 - Hopkins Professional Building – 290 9th Avenue North
 - Hopkins Carpet One & Hopkins Center Drug – 907 & 913 Hopkins Center
- Single-Family Residential:
 - Michael & Kimberly Falk – 245 9th Avenue North
- Multi-Family Residential:
 - No nominations received

Attachment: PowerPoint presentation highlighting this year's CIA winners

Hopkins Community Image Awards 2019



COMMERCIAL/INDUSTRIAL/OFFICE

Hopkins Professional Building

29 – 9th Avenue North



BEFORE



AFTER

Judge's comments:

"I really like how the Hopkins Professional Building was influenced by the more modern architectural look of their neighbors to not just make their own building look cooler but make the whole block look better as well."

COMMERCIAL/INDUSTRIAL/OFFICE

Hopkins Carpet One/Hopkins Center Drug

907 - 913 Hopkins Center

BEFORE



AFTER

Judge's comments:

"Very modern, classy look and feel. Love the stone veneer and the colors make the building really stand out!"



BEFORE



AFTER

RESIDENTIAL

Michael & Kimberly Falk

245 – 9th Avenue North



BEFORE



AFTER

“One of the best examples of salvaging what some people may look at as a tear down and reinventing it with something modern, stylish and an asset to the neighborhood. Kudos to Kim & Mike for their brilliant vision, design and execution.”

Judge’s comments

**Thank you to
our judges!**



**Maria Jimenez
Jan Youngquist
Alan Schutte
Jill Miller
Elaine Goepfert**

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
NOVEMBER 4, 2019**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Monday, November 4, 2019 at 7:02 p.m. in the Council Chambers at City Hall, 1010 First Street South, Hopkins.

Mayor Gadd called the meeting to order followed by the Pledge of Allegiance with Council Members Brausen, Kuznia, Halverson and Hunke attending. Staff present included City Manager Mornson, Finance Director Bishop, Director of Planning and Development Elverum, Assistant City Manager Lenz, City Attorney Riggs and Public Works Director Stadler.

CONSENT AGENDA

Motion by Brausen. **Second** by Kuznia.

Motion to Approve the Consent Agenda.

1. Minutes of the October 15, 2019 City Council Regular Meeting Proceedings
2. Minutes of the October 15, 2019 City Council Work Session following Regular Meeting Proceedings
3. Ratify Checks Issued in October 2019
4. Approve Water and Sanitary Sewer Rate Increases
5. Approve Special Assessment for Water and Sewer Repairs on Private Property

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.

Nays: None. Motion carried.

NEW BUSINESS

VII.1. Authorize the Sale of \$2,245,000 General Obligation Refunding Bonds, Series 2019B

In addition to City staff, a representative present for the item was Stacie Kvilvang, Ehlers and Associates, Inc. Ms. Kvilvang discussed the highlights of the report commenting that the City has maintained its AA+ rating due to strong management, its long range Financial Management Plan, strong budget liquidity and rapid debt amortization. Ms. Kvilvang gave a summary of the bond sale results. Mayor Gadd asked about the purpose for refunding the bonds. Ms. Kvilvang discussed the interest savings to the City. Council Member Kuznia complimented the City's AA+ rating. Ms. Kvilvang commented on the stable outlook for the Hopkins community. Mayor Gadd thanked Ehlers and Associates, Inc. for their help with the bond sale and financial management of the City.

Motion by Halverson. **Second** by Hunke.

Motion to Adopt the No. 2019- 084 Awarding the Sale of General Obligation Refunding Bonds, Series 2019B, in the Original Aggregate Principal Amount of \$2,015,000; Fixing Their Form and Specifications; Directing Their Execution and

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Delivery; Providing for Their Payment; and Providing for the Redemption of Bonds Refunded Thereby.

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.

Nays: None. Motion carried.

VII.2. 600 –2nd Street Northeast (Excelsior Tech Center) Conditional Use Permit for Outdoor Storage

City Planner Lindahl discussed the staff report commenting that the Conditional Use Permit (CUP) is necessary for the outdoor storage of up to 20 moving trucks. Mr. Lindahl gave an overview of the site plan, standards for outdoor storage and proposed setback. Mr. Lindahl discussed the staff's recommendation for the fencing and the applicant has agreed to the conditions. Mr. Lindahl commented that the applicant would like to occupy the building soon with installation of landscaping and fencing next spring. A condition of approval requires that the applicant provide a letter of credit to fulfill the conditions of the application. Staff is recommending approval of the application. Council Member Brausen asked about the landscaping and number of employees. Mr. Lindahl described the area, setbacks and landscaping. A Beard Group representative came forward to address the Council commenting that the tenant would have 6-8 offices and a sales area and that they are in agreement with the conditions as recommended by the staff. Council Member Kuznia commented that he liked the proposed fence design.

Motion by Hunke. **Second** by Brausen.

Motion to Adopt Resolution 2019-085, approving a conditional use permit for 600-2nd Avenue Northeast allowing outdoor storage of up to 20 box moving trucks, subject to conditions.

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.

Nays: None. Motion carried.

VII.3. Zoning Text Amendment, Site Plan and Conditional Use Permit Applications to Allow Redevelopment at 510 Blake Road North

City Planner Lindahl discussed the staff report giving an overview of the property and site location. Mr. Lindahl commented that the applicant has withdrawn the Planned Unit Development (PUD). Council Member Brausen asked about PUD change. Mr. Lindahl commented that the PUD was added as precautionary item and was the only substantial change to the application. Mr. Lindahl discussed the site plan, CUP, exterior design and commented that the Watershed District has signed off on the design. Mr. Lindahl explained that the drive-thru is positioned behind the site supporting the pedestrian friendly future vision for the area. Staff recommends approval of the application. Council Member Hunke asked about the property access. Mr. Lindahl commented that the applicant negotiated the new access onto Cambridge Street and that staff supports design. Council Member Brausen asked about the easement agreement. Mr. Lindahl commented that the City Attorney would review the agreement.

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Representatives of Bank of America and the Told Development Co. discussed the proposed building. Council Member Kuznia likes the design and asked about the timeline. Construction would begin in the spring with opening scheduled for late 2020. Mayor Gadd asked about other potential uses for the site. The applicants commented on the small size of the site and that there was no ability to acquire additional land. Planning and Development Director Elverum commented on the major soil issues on the site.

Motion by Kuznia. **Second** by Halverson.

Motion to Adopt Resolution 2019-086 approving Ordinance 2019-1143 amending Section 535.03, Subdivision 2(V) related to the location of banks and savings and loan institutions.

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.
Nays: None. Motion carried.

Motion by Halverson. **Second** by Kuznia.

Motion to Adopt Resolution 2019-087 approving the site plan for the property at 510 Blake Road North, subject to the conditions.

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.
Nays: None. Motion carried.

Motion by Hunke. **Second** by Brausen.

Motion to Adopt Resolution 2019-088 approving a conditional use permit allowing a drive thru for the property located at 510 Blake Road North, subject to the conditions.

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.
Nays: None. Motion carried.

Mr. Lindahl commented that the text amendment would require a second reading.

VII.4. Beacon Interfaith Housing Apartment Building (Vista44) Rezoning & Planned Unit Development (PUD) and Site Plan Review

City Planner Lindahl discussed the site location and proposed project. Mr. Lindahl explained that the proposed rezoning standards are similar in height and density requirements and that the difference in the set backs create a more urban environment. Mr. Lindahl explained that the applicant is proposing an affordable apartment building to support families and that no city funds are supporting the project. Mr. Lindahl gave an overview and background of the application and discussed the overall issues, concerns and written comments from the public engagement process. Mr. Lindahl discussed the

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PUD standards and the deviations from the PUD requested by the applicant. Mr. Lindahl gave an overview of the exterior building materials, floor to area ratio, façade articulation and parking. The applicant has proposed more total parking than required and is offering the addition of public art, more bicycle parking and a rooftop solar system. Mr. Lindahl gave an overview of revised the site plan and commented that the parking study eliminated the need for the proof of parking. Mr. Lindahl discussed the next steps in the process and commented that the site plan is contingent on the rezoning and that state law requires a majority or 4/5 vote to approve the rezoning.

Mayor Gadd asked about the mixed use zoning in the downtown center. Mr. Lindahl discussed the 2040 Comprehensive Plan that guides the downtown area. Council Member Brausen asked about the Planning and Zoning Commission vote. Mr. Lindahl discussed the 4-2 vote explaining that the votes against the motion were to take a closer look at the changes to the site plan and overall zoning. Council Member Hunke asked about the park dedication fee. Mr. Lindahl commented that the requirement would be \$3000 per unit.

Beacon representative, Kevin Walker came forward to discuss the project commenting that changes were made to the project per the staff recommendation.

Council Member Halverson asked about the income guidelines and preference for Hopkins School District residents. Mr. Walker commented that the maximum income is \$50,000 per household based on family size. The income guidelines are consistent with a work force housing development. Mr. Walker discussed the geographic preference rules and explained that Beacon would make connections with local social service agencies.

Mayor Gadd asked about the process to apply for family based housing and rules of conduct. Mr. Walker discussed the application criteria, process, safety standards and supportive housing staff and property management.

Council Member Kuznia asked about occupancy and length of stay. Mr. Walker commented that it is not a time limited housing project and that they are governed by the occupancy code.

Council Member Brausen asked about the project model. Mr. Walker explained that Beacon has experience with family housing but is new to family supported housing. Beacon is partnering with Volunteers of America who has experience serving families.

Mayor Gadd asked about location determination. Mr. Walker discussed the opportunities that Hopkins offers.

Mayor Gadd discussed the public comment procedure and Council Member Brausen commented that everyone's perspective is welcome.

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Marie Trafas, 402-14th Avenue North, commented on the need for affordable senior housing within walking distance to the downtown.

Michael Beasley, 128-7th Avenue South, asked the Council to support Vista 44.

Reverend John Nelson, Gethsemane Lutheran Church, 715 Minnetonka Mills Road, represented the following faith communities asking the Council to approve the project: Pastor Scott Searl, Shepherd of the Hills Lutheran; Pastor Jay Rudi, Oak Knoll Lutheran; Reverend Deacon Cindy Hillger, St. Martins by the Lake Episcopal; Reverend Dave Langille, St. Martins by the Lake Episcopal; Rabbi Jill Crimmings, Bet Shalom Congregation

Ann Van Sickle, 145-11th Avenue North, asked the Council to approve the Vista 44 project.

Kyle Bresin, 25-15th Avenue North, asked the Council to approve the project.

Mark Muenchow, 1117-1st Avenue South, commented that the site is a prime location for better a project.

Charlie Flynn, 374 Althea Lane, asked the Council to approve Vista 44.

Aaron Osowski and Liz Farmer, 2062 Mainstreet, support the Beacon project.

Pam Tanaka, 606 East Park Valley Drive, is opposed to the project.

Richard Van Sickle, 145-11th Avenue North, supports Vista 44.

James Shirley, 32-11th Avenue South, discussed his concerns, the need for senior housing and that the Council should hold off for better uses for the site.

Gary McGlennen, 32-11th Avenue South #111, discussed the neighborhood opposition asking the Council to reject the proposal.

Betty Johnson, 103 North Blake Road #101, commented that Vista 44 would be an asset in the community.

Greg Zoidis, 201 Homedale Road, supports Vista 44.

Jonathon Address, 422-13th Avenue North, supports the mission of Beacon.

Mayor Gadd closed the public comments at 9:16 p.m.

Mayor Gadd asked about the housing supportive services. Anna Petersmeyer, Volunteers of America (VOA) representative discussed the types of services they offer.

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Mr. Walker commented that the project would be a fully supportive housing development. Council Member Hunke asked about coordinating services with Hennepin County. Ms. Petersmeyer discussed the on-site case management.

Mayor Gadd asked about the VOA contract and security. Mr. Walker gave an explanation of the service provider contract and commented that the development would have front desk security and staffed evenings and weekends but not 24-7. Mr. Walker explained the income guidelines and supportive rent subsidy.

Mayor Gadd asked about the R5 vs. Mixed Use zoning standards. Mr. Lindahl explained the standards commenting that the Mixed Use zoning supports transit.

There was Council discussion about affordability, balancing housing in the community, project location, how the project came before the City Council, community concerns and timing of the application process. Mr. Lindahl commented that by State Law, the City must respond to the application within 60 days but can request a 60-day extension. The City Attorney advised the Council that requesting more information is specific enough to extend the application.

Council Member Hunke commented that he is in favor of Vista 44 for the site commenting that the zoning standards are very similar and the concept plan has improved.

Council Member Brausen asked about the future redevelopment to the north of the property and orientation of the building. Mr. Walker commented that he couldn't speculate on the future development plans of the church property. The Beacon project manager discussed the site grades and the current orientation that minimized the building height.

There was discussion that the Council did not have much opportunity to look at the proposal. Mayor Gadd commented that the Council needs to look at what is best for entire community as the city grows.

Council Member Halverson commented that she understands both the concerns and support for the project but not sure about her decision.

Council Member Brausen commented that he needs more time to discuss and review the application.

Council Member Kuznia commented the need for further discussion.

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Motion by Brausen. **Second** by Halverson.

Motion to continue Resolution 2019-089 and 2019-090 to a future meeting for further discussion and directing staff to send a 60-day extension letter.

Ayes: Brausen, Kuznia, Gadd, Halverson.
Nays: Hunke. Motion carried.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Halverson, second by Kuznia, the meeting was unanimously adjourned at 10:13 p.m.

OPEN AGENDA – PUBLIC COMMENTS AND CONCERNS

The City Council did not receive any comments or concerns.

Respectfully Submitted,
Debbie Vold

ATTEST:

Jason Gadd, Mayor

Amy Domeier, City Clerk

**MINUTES OF THE CITY COUNCIL WORK SESSION PROCEEDINGS
AT CONCLUSION OF THE REGULAR CITY COUNCIL MEETING
MONDAY, NOVEMBER 4, 2019**

CALL TO ORDER

Pursuant to due call and notice thereof a work session of the Hopkins City Council was held on Monday, November 4, 2019 at 10:17 p.m. in the City Council Chambers at Hopkins City Hall, 1010 First Street South, Hopkins.

Mayor Gadd called the meeting to order with Council Members Brausen, Kuznia, Halverson and Hunke attending. Staff present included City Manager Mornson, Director of Planning and Development Elverum, Assistant City Manager Lenz, City Planner Lindahl, City Attorney Riggs, and Public Works Director Stadler.

Administration:

City Manager gave the following updates:

- Discussion of the proposal from the City of Minnetonka and limitations of the site.
- Artspace discussion on the November 12 Work Session agenda.
- Employee Appreciation Luncheon on November 13.
- Discussion about including the Beacon project on the December 10 Work Session agenda.
- City Planner Lindahl discussed the development and public engagement process.
- Discussion of the City Council Work Session format.

City Council

- Discussion of the Blake Road redevelopment and vision for the property.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Hunke, seconded by Kuznia, the meeting was unanimously adjourned at 10:41p.m.

Respectfully Submitted,
Debbie Vold

ATTEST:

Jason Gadd, Mayor

Amy Domeier, City Clerk

**HOPKINS CITY COUNCIL
WORK SESSION PROCEEDINGS
NOVEMBER 12, 2019**

CALL TO ORDER

Pursuant to due call and notice thereof a regular work session of the Hopkins City Council was held on Tuesday, November 12, 2019 at 6:30 p.m. in the Raspberry Room at Hopkins City Hall, 1010-1st Street South, Hopkins.

Mayor Gadd called the meeting to order with Council Members Brausen, Kuznia, Halverson and Hunke attending. Staff present included City Manager Mornson, Equipment & Maintenance Superintendent Autio, Finance Director Bishop, Director of Planning and Development Elverum, Assistant City Manager Lenz, Public Works Director Stadler and Community Development Coordinator Youngquist.

FACILITY SOLAR PROJECT

In addition to City staff, Ideal Energies representatives present for the item were Rich Ragatz and Mark Hansen. Public Works Director Stadler discussed the proposed project to install solar panels on three city facilities – Public Works, Fire Station and Pavilion. There is no cost to the City for the solar panels or their installation, operation or maintenance through the 15 and 20 year lease periods. During the lease period the City would purchase the solar power at a reduced rate. Mr. Stadler discussed the projected cash flow and commented that after the lease expires the City would own and maintain the solar panels after the 15-20 year agreement expires. Staff toured City of Roseville facilities that installed solar panels about one year ago. Mr. Stadler gave an overview of the installation process and if approved some installation work could begin before spring and be operational late spring 2020. The agreements are being reviewed by staff and City Attorney.

Council Member Halverson asked why the three City buildings were chosen. Mr. Autio explained that there is no available space on City Hall and that other facilities are scheduled for roof replacement. Mr. Stadler explained that wording in the agreement would allow for taking the solar panels out of operation if roof work is needed. Mr. Ragatz explained how the power is purchased. Council Member Brausen asked about lease agreement and customer base. Mr. Ragatz commented that Ideal Energies was founded in 2010 with 350 commercial accounts to date. The company began marketing to the non-profit sector approximately 3 years ago. Mr. Ragatz explained how the capital lease program works for non-profit customers. Mr. Hansen discussed the federal tax credit program explaining that the economics of the program are being reduced from 30% in 2019 to 26% in 2020. Mayor Gadd asked about ongoing costs to the City after the lease period ends. Mr. Stadler commented that the product is warranted for 25 years and discussed the engineering and maintenance of the solar panel product. The Ideal Energies representatives explained the technology to monitor the production of the panels and gave an overview of the energy savings. Council Member Hunke asked about the 15 and 20 year leases. Mr. Ragatz explained the Xcel Energy grant program and payback. Council Member Brausen asked about the savings to the City and commented on the importance of due diligence. Mr. Stadler discussed the City of Roseville's performance to date. Mr. Ragatz discussed the cash flow commenting that the numbers are based on 10 years of average weather data. Mayor Gadd asked about liability to the City and compatibility with the community solar garden program. The Ideal

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Energies representatives commented that the City would have a rider on their insurance policy and that the solar panels would complement the community solar garden program. Council Members Kuznia and Brausen commented on the importance of getting additional information from other cities about the program.

Staff would schedule the facility solar project on the December Work Session agenda for further discussion.

ARTSPACE UPDATE

Director of Planning and Development Elverum and Community Development Coordinator Youngquist gave an overview of affordable housing and rental affordability limits. Ms. Youngquist commented that 71% of Hopkins housing stock is naturally occurring affordable housing and that there is a strong housing market in Hopkins fueled by buyer preferences and the LRT. Ms. Youngquist gave an overview of Hopkins legally binding affordable housing, ownership affordability limits and how it is distributed throughout community and the populations served. Currently Hopkins has a total of 438 affordable housing units which is 5% of the overall housing stock. Ms. Youngquist discussed the Metropolitan Council Housing Performance Score commenting that Hopkins has done well to meet affordable housing goals and the high housing score helps the City become eligible for grants.

Ms. Elverum discussed studies on the property value increases associated with the Light Rail Transit (LRT) as well as opportunities for potential redevelopment sites and the addition of new housing units. There was discussion about future development, the potential for the loss of affordability and providing new affordable housing options that meet different needs such as the Beacon housing supportive services, Artspace creative live work space and the need for workforce housing. There was discussion about the need for senior affordable housing and what Hopkins currently has and needs. Staff would schedule a future City Council Work Session for further discussion about senior housing. Council Member Hunke commented on the station area development properties and the boost that the LRT stops bring to property values. There was discussion about market rate rents near the station areas, preservation of affordability and the effectiveness of inclusionary zoning with a percentage of affordable units.

Ms. Youngquist discussed the background of Artspace, a live, work, affordable space for creative arts. Ms. Youngquist commented that art-type destinations draw people into Hopkins. Ms. Youngquist discussed the results of the preliminary feasibility study and the arts market study that concluded there is a market for a 30-40 unit live, work, mixed-use facility. Mayor Gadd asked about the Arts Center study that focused on the financial impact of arts on the community. Staff would update the City Council.

Ms. Youngquist discussed the proposed site for Artspace; the underutilized City-owned parking lot 800. The parking lot is currently not generating funds, is zoned multi-family, within .5 miles of the downtown Hopkins LRT station and within close proximity to Hopkins Center for the Arts. Council Member Brausen asked about grant monies. Ms.

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Youngquist gave an overview of the grants received and what they covered. Ms. Youngquist discussed the artist led community engagement event and the importance to engage the community from the beginning to seek input to form a concept plan. Ms. Youngquist gave an overview of the engagement plan that includes getting the word out, pop up events, focused discussions, an open house and engagement sessions. The information gathered would be shared back with the community in January 2020. Ms. Youngquist shared ways that staff is raising the profile of the site to increase engagement in the process.

There was discussion about perceptions and challenges of the project. Council Member Brausen commented on the importance of community conversations and neighborhood input and asked about the history of the lot and current appraisal. Ms. Elverum commented that two single-family homes were moved off the lot in the 1970's. Ms. Youngquist discussed the history of the property and commented that staff would reach out to Hennepin County to update the property value. Ms. Elverum commented that staff is working hard to engage residents and hear from the community. Mayor Gadd discussed the importance of communication and the engagement process and asked about other locations. Staff discussed the market study that looked at different sites, options and future possibilities. Ms. Elverum commented that Artspace acknowledges the need to build an attractive building. Ms. Youngquist discussed the steps moving forward and critical dates.

City Council Members should contact the staff with any additional questions and that staff would compile community feedback and continue to update the City Council.

PLANNING AND DEVELOPMENT UPDATE

- Beacon Interfaith Housing project is scheduled to be discussed at a special Work Session on Tuesday, November 26, 6:30 p.m. Council discussed that the reason the item was tabled was for additional information and to get questions answered.
- The Hometown Auto building is under contract and is proposed to be divided into small tenant spaces.
- The Firestone building is under contract for a possible brewery location.
- A hotel is looking for a possible site in Hopkins
- A workforce housing proposed project would be on the January Work Session agenda.
- Ms. Lenz discussed the Meadowbrook Golf Course clubhouse. Staff has discussed options with the City Attorney and will update the City Council.
- Discussion of a social entertainment district liquor license. City Clerk Domeier investigated neighboring license fees and Hopkins is on the lower end of the fees. City Council would continue to discuss and review.
- Vine Room would like to purchase an off-sale liquor license but currently the City has a reached the maximum off-sale liquor licenses. City Council consensus was for staff to proceed with investigating the request.
- City Manager Mornson is meeting with the Minnehaha Creek Watershed District staff regarding the Blake Road site on Friday, November 15.

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- Discussion about the City of Minnetonka proposal.
- Discussion about The Moline presentation and addressing community questions

CONTINUED REVIEW OF THE 2020 GENERAL FUND BUDGET & TAX LEVY

Finance Director Bishop reviewed the 2020 General Fund budget and tax levy commenting that the Truth-in-Taxation notices that are available November 12, 2019 are based upon the preliminary levy. The public meeting and budget presentation is scheduled for the December 3, 2019 City Council meeting. Mr. Bishop gave an overview of the 2020 preliminary taxes and percentage change to residential properties. Overall Hopkins market values increased 6% with the condo market having the greatest increase. Mr. Bishop gave an overview of the preliminary budget and levy that was approved on September 17, 2019 at 12.86%. Mr. Bishop discussed the budget reductions to the General Fund and the issuance of equipment certificates for eligible items that would spread the cost of the city equipment over the years 2021 through 2029. Equipment certificates are a way to reduce the 2020 levy without affecting the City's equipment needs. The total reductions have reduced the proposed increase to 9.71%. There was discussion about the budget presentation and the importance of communicating the vision of the City and how the preliminary budget was reduced to achieve the current budget. Council consensus was to proceed with the 9.71% budget increase.

ADMINISTRATION

City Manager Mornson gave the following update:

- Three City Council Members are needed to attend the Canvass and Certification of Election Results on November 5, 8 a.m.
- Discussion of the City Council appointment process.
- November 26 Special City Council meeting agenda.
- Discussion of the January 10, 2020 Goal Setting meeting agenda.
- Discussion of the State of the City event.
- National League Conference discussion

UPDATES

- Council Member Halverson shared a resident concern about snow piling the last few years near her driveway at 350-19th Avenue North.
- Council Member Kuznia commented that a new City Council representative is needed for the Southwest Light Rail Transit (SWLRT) Community Works Steering Committee. Council Member Brausen volunteered and Council Member Halverson is the alternate.
- Council Member Hunke attended the P.L.A.C.E.S. committee meeting.
- Council Member Hunke attended the Access Hopkins meeting on November 6.
- Discussion of a resident concern about vehicle speed on Cambridge Street.
- Council Member Brausen discussed moving the public comment portion at regular City Council meetings to the beginning of the meeting.
- Mayor Gadd discussed upcoming meetings and conferences.

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ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Brausen, second by Kuznia, the meeting was unanimously adjourned at 9:52 p.m.

Respectfully Submitted,
Debbie Vold

ATTEST:

Jason Gadd, Mayor

Amy Domeier, City Clerk

**HOPKINS CITY COUNCIL
SPECIAL MEETING PROCEEDINGS
NOVEMBER 14, 2019**

CALL TO ORDER

Pursuant to due call and notice thereof a Special Meeting was held by the Hopkins City Council on Thursday, November 14, 2019 in the Council Chambers at 1010 1st Street South, Hopkins. The purpose of the meeting was to canvass the November 5, 2019 election results and discuss the City Council vacancy process.

Mayor Gadd called the meeting at to order at 8 a.m. with Council Members Brausen, Hunke and Halverson attending. Council Member Kuznia was absent. Staff present included Assistant City Manager Lenz and City Clerk Domeier.

NEW BUSINESS

II.1. Canvass and Certification of Results from the November 5, 2019 General Election; Domeier

City Clerk Domeier summarized the information provided in the staff report. She noted that Rick Brausen would not be sworn into office on November 18 as seven days have to pass after canvassing before Mr. Brausen is eligible for office.

Motion by Halverson. **Second** by Brausen.

Motion to declare the results of the November 5, 2019 General Election Returns.

Ayes: 4

Nays: 0. Absent: Kuznia

II.2. Discussion of City Council Vacancy Process; Domeier

City Clerk Domeier stated that the City Council would have a vacancy once Council Member Brausen was sworn into office. She asked for recommendations on moving forward with an appointment to fill the remainder of Council Member Brausen's original term through the end of the year. Council Member Halverson recommended appointing Council Member Hunke. All present concurred with Ms. Halverson's recommendation. A special meeting will be held on November 26 starting at 5:30 p.m. to swear Council Member Brausen into office, declare the vacancy and proceed with the appointment of Brian Hunke.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Brausen, second by Halverson, the meeting was unanimously adjourned at 8:10 a.m.

Respectfully Submitted,
Amy Domeier, City Clerk

ATTEST:

Jason Gadd, Mayor

Amy Domeier, City Clerk



November 20, 2019

Council Report 2019-116

**Resolution Designating Polling Places for 2020 Presidential Primary,
State Primary and General Election**

Staff recommends approval of the following motion: Move to approve Resolution 2019-091 Designating Polling Places for the 2020 Presidential Primary, State Primary and State General Election.

Overview

Laws of Minnesota, Chapter 92, require the governing body of each municipality to designate the locations of its polling places for the following election year. This designation must be done by resolution.

Primary Issues to Consider

- Law requires the designation of polling places.
- Staff is not recommending any changes to the current polling locations.

Staff Recommendation

Staff recommends designating the polling places as outlined in Resolution 2019-091.

Supporting Documentation

- Resolution 2019-091

Amy Domeier, City Clerk

Financial Impact: \$ _____ Budgeted: Y/N ____ Source: _____ Related Documents (CIP, ERP, etc.): _____ Notes: _____
--

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2019-091

**A RESOLUTION DESIGNATING POLLING PLACES
FOR THE 2020 PRESIDENTIAL PRIMARY, STATE PRIMARY AND GENERAL
ELECTION**

WHEREAS, Minnesota Statutes 204B.16, subd. 1 requires the City Council, by ordinance or resolution, to designate polling locations for the upcoming year; and

WHEREAS, changes to the polling locations may be made at least 90 days before the next election if one or more of the authorized polling places becomes unavailable for use; and

WHEREAS, changes to the polling locations may be made in the case of an emergency when it is necessary to ensure a safe and secure location for voting; and

WHEREAS, the Presidential Primary is March 3; the State Primary is August 11 and the General Election is November 3, 2020.

THEREFORE, NOW BE IT RESOLVED by the City Council of the City Hopkins hereby designates the following polling places for elections conducted in the City in 2020:

Precinct 1:	Mizpah United Church of Christ, 412 5 th Ave. N.
Precinct 2:	Zion Lutheran Church, 241 5 th Ave. N.
Precinct 3:	Hopkins Pavilion, 11000 Excelsior Boulevard
Precinct 4:	Hopkins Activity Center, 33 14 th Ave. N.
Precinct 5:	Alice Smith Elementary School, 801 Minnetonka Mills Rd
Precinct 6:	Hopkins Fire Station, 101 17 th Ave. S.

NOW, THEREFORE BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized to designate a replacement meeting the requirements of the Minnesota Election Law for any polling designated in this Resolution that becomes unavailable for use by the City or an emergency replacement polling place meeting the requirements of Minnesota Election Law for any polling place designated in this Resolution when necessary to ensure a safe and secure location for voting.

ADOPTED this 18th day of November, 2020, by the City Council of the City of Hopkins.

By _____
Jason Gadd, Mayor

ATTEST:

Amy Domeier, City Clerk

November 18, 2019



City Council Report 2019-119

Approval of Insurance Contributions for the Sergeants Union L.E.L.S #171 for 2020

Proposed Action: Staff recommends the following motions: Move approval of the following MOU with the Sergeants Union L.E.L.S #171

Overview

City of Hopkins (hereinafter the “City”) and Law Enforcement Labor Services, INC. #171 (hereinafter the “Union”) are parties to a Collective Bargaining Agreement in effect from January 1, 2018 through December 31, 2020.

The contract included an opener for health insurance for 2019 and 2020 in Article 15 Insurance. The parties have come to an agreement regarding rate increases for 2020 that are in accordance with the arbitration decision awarded to the Police Officer’s Association, and planned increase for PSOs and Non-Union. Those rates are provided below.

Effective January 1, 2020 the EMPLOYER will contribute the following:

Single	\$975.46
Single +1/ +Children	\$1,600.13
Single +Children	\$1,595.25
Family	\$1,634.00

Alternatives

1. Do not approve the contract. Staff would have to renegotiate and likely go to arbitration.

Staff recommends approving the insurance contributions for 2020.

Ari Lenz, Assistant City Manager

Financial Impact: Approx. \$5,652.15 Budgeted Y/N: Y Source: General Fund

Memorandum of Understanding
Between the City of Hopkins and
Law Enforcement Labor Services, INC. Local #171
2020 Insurance Rates

WHEREAS, City of Hopkins (hereinafter the "City") and Law Enforcement Labor Services, INC. #171 (hereinafter the "Union") are parties to a Collective Bargaining Agreement in effect from January 1, 2018 through December 31, 2020; and

WHEREAS, the contract included an opener for health insurance for 2020 in Article 15 Insurance; and

WHEREAS, the parties have come to an agreement regarding rate increases for 2020;

NOW THEREFORE BE IT RESOLVED that the parties mutually agree as follows:

Effective January 1, 2020 the EMPLOYER will contribute the following:

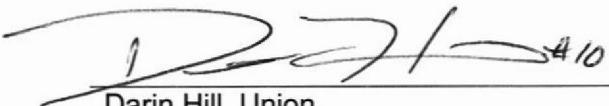
Single	\$975.46
Single +1/ +Children	\$1,600.13
Single +Children	\$1,595.25
Family	\$1,634.00

This Memorandum will remain in effect from January 1, 2020 through December 31, 2020.

FOR THE CITY OF HOPKINS;

FOR L.E.L.S., Local #171

Jason Gadd, Mayor



Darin Hill, Union

Mike Mornson, City Manager

November 18, 2019



City Council Report 2019-120

Approval of Insurance Contributions for the PSOs Union L.E.L.S #143 for 2020

Proposed Action: Staff recommends the following motions: Move approval of the following MOU with the PSOs Union L.E.L.S #143

Overview

City of Hopkins (hereinafter the “City”) and Law Enforcement Labor Services, INC. #171 (hereinafter the “Union”) are parties to a Collective Bargaining Agreement in effect from January 1, 2018 through December 31, 2020.

The contract included an opener for health insurance for 2019 and 2020 in Article 15 Insurance. The parties have come to an agreement regarding rate increases for 2020 that are in accordance with the arbitration decision awarded to the Police Officer’s Association, and planned increase for Sergeants and Non-Union. Those rates are provided below.

Effective January 1, 2020 the EMPLOYER will contribute the following:

Single	\$975.46
Single +1/ +Children	\$1,600.13
Single +Children	\$1,595.25
Family	\$1,634.00

Alternatives

1. Do not approve the contract. Staff would have to renegotiate and likely go to arbitration.

Staff recommends approving the insurance contributions for 2020.

Ari Lenz, Assistant City Manager

Financial Impact: Approx. \$3,391.29 Budgeted Y/N: Y Source: General Fund

Memorandum of Understanding
Between the City of Hopkins and
Law Enforcement Labor Services, INC. Local #143
2020 Insurance Rates

WHEREAS, City of Hopkins (hereinafter the "City") and Law Enforcement Labor Services, INC. #143 (hereinafter the "Union") are parties to a Collective Bargaining Agreement in effect from January 1, 2018 through December 31, 2020; and

WHEREAS, the contract included an opener for health insurance for 2020 in Article 17 Insurance; and

WHEREAS, the parties have come to an agreement regarding rate increases for 2020;

NOW THEREFORE BE IT RESOLVED that the parties mutually agree as follows:

Effective January 1, 2020 the EMPLOYER will contribute the following:

Single	\$975.46
Single +1/ +Children	\$1,600.13
Single +Children	\$1,595.25
Family	\$1,634.00

This Memorandum will remain in effect from January 1, 2020 through December 31, 2020.

FOR THE CITY OF HOPKINS;

FOR L.E.L.S., Local #143

Jason Gadd, Mayor



Brian Bakeberg, Union

Mike Mornson, City Manager



Renee Zachman, Union



MEMO

To: Honorable Mayor and City Council

From: Jason Lindahl, City Planner

Date: November 19, 2019

Subject: Second reading of Ordinance 2019-1143 approving a zoning code text amendment related to the location of Banks and Savings and Loan Institutions

Proposed Action

Move to adopt Resolution 2019-093 approving the second reading of Ordinance 2019-1143 amending the City Code related to the location of Banks and Savings and Loan Institutions.

Overview

The applicant, Bank of America on behalf of the owner Frauenshuh Hospitality Group, requests a zoning code text amendment deleting Section 535.03, Subdivision 2(V) related to the location of banks and savings and loan institutions. This provision makes these uses a conditional use and requires they be located in the B-2, Central Business District or on land in another commercial zoning district that abuts or is only separated by a public right-of-way from the B-2 district. Removal of this provision is necessary to allow redevelopment of a bank at 510 Blake Road North as this site does not abut the B-2, Central Business district.

The City Council adopted a motion to approve the first reading of this item on November 4, 2019. Prior to that action by the City Council, the Planning & Zoning Commission held a public hearing and recommended the City Council approve of this item on October 22, 2019. Should the City Council approve the second reading of this ordinance, it would remove the requirement that banks and savings and loan institutions only be located on sites in or adjacent to the B-2, Central Business District.

Attachments

- Resolution 2019-093
- Ordinance 2019-1143

CITY OF HOPKINS
Hennepin County, Minnesota

RESOLUTION 2019-093

**A RESOLUTION APPROVING THE SECOND READING OF ORDINANCE 2019-1143
AMENDING SECTION 535.03, SUBDIVISION 2(V) RELATED TO THE LOCATION OF
BANKS AND SAVINGS AND LOAN INSTITUTIONS**

WHEREAS, the applicant, Bank of America on behalf of the owner Frauenshuh Hospitality Group, initiated an application to amend Section 535.03, Subdivision 2(V) related to the location of banks and savings and loan institutions; and

WHEREAS, the procedural history of the application is as follows:

1. That the above stated application was initiated by the applicant on September 20, 2019; and
2. That the Hopkins Planning and Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on October 22, 2019: all persons present were given an opportunity to be heard; and,
3. That written comments and analysis of City staff were considered; and,
4. That the Hopkins Planning & Zoning Commission voted 6-0 to recommend the City Council approve this request; and
5. That the Hopkins City Council reviewed this application during their November 4, 2019 meeting and adopt a motion approving the first reading of this ordinance.

WHEREAS, staff recommends approval of the above stated application based on the findings outlined in City Council Report 2019-111 dated November 4, 2019.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hopkins hereby approves the Second Reading of Ordinance 2019-1143 amending Section 535.03, Subdivision 2(V) related to the location of banks and savings and loan institutions based on the findings detailed in City Council Report 2019-111.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Clerk shall cause the following summary of Ordinance 2019-1143 to be published in the official newspaper in lieu of the entire ordinance:

Public Notice

In summary, Ordinance 2019-1143 deletes Section 5353.03, Subdivision 2(V) related to the location of banks and savings and loan institutions. As a result, these uses are no longer required to be located in or adjacent to the B-2, Central Business District.

Adopted this 19th day of November 2019.

Jason Gadd, Mayor

ATTEST:

Amy Domeier, City Clerk

**CITY OF HOPKINS
Hennepin County, Minnesota**

ORDINANCE NO. 2019-1143

**AN ORDINANCE AMENDING SECTION 535.03, SUBDIVISION 2(V) RELATED TO
THE LOCATION OF BANKS AND SAVINGS AND LOAN INSTITUTIONS**

THE COUNCIL OF THE CITY OF HOPKINS DOES HEREBY ORDAIN AS
FOLLOWS:

SECTION 1. Section 538.03, Subdivision 2(V), is hereby deleted.

~~Banks and savings and loan institutions, provided the land to be used for such purpose abuts or is separated only by a public right of way from the B-2 business district.~~

SECTION 2. This ordinance shall take effect and be in force upon its publication, in accordance with Section 3.07 of the City Charter.

First Reading:	November 4, 2019
Second Reading:	November 19, 2019
Date of Publication:	November 28, 2019
Date Ordinance Takes Effect:	November 28, 2019

Jason Gadd, Mayor

ATTEST:

Amy Domeier, City Clerk