

**HOPKINS CITY COUNCIL**

**AGENDA**

**Tuesday, July 14, 2020**

**7:00 pm**

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

**I. CALL TO ORDER**

**II. ADOPT AGENDA**

**III. PRESENTATIONS**

1. Raspberry Festival Presentation; Lou Jean Gleason

**IV. CONSENT AGENDA**

1. Minutes of the June 16, 2020 City Council Regular Meeting Proceedings
2. Resolution Appointing Election Judges for August 11, 2020 State Primary Election; Domeier
3. Second Reading of Ordinance 2020-1149; Domeier
4. Ratify Checks Issued in June 2020; Bishop
5. Resolution Approving Special Assessment of Waterline Repairs on Private Property; Bishop

**V. PUBLIC HEARING**

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

1. 1409 & 1413 Variance Request – Pawn America; Lindahl
2. First Reading of Ordinance Amending Chapter 8 of the Hopkins City Code Pertaining to the Minnesota State Building Code; Kearney
3. First Reading of Ordinance Amending Chapters 4 and 102 and Appendix A of the Hopkins City Code Regarding On-Sale Intoxicating Liquor Licenses and Experience-Based Entertainment; Domeier

**VIII. ANNOUNCEMENTS**

- Next Regular City Council Meeting: Tuesday, July 21 at 7:00 p.m.

**IX. ADJOURN**

**DUE TO THE COVID-19 HEALTH PANDEMIC, THE CITY COUNCIL'S REGULAR MEETING PLACE IS NOT AVAILABLE TO THE PUBLIC. MEMBERS OF THE PUBLIC WHO DESIRE TO MONITOR THE MEETING REMOTELY OR GIVE INPUT OR TESTIMONY DURING THE MEETING CAN FIND INSTRUCTIONS AT [www.hopkinsmn.com/virtualmeetings](http://www.hopkinsmn.com/virtualmeetings) OR BY CALLING CITY HALL AT 952-548-6302 (DURING NORMAL BUSINESS HOURS 8 AM TO 4:30 PM.)**



**CITY OF HOPKINS**

City Manager

## **Memorandum**

To: Honorable Mayor and Council Members  
From: Mike Mornson, City Manager  
Date: July 14, 2020  
Subject: Raspberry Festival Presentation

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The Raspberry Festival will take place July 15-19, 2020. Lou Jean Gleason with the festival committee will be attending the meeting to provide an update on the events. Event information is available at [www.raspberrycapital.com](http://www.raspberrycapital.com).

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
JUNE 16, 2020**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, June 16, 2020 at 7 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South.

Mayor Gadd called the meeting to order with Council Members Beck, Brausen, Halverson and Hunke attending. Others attending included City Manager Mornson, City Clerk Domeier, Assistant City Manager Lenz, City Attorney Riggs, City Planner Lindahl, Director of Planning and Development Elverum and Finance Director Bishop.

Mayor Gadd provided information on the meeting format and other opening remarks.

**ADOPT AGENDA**

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

**Motion** to Adopt Agenda.

**Ayes: All.**

**Nays: None. Motion carried.**

**CONSENT AGENDA**

Council Member Hunke requested that Item 2. Second Reading of Ordinance 2020-1149 be removed from the agenda. Mr. Hunke would like more information on why the City has decided to have a limit of only two dogs when neighboring cities have a limit of three dogs. Staff will discuss the three dog option and bring the ordinance back to the City Council at an upcoming meeting.

**Motion** by Halverson. **Second** by Beck.

**Motion** to Approve the Consent Agenda with the removal of Item 2.

1. Minutes of the June 2, 2020 City Council Regular Meeting Proceedings
2. ~~Second Reading of Ordinance 2020-1149; Domeier~~
3. Second Reading of Ordinance 2020-1153; Domeier
4. Approval of Appointments and Reappointments of Planning & Zoning Commissioners and Park Board Members; Domeier
5. Ratify Checks Issued in May 2020; Bishop
6. Approval of Tobacco License Application for VR Holdings DBA Vaping Studio; Domeier
7. Authorize Application Livable Communities Demonstration Account Funding for Vista 44; Youngquist

**Ayes: All.**

**Nays: None. Motion carried.**

**NEW BUSINESS**

**VII.1. Blake Road Station Concept Plan Review; Lindahl**

City Planner Lindahl provided a summary of Council Report 2020-046. The applicant, Bryan Farquhar of Trilogy Real Estate Group has requested concept plan review of Blake Road Station, a three phase mixed use residential and commercial development proposed for the northwest quadrant of Excelsior Boulevard and Blake Road just south of the future Blake Road light rail transit station.

Jesse Karasik with Trilogy thanked the City Council for the opportunity to provided information on the project. He also shared more information about their company. Gretchen Camp with ESG provided history and information on their architecture firm. Bryan Farquhar of Trilogy also provided information about the project and the long term investment in the community. Alyssa Jagdfeld with ESG reviewed the master plan including the phasing and ground floor plan. Trisha Sieh with Kimley Horn addressed storm water management and above ground parking.

Mayor Gadd appreciated the interest in Hopkins during the pandemic. He liked the concept of being able to activate the area with a pedestrian focus and as a gateway to Hopkins for light rail.

Council Member Halverson questioned the ownership of the area marked future use. Mr. Karasik stated that Trilogy was not the owner of that land.

Council Member Beck questioned if the comments received are shared with the developer. Mr. Lindahl responded yes. Mayor Gadd shared that a business owner that is part of Phase 1 has concerns about how they would be able to maintain their business in the area. Mr. Gadd added that comments were received from Butch Johnson, Larry Hiscock and Halima Sabrie regarding affordable housing. Eric Anondson also provided comments about the project having a focus on bicycle friendliness and pedestrian access.

Council Member Hunke shared concerns about the small amount of retail space. The prominent intersection is a huge part of the neighborhood for good and services so he questioned if affordability was considered in residential and retail space. Mr. Hunke liked the material selection and respected the design; however, there is brick proposed on the west, south and east sides but on the north side only CMU is proposed. He felt there was not going to be a back to those buildings so suggested using brick on all sides. Ms. Jagdfeld responded that the use of CMU was a cost saving measure and would provide for durability for the wall on site A. Mr. Hunke stated that due to the mixed use zoning he would be in support of moving forward with a PUD to exchange some flexibility and exceed other requirements. Mr. Hunke also touched on the comments received from Eric Anondson and suggested an option that the multi-use trails on Blake Road should come down and curve to the west then southwest corner of Site A to allow the trails to continue with future development. Lastly, Mr. Hunke questioned if there is park dedication fees. Ms. Jagdfeld stated that they have not

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
JUNE 16, 2020**

talked about park dedication fees extensively but that a park was included that could potentially off set the fees. Mr. Lindahl stated that the internal space next to Site B is proposed park space but if considered a private park would not be included in the park dedication allocation. Mr. Lindahl stated that further feedback would be needed from the Park Board and Public Works on introducing a new public park to the space.

Mayor Gadd shared concerns about the proposed amount of retail space specifically that no retail is proposed facing the light rail station. Ms. Camp replied that it would be difficult for a retailer to be the outlier since retailers like to be grouped together. Mr. Farquhar added that their team continues to analyze the plans and review traffic statistics on Excelsior and Blake. Mr. Hunke suggested that the northeast corner of Site B wrapping the corner for retail would be an idea.

Council Member Beck shared his biggest concerns were with Site A and that there is no retail in the site. Any business footprint in Site A would be permanently gone. Mr. Beck added that feedback from the community members and non-profit community is a need for 3 and 4 bedrooms.

Council Member Brausen echoed some of the observations, concerns and opportunities. He stated it was wonderful to see such a big plan from a qualified group. Mr. Brausen commented about the letters received and his desire to retain the businesses in that area. He encouraged Trilogy to strike up conversations with the businesses. Council Member Halverson added that she frequents all of those businesses and wanted to keep as many as possible. Council Member Hunke added the importance of the services for residents in that area.

Mayor Gadd and Council Member Brausen supported moving forward with a PUD. Discussion was held about enhancing the corner for pedestrians, bicycles and cars.

Mr. Lindahl stated the next step is for the Planning Commission to review the concept plan at their June 23 meeting.

## **VII.2. 325 Blake Road Update; Elverum**

Mayor Gadd shared that the City Council received questions from Brigid Peterson regarding the project. He stated that Ms. Elverum will address the questions during the presentation. Director Planning and Development Elverum provided an update on the recent discussions and action taken to advance the redevelopment of 325 Blake Road. Action on the project is anticipated for the July 14 City Council meeting.

Mayor Gadd thanked Ms. Elverum for working with the watershed district acting as the liaison. He appreciated moving forward with a shared vision for the project. Ms. Elverum provided information about the redevelopment TIF district funding process and timeline. By 2021 the district has to be established and the clock will then restart for the construction and completion. Council Member Beck liked the partnership and encouraged all parties to move as fast as they can within reason. Council Member

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
JUNE 16, 2020**

Brausen added the Council and staff may hear feedback about the length of the project and the timing process but will face the questions and concerns as the projects moves along. Council Member Hunke likes the open design and some really good connections to Blake Road, light rail, bicycle trails, and other amenities.

**VII.3. Finance Update; Bishop**

Finance Director Bishop provided a presentation covering updated 2020 budget projections after COVID-19. The next update on the 2020 budget projections will be provided on July 21. On August 17 a virtual town hall will be held on the budget.

Council Member Beck questioned the tax projections and payments. Mr. Bishop explained the tax payment schedule. A majority of the funds will be received during the normal timeframe. Mayor Gadd commented that the minor and major impacts to the budget may be better known in September based upon the tax payments received. Mr. Bishop agreed.

**ANNOUNCEMENTS**

The following announcements were shared: the next regular City Council meeting will be on July 14 at 7 p.m.; the Burnes Park Splash Pad opened on June 15; Shady Oak Beach opens the week of June 22; and that various Juneteenth events are being held this week.

**ADJOURNMENT**

There being no further information to come before the City Council and upon a motion by Brausen, second by Hunke, the meeting was unanimously adjourned at 9:13 p.m.

Respectfully Submitted,  
Amy Domeier, City Clerk

ATTEST:

\_\_\_\_\_  
Jason Gadd, Mayor

\_\_\_\_\_  
Amy Domeier, City Clerk



July 14, 2020

Council Report 2020-052

**Resolution Appointing Election Judges for the August 11, 2020 State Primary Election**

**Proposed Action**

Staff recommends adoption of the following motion: Adopt Resolution 2020-037 appointing Election Judges for the August 11, 2020 State Primary Election.

**Overview**

Minnesota Election Law 204B.21 requires that the governing body of the municipality appoint election judges to administer the polling places at least 25 days before each election. We will be scheduling up to ten election judges in each polling location. Staff requests the authority to replace or substitute judges as necessary before Election Day.

In addition, Hennepin County will be acting on behalf of the City of Hopkins as part of our Absentee Ballot Board so they included in our appointing resolution.

Election expenses for the judges are included in the adopted 2020 budget. Election judge hourly pay is as follows: \$10.25 Election Judges and \$12.00 for Assistant and Head Judges.

**Supporting Information**

- Resolution 2020-037 Appointing Election Judges for the August 11, 2020 State Primary Election

Amy Domeier, City Clerk

Financial Impact: \$ _____ Budgeted: Y/N <u>Y</u> Source: _____ Related Documents (CIP, ERP, etc.): _____ Notes: _____
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**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2020-037**

**RESOLUTION APPOINTING ELECTION JUDGES FOR THE  
AUGUST 11, 2020 STATE PRIMARY ELECTION**

**WHEREAS**, Minnesota Election Law 204B.21 requires that persons serving as election judges be appointed by the City Council at least 25 days before the election.

**BE IT RESOLVED** by the Hopkins City Council that the following election judges are on file in the office of the City Clerk and should be appointed as the State Primary Election Judges for August 11, 2020; and

Bill	Arthur	Karen	Norum	Romaine	Bechir
Mary	Baker	Whitney	Terrill	Kent	Dolphay
dawn	cruze	Cathy	Baldwin	Carol	Dunn
Sophia	Desanto	Mary Kay	Brokaw	Douglas	Dyrland
Patrick	Gambill-Read	Susan	Gauthier	James	Green
Kristin	Hanneman	Ryan	Hemauer	Jane	Heimerl
Charles	Hendrix	Amy	Hendrickson	Nathan	Miller
Brynn	Hirsch	Judy	Johnson	S. Ella	Shaw
evelyn	nelson	Bill	Johnson	David	Specken
Susan	Pauly	Jacki	Kesterton	Ann	Van Sickle
Kathleen	Pfaendtner	Axel	Kornfuehrer	Bill	Arthur
Lisa	Foland	Jillane	Lawrence	Mary	Baker
Kristen	Bethke	Peter	Leih	dawn	cruze
Lydia	Hemmer	Rosetta	Muhammad	Sophia	Desanto
Bonita	Kearns	Mollie	Atkins	Jane	Specken
Jessica	Klugman	Anne	Bartow	Karen	Murray
Terri	Kruger	Shel	Berg	Laura	Wolfson
Briana	Lee	Patrick	Guire	Maria	Jimenez
Lisa	Stroessner	BEN	HIRSCH	Melanie	Ortiz
Peggy	DeVaam	Todd	Kalk	Jackie	Thoennes
Christopher	Gilson	Mark	Krafve	Courtney	Pearsall
Esmeralda	Guarjardo	Andrew	Marlow	Tricia	Falk
Lisa	Lang	Catherine	O'Neil	Susan	Zasada
Roni	Neymark	Donald	Rademacher		

**BE IT FURTHER RESOLVED** the Hopkins City Council also appoints other individuals and all members appointed to the Hennepin County Absentee Ballot Board as authorized under Minnesota Statute 204B.21, subd 2 under the direction of the Hennepin County Election Manager to serve as members of the Hopkins Absentee Ballot Board; and

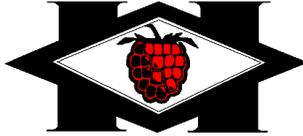
**BE IT FURTHER RESOLVED** that the City Clerk is with this, authorized to make any substitutions or additions as deemed necessary.

Adopted by the City Council of the City of Hopkins this 14<sup>th</sup> day of July, 2020.

\_\_\_\_\_  
Jason Gadd, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domeier, City Clerk



**CITY OF HOPKINS**

## **Memorandum**

To: Honorable Mayor and Council Members  
From: Amy Domeier, City Clerk  
Copy: Mike Mornson, City Manager  
Date: July 14, 2020  
Subject: Second Reading of Ordinance 2020-1149

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Staff recommends that the Council approve the following motion: Move that the Hopkins City Council adopt Ordinance 2020-1149 an Ordinance Amending Chapter 6 of the Hopkins City Code Regarding Animals for second reading.

The first reading of Ordinance 2020-1153 was held on June 2. At the June 2 reading, the addition of cats to Section 6-29 was part of the ordinance. Since the first reading, staff has discussed the overall cost to add cats related to enforcement, impoundment, prosecution, etc. Based on those discussions, cats will not be added to Section 6-29.

During the second reading on June 16, Council Member Hunke inquired about raising the limit on the number of dogs from two to three in Section 6-27. Staff met and discussed the request and will move forward with the recommendation of three dogs per dwelling unit limit.

Attachment:  
Ordinance 2020-1149

**CITY OF HOPKINS  
COUNTY OF HENNEPIN**

**ORDINANCE NO. 2020-1149**

**ORDINANCE AMENDING CHAPTER 6 OF THE  
HOPKINS CITY CODE REGARDING ANIMALS**

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HOPKINS  
HEREBY ORDAINS AS FOLLOWS:**

**SECTION 1.** Section 6-25 of the Hopkins City Code is hereby amended to add the double-underlined language and delete the ~~stricken~~ language as follows:

Sec. 6-25. - State law adopted.

M.S.A. ~~chs~~ Chapters 346 and 347, as they pertain to domestic dogs and cats, are adopted by reference as though fully set forth herein. Any violation of the statutes adopted by reference is a violation of this Code.

**SECTION 2.** Section 6-27 of the Hopkins City Code is hereby amended to add the double-underlined language and delete the ~~stricken~~ language as follows:

Sec. 6-27. - Maximum number of dogs and cats; exceptions.

No person shall keep, harbor or maintain in any individual dwelling unit within or upon the property located within the city ~~a combination of dogs and cats totaling~~ more than four animals over the age of six months. This includes any combination of dogs, cats, ferrets, reptiles, birds, etc. but not more than three dogs and does not include fish. Animal shelters, veterinary hospitals, and humane societies are exempt from this prohibition.

**SECTION 3.** Section 6-28 of the Hopkins City Code is hereby amended to add the double-underlined language and delete the ~~stricken~~ language as follows:

Sec. 6-28. - Proper confinement, care and maintenance; revocation of license upon violation.

(a) All dog owners within the city shall:

- (1) Keep their dogs under restraint at all times and exercise proper care and control of their dogs to prevent them from becoming a public nuisance;
- (2) Provide their dogs with sufficient good and wholesome food and water, proper shelter and protection from the weather, veterinary care when needed to prevent suffering, and with humane care and treatment;
- (3) Confine female dogs in heat to the owner's property or any animal shelter, in such a manner that such female dog cannot come into contact with other dogs, except for intentional breeding purposes;
- (4) Maintain their dogs and the area where dogs are kept so that no odor that offends the senses of a reasonable person is detected for more than one day by persons off the property where the animal is kept;

- (5) Clean up bodily wastes from their dogs in a timely and sanitary manner that prevents health risks and prevents odors that are prohibited by this article; and
- (6) When on public property or the private property of another, clean-up any feces of their dogs and dispose of such feces in a sanitary manner.
- (b) No dog owner shall cause or permit a dog to be beaten, cruelly mistreated, tormented, overloaded or otherwise abused.
- (c) No dog ~~order~~ owner shall cause or permit a dog fight or abandon a dog.
- (d) A dog license issued to a person convicted of a violation of this section is automatically revoked on conviction and a new dog license may not be issued to that person for a period of one year from the date of conviction.

**SECTION 4.** Section 6-47 of the Hopkins City Code is hereby amended to add the double-underlined language and delete the ~~stricken~~ language as follows:

Sec. 6-47. - Keeping and sale prohibited.

- (a) *Generally; enumerated.* No person shall keep, maintain or harbor within the city any animal or species prohibited by federal or state law or any non-domesticated animal or species, including, but not limited to, the following:
  - (1) Any farm animal.
  - (2) Any skunk, raccoon, bear or badger.
  - (3) Any cat of the family felidae such as lions, tigers, jaguars, leopards, cougars and ocelots, except commonly accepted domesticated house cats.
  - (4) Any member of the family canidae, such as, wolves, foxes, coyotes, dingos and jackals, except domesticated dogs.
  - (5) Any crossbreed such as the crossbreeds between dogs and coyotes or dogs and wolves but does not include crossbred domesticated animals.
  - (6) Any poisonous pit viper such as a rattlesnake, coral snake, water moccasin or cobra.
  - (7) Any other animal not listed explicitly above but which can reasonably be defined as a wild animal or animal prohibited by this section.
- (b) *Sale.* No person shall offer for sale, within the city limits, any animal prohibited in subsection (a) of this section.
- (c) *Temporary conditional use permit.* Any persons desiring to keep animals prohibited under this section shall obtain a temporary conditional use permit from the city council. Such a permit shall be issued for a period not to exceed 30 days and shall specify further conditions under which such animals shall be kept; provided, however, that no such permit shall be issued unless the prohibited animal is brought into the city for entertainment, exhibition, show or promotional purposes only. Before issuance of any temporary conditional use permit, the applicant shall provide the city with proof of insurance including public liability insurance.
- (d) *Exceptions.* The keeping and permit restrictions of this section shall not apply to the following:

- (1) Nonpoisonous snakes, birds kept indoors, hamsters, mice, rabbits, gerbils, white rats, guinea pigs, chinchillas, ferrets, or lizards, and similar small animals capable of being maintained continuously in cages.
- (2) Animals kept by persons for a public zoo as volunteers, teachers or otherwise.
- (3) Animals kept by any bona fide research institution or veterinary hospital are exempt from the permit requirement of this article; provided protective devices adequate to prevent such animals from escaping or injuring the public are provided.
- (4) ~~Handicapped persons keeping monkeys trained as household helpers.~~

**SECTION 6.** Section 6-49 of the Hopkins City Code is hereby created to add the double-underlined language as follows:

Sec. 6-49. – Feeding Wild Animals

- (a) No person shall feed deer, raccoons, wild turkeys, coyotes, opossum, Canada goose or any prohibited animal identified in 6-47 within the boundaries of the city.
- (b) No person shall place or permit to be placed on the ground, or within five feet (5') of the ground surface any grain, fodder, salt licks, fruit, vegetables, nuts, hay or other edible materials (not including feed for birds), which may reasonably be expected to result in deer, raccoon, wild turkey, coyote or Canada goose feeding, unless such items are screened or protected in a manner that prevents such feeding. The presence of living fruit trees and other live vegetation shall not be considered feeding.
- (c) The prohibitions in this section shall not apply to:
  - (1) Veterinarians, city animal control officers or county, state or federal game officials who, in the course of their duties, have deer, raccoon, coyote, wild turkey or Canada goose in custody or under their management;
  - (2) Any food placed upon the property for purposes of trapping or otherwise taking deer where such trapping or taking is pursuant to a permit issued by the Minnesota Department of Natural Resources.
- (d) In addition to being a violation subject to the general penalty provisions of the City Code, a violation of this section is declared to be a nuisance affecting public peace.

**SECTION 7.** Section 6-73 of the Hopkins City Code is hereby amended to add the double-underlined language and delete the ~~stricken~~ language as follows:

Sec. 6-73. - Impoundment.

- (a) *Authority to impound; holding period.* In addition to any penalties for the violation of this section or any regulation thereunder, an unlicensed dog or a dog at-large may be taken by animal control authority, or the ~~county humane society~~ Animal Humane Society and impounded in the designated animal shelter and there confined in a humane manner. In addition, the animal control authority may impound any animal involved in any other violation of this chapter or state law, and animals that constitute a present or potential danger to human beings or other animals.
- (b) *Exception for dogs at-large when owner is located.* If a dog is found at-large and its owner can be identified and located, the dog need not be impounded, but may instead be returned

~~and taken~~ to the owner. In such case the officer returning the dog may proceed against the owner for violation of this section.

- (c) *Notice to owner.* If by a license tag or other means the owner of any impounded dog can be identified, the animal control officer, the clerk or deputy shall make a reasonable attempt to notify the owner by telephone or mail of the impoundment.
- (d) *Holding period.* Dogs not claimed by their owners within five days of such notice, if such dog is wearing a proper dog license, or within five days after impoundment if the owner of such dog cannot be identified, shall be humanely disposed of by an agency delegated ~~to~~ to do so by the city.
- (e) *Time during which animals may be reclaimed.* Animals may be reclaimed during normal city business hours. Licensed animals may be reclaimed after city business hours per approval of the animal control authority.
- (f) *Fees and other charges.* An owner reclaiming an impounded animal shall pay to the clerk an impounding fee and shall be responsible for all resulting charges from the designated animal shelter or boarding facility.
- (g) *No waiver of criminal proceedings.* The reclamation shall not be interpreted as a waiver of any criminal proceedings against the owner for the violation of this section.

**SECTION 8.** The effective date of this ordinance shall be the date of publication.

First Reading:	June 2, 2020
Second Reading:	July 14, 2020
Date of Publication:	July 23, 2020
Date Ordinance Takes Effect:	July 23, 2020

By: \_\_\_\_\_  
Jason Gadd, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domeier, City Clerk

# CITY OF HOPKINS

**FINANCE DEPARTMENT**

## MEMORANDUM

Date: June 25, 2020  
To: Honorable Mayor and Members of the City Council  
From: Nicholas Bishop, Finance Director  
Subject: Ratify Checks Issued in June 2020

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The checks issued between May 30, 2020 and June 25, 2020 were number 119452 through 119739, for a total distribution of \$1,803,764.33.

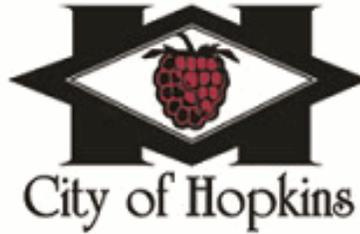
The checks issued, along with the purpose for those payments are attached for your review.

The check registers and detail of those checks can be reviewed at any time in the Finance Department.

# Accounts Payable

## Checks by Date - Summary by Check Date

User: jthoennes  
Printed: 6/25/2020 10:38 AM



1010 First Street South  
Hopkins, MN 55343

952-935-8474  
M-F, 8 am-4:30 pm  
[www.hopkinsmn.com](http://www.hopkinsmn.com)

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
119452	28422	ADVANCED IMAGING SOLUTIONS	06/04/2020	0.00	3,354.90
119453	30862	ROBIN AXEL	06/04/2020	0.00	20.00
119454	20006	AXON ENTERPRISES, INC.	06/04/2020	0.00	2,487.75
119455	28957	B32 ENGINEERING GROUP INC	06/04/2020	0.00	874.69
119456	29817	GARY BINGER	06/04/2020	0.00	2,900.00
119457	29011	JESSICA BRAUN	06/04/2020	0.00	87.00
119458	02695	BRYAN ROCK PRODUCTS	06/04/2020	0.00	136.04
119459	26976	BUCKEYE INTERNATIONAL INC	06/04/2020	0.00	30.62
119460	26951	COMCAST	06/04/2020	0.00	14.70
119461	26951	COMCAST	06/04/2020	0.00	6.30
119462	26951	COMCAST	06/04/2020	0.00	69.95
119463	26951	COMCAST	06/04/2020	0.00	149.74
119464	26951	COMCAST	06/04/2020	0.00	2.10
119465	29981	CORE & MAIN LP	06/04/2020	0.00	1,010.47
119466	30267	SHIRLEY COYER	06/04/2020	0.00	238.00
119467	03800	CULLIGAN - METRO	06/04/2020	0.00	227.90
119468	28747	CULLIGAN BOTTLED WATER CO	06/04/2020	0.00	171.22
119469	04328	DISPLAY SALES	06/04/2020	0.00	304.00
119470	04600	DPC INDUSTRIES, INC	06/04/2020	0.00	2,747.68
119471	28898	ECM PUBLISHERS INC	06/04/2020	0.00	119.00
119472	29006	ENTERPRISE FLEET MANAGEMENT	06/04/2020	0.00	2,437.42
119473	UB*00525	CHIEKO FOSTER	06/04/2020	0.00	3.61
119474	07564	GOPHER STATE ONE-CALL, INC	06/04/2020	0.00	337.50
119475	07681	GRAINGER, INC	06/04/2020	0.00	60.43
119476	28609	GRANICUS INC	06/04/2020	0.00	669.87
119477	08627	HOME DEPOT CREDIT SERVICES	06/04/2020	0.00	891.84
119478	30824	GRETCHEN HUGHES	06/04/2020	0.00	190.00
119479	09534	INTERSTATE BATTERY SYSTEM	06/04/2020	0.00	121.95
119480	UB*00521	MATTHEW JACOBS	06/04/2020	0.00	84.66
119481	30768	JAMES DUNCAN AND ASSOCIATES IN	06/04/2020	0.00	4,941.05
119482	30269	JANELLE JASPERS JONES	06/04/2020	0.00	345.00
119483	UB*00526	JPB -201 PARTNERS LLC	06/04/2020	0.00	60.36
119484	11013	KATH FUEL OIL SERVICE	06/04/2020	0.00	1,935.00
119485	UB*00522	STEVEN LAWSON	06/04/2020	0.00	19.09
119486	29529	LEXISNEXIS RISK SOLUTIONS	06/04/2020	0.00	85.83
119487	13012	MACQUEEN EQUIPMENT INC	06/04/2020	0.00	8,762.47
119488	30861	CHERYL MALKE	06/04/2020	0.00	22.00
119489	30363	MINNEAPOLIS OXYGEN COMPANY	06/04/2020	0.00	20.46
119490	13354	MN BENEFIT ASSOCIATION	06/04/2020	0.00	37.18
119491	13375	MN DEPT OF HEALTH	06/04/2020	0.00	8,578.00
119492	13412	MN TROPHIES	06/04/2020	0.00	30.80
119493	UB*00527	BENNETT MYHRAN	06/04/2020	0.00	97.44
119494	30300	NORDIC SOLAR HOLDCO LLC	06/04/2020	0.00	6,008.96
119495	29470	ONSITE MEDICAL SERVICES	06/04/2020	0.00	130.00
119496	26974	O'REILLY AUTO PARTS	06/04/2020	0.00	556.85
119497	16565	POSTMASTER	06/04/2020	0.00	240.00
119498	30199	PULSE ELECTRIC	06/04/2020	0.00	34,359.00

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
119499	04573	QUALITY RESOURCE GROUP INC	06/04/2020	0.00	38.55
119500	30860	CRAIG REID	06/04/2020	0.00	692.50
119501	18327	REINDERS INC	06/04/2020	0.00	1,062.02
119502	28206	SAFARILAND LLC	06/04/2020	0.00	47.50
119503	19085	SCHINDLER ELEVATOR CORP	06/04/2020	0.00	1,613.96
119504	29143	SHRED IT USA	06/04/2020	0.00	54.67
119505	29384	SITEONE LANDSCAPE SUPPLY	06/04/2020	0.00	542.92
119506	19520	SNAP PRINT INC	06/04/2020	0.00	281.99
119507	19766	STAR TRIBUNE	06/04/2020	0.00	198.38
119508	19824	SUNSHINE CAR WASH	06/04/2020	0.00	28.62
119509	30093	TRANSUNION RISK ALTERNATIVE DA	06/04/2020	0.00	185.30
119510	29918	TRI-CITY/WILLIAM LLOYD ANALYTIC	06/04/2020	0.00	52.00
119511	29473	VERIZON WIRELESS	06/04/2020	0.00	344.36
119512	30819	VERIZON WIRELESS	06/04/2020	0.00	200.05
119513	UB*00524	TIMOTHY/MARY WALKER	06/04/2020	0.00	38.16
Total for 6/4/2020:				0.00	91,359.81
119514	01045	ABM EQUIPMENT & SUPPLY LLC	06/11/2020	0.00	11,875.00
119515	28422	ADVANCED IMAGING SOLUTIONS	06/11/2020	0.00	305.45
119516	30030	AMERICAN LEGION POST 320	06/11/2020	0.00	174.00
119517	01493	AMERICAN PRESSURE, INC	06/11/2020	0.00	252.10
119518	28600	APPLE VALLEY FORD LINCOLN	06/11/2020	0.00	329.16
119519	01722	ASPEN EQUIPMENT CO	06/11/2020	0.00	14,102.00
119520	02031	B & W SPECIALTY COFFEE CO	06/11/2020	0.00	486.40
119521	13071	BCD VENTURES	06/11/2020	0.00	1,926.00
119522	30865	BLAZIN WINGS INC	06/11/2020	0.00	351.00
119523	02563	BOLTON & MENK, INC	06/11/2020	0.00	65,288.87
119524	30863	BORKA EXCAVATING LLC	06/11/2020	0.00	14,094.24
119525	30596	BPO ELKS LODGE NO 2221	06/11/2020	0.00	174.00
119526	26976	BUCKEYE INTERNATIONAL INC	06/11/2020	0.00	39.84
119527	30869	CAM RANH BAY	06/11/2020	0.00	351.00
119528	03160	CENTERPOINT ENERGY MINNEGASC	06/11/2020	0.00	2,959.98
119529	28981	CHESTNUT CAMBRONNE PA	06/11/2020	0.00	12,695.28
119530	30866	CHIPOTLE MEXICAN GRILL OF COLC	06/11/2020	0.00	351.00
119531	27487	CLIFTON LARSON ALLEN	06/11/2020	0.00	4,200.00
119532	26951	COMCAST	06/11/2020	0.00	146.85
119533	30867	CREAM AND AMBER LLC	06/11/2020	0.00	351.00
119534	27514	CUSTOM BUSINESS FORMS	06/11/2020	0.00	729.00
119535	29303	DIVERSIFIED COFFEE PRODUCTS	06/11/2020	0.00	126.01
119536	30864	ALISON LEIGH DKHUIZEN HANSON	06/11/2020	0.00	351.00
119537	30874	EL LORITO OF HOPKINS INC	06/11/2020	0.00	1,926.00
119538	30222	EUREKA CONSTRUCTION, INC.	06/11/2020	0.00	88,145.38
119539	06567	FORCE AMERICA	06/11/2020	0.00	180.00
119540	07681	GRAINGER, INC	06/11/2020	0.00	36.10
119541	29377	GRAINGER, INC	06/11/2020	0.00	192.30
119542	08038	HAWKINS, INC	06/11/2020	0.00	3,046.52
119543	08166	HENNEPIN CTY TREASURER	06/11/2020	0.00	2,686.90
119544	08223	HENNEPIN CTY TREASURER	06/11/2020	0.00	13,509.62
119545	30875	HOPKINS 1022 ENTERPRISE LLC	06/11/2020	0.00	1,926.00
119546	08576	HOPKINS F.D. RELIEF ASSOC	06/11/2020	0.00	840.00
119547	09085	ICMA - ROTH IRA - 706260	06/11/2020	0.00	1,214.23
119548	09578	INNOVATIVE OFFICE SOLUTIONS	06/11/2020	0.00	149.23
119549	09539	INTERNATIONAL CODE COUNCIL	06/11/2020	0.00	465.75
119550	09534	INTERSTATE BATTERY SYSTEM	06/11/2020	0.00	442.85
119551	09535	INTERSTATE POWER SYSTEMS INC	06/11/2020	0.00	208.92
119552	29267	J SPANJERS COMPANY INC	06/11/2020	0.00	1,412.00

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
119553	29249	JR'S ADVANCED RECYCLERS	06/11/2020	0.00	60.00
119554	29105	KEVIN J KELLEHER LLC	06/11/2020	0.00	295.00
119555	29201	KG LANDSCAPE MANAGEMENT	06/11/2020	0.00	6,747.14
119556	11583	KONE INC	06/11/2020	0.00	225.66
119557	12160	LEAGUE OF MN CITIES	06/11/2020	0.00	146,884.00
119558	12160	LEAGUE OF MN CITIES	06/11/2020	0.00	136,582.00
119559	30872	LTD BREWING LLC	06/11/2020	0.00	126.00
119560	13179	METROPOLITAN COUNCIL	06/11/2020	0.00	127,519.29
119561	30868	MINNEAPOLIS PARK & RECREATION	06/11/2020	0.00	150.00
119562	13760	MTI DISTRIBUTING INC	06/11/2020	0.00	10.11
119563	29825	NACHOS MEXICAN GRILL	06/11/2020	0.00	351.00
119564	28540	OAK RIDGE COUNTRY CLUB	06/11/2020	0.00	213.00
119565	15521	ON SITE SANITATION	06/11/2020	0.00	25.36
119566	26974	O'REILLY AUTO PARTS	06/11/2020	0.00	29.07
119567	29278	PIZZA LUCE VI INC	06/11/2020	0.00	116.96
119568	30460	PLYMOUTH RIDGE INC	06/11/2020	0.00	5,185.00
119569	16687	PRO-TEC DESIGN INC	06/11/2020	0.00	588.50
119570	29286	PUB 819	06/11/2020	0.00	1,926.00
119571	17806	QWEST CORP	06/11/2020	0.00	62.33
119572	17806	QWEST CORP	06/11/2020	0.00	114.66
119573	17806	QWEST CORP	06/11/2020	0.00	92.82
119574	17806	QWEST CORP	06/11/2020	0.00	1,152.88
119575	17806	QWEST CORP	06/11/2020	0.00	94.94
119576	17806	QWEST CORP	06/11/2020	0.00	159.11
119577	09084	ICMA RETIREMENT TRUST- 300824	06/11/2020	0.00	3,407.38
119578	30870	SAMBA TASTE OF BRAZIL INC	06/11/2020	0.00	351.00
119579	19080	SCAN AIR FILTER, INC	06/11/2020	0.00	401.95
119580	29384	SITEONE LANDSCAPE SUPPLY	06/11/2020	0.00	209.81
119581	19766	STAR TRIBUNE	06/11/2020	0.00	272.48
119582	30279	SUNSHINE DETAIL CENTER	06/11/2020	0.00	68.17
119583	30873	THE CATERERS LLC	06/11/2020	0.00	1,748.06
119584	30871	TIBET CORNER LLC	06/11/2020	0.00	351.00
119585	20560	TOLL GAS & WELDING SUPPLY	06/11/2020	0.00	11.35
119586	20680	TRI-K SERVICES	06/11/2020	0.00	192.00
119587	30876	TUTTLE HOPKINS RECREATION INC	06/11/2020	0.00	1,926.00
119588	30017	VERIZON WIRELESS	06/11/2020	0.00	1,541.10
119589	29955	VFW POST #425	06/11/2020	0.00	174.00
119590	30583	W P & R S MARS CO	06/11/2020	0.00	314.40
119591	30877	WASCHE COMMERCIAL FINISHES INC	06/11/2020	0.00	14,280.00
119592	23003	WASTE MANAGEMENT OF WI-MN	06/11/2020	0.00	9,568.00
119593	28624	MICHEAL J WHITE	06/11/2020	0.00	358.10
119594	25080	XCEL ENERGY	06/11/2020	0.00	379.08
119595	25080	XCEL ENERGY	06/11/2020	0.00	69.80
119596	25080	XCEL ENERGY	06/11/2020	0.00	56.50
119597	25080	XCEL ENERGY	06/11/2020	0.00	439.49
119598	25080	XCEL ENERGY	06/11/2020	0.00	46.50
119599	25080	XCEL ENERGY	06/11/2020	0.00	22.95
119600	25080	XCEL ENERGY	06/11/2020	0.00	3,124.95
Total for 6/11/2020:				0.00	716,065.88
119601	29270	A-1 OUTDOOR POWER INC	06/18/2020	0.00	120.91
119602	29535	ADVANCED ENGINEERING	06/18/2020	0.00	6,421.86
119603	01328	AIRGAS USA	06/18/2020	0.00	161.02
119604	01543	ANCOM COMMUNICATIONS INC	06/18/2020	0.00	385.80
119605	28600	APPLE VALLEY FORD LINCOLN	06/18/2020	0.00	281.79
119606	29512	BACHMAN'S	06/18/2020	0.00	152.85

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
119607	02199	PATRICIA BELL	06/18/2020	0.00	145.00
119608	30883	BOARMAN KROOS VOGEL GROUP INC	06/18/2020	0.00	31,156.15
119609	27782	BOUND TREE MEDICAL LLC	06/18/2020	0.00	337.71
119610	30882	MARLENA BROMSCHWIG	06/18/2020	0.00	227.50
119611	28430	CENTURY LINK	06/18/2020	0.00	95.02
119612	30127	CINTAS CORPORATION NO. 2	06/18/2020	0.00	265.42
119613	26951	COMCAST	06/18/2020	0.00	404.74
119614	26951	COMCAST	06/18/2020	0.00	135.97
119615	03628	COMMERCIAL ASPHALT CO	06/18/2020	0.00	3,035.30
119616	28123	CRITTERS UNLIMITED INC	06/18/2020	0.00	265.00
119617	03800	CULLIGAN - METRO	06/18/2020	0.00	74.14
119618	04165	DELEGARD TOOL CO	06/18/2020	0.00	92.16
119619	04168	DEM-CON LANDFILL, INC	06/18/2020	0.00	36,955.39
119620	28898	ECM PUBLISHERS INC	06/18/2020	0.00	65.45
119621	05483	EMBEDDED SYSTEMS, INC	06/18/2020	0.00	830.25
119622	29006	ENTERPRISE FLEET MANAGEMENT	06/18/2020	0.00	2,959.89
119623	29398	ENTERPRISE FLEET MANAGEMENT	06/18/2020	0.00	2,564.08
119624	28780	ENVIRONMENTAL EQUIPMENT & SER	06/18/2020	0.00	251.00
119625	29661	ESS BROTHERS & SONS	06/18/2020	0.00	120.36
119626	06008	FASTENAL CO	06/18/2020	0.00	39.13
119627	06567	FORCE AMERICA	06/18/2020	0.00	344.77
119628	07185	GENUINE PARTS	06/18/2020	0.00	337.50
119629	30884	CARLY GLASSBERG	06/18/2020	0.00	50.00
119630	07681	GRAINGER, INC	06/18/2020	0.00	36.75
119631	30878	KAY GRIGGS	06/18/2020	0.00	81.00
119632	08004	HANCE HARDWARE, INC	06/18/2020	0.00	985.68
119633	29748	HENNEPIN COUNTY PUBLIC WORKS	06/18/2020	0.00	10,062.88
119634	08166	HENNEPIN CTY TREASURER	06/18/2020	0.00	1,703.55
119635	08166	HENNEPIN CTY TREASURER	06/18/2020	0.00	229.90
119636	08186	HENNEPIN CTY TREASURER	06/18/2020	0.00	87.00
119637	29864	HYDRO-VAC, INC.	06/18/2020	0.00	675.00
119638	28537	IS LAX LLC	06/18/2020	0.00	400.00
119639	30881	CRAIG L ISAACSON	06/18/2020	0.00	252.00
119640	10172	JEFFERSON FIRE & SAFETY	06/18/2020	0.00	26,330.15
119641	29249	JR'S ADVANCED RECYCLERS	06/18/2020	0.00	70.00
119642	29583	K.A. WITT CONSTRUCTION	06/18/2020	0.00	40,610.70
119643	30514	CHARLYN KERR	06/18/2020	0.00	145.00
119644	28606	MATHESON TRI-GAS INC	06/18/2020	0.00	301.15
119645	30005	MEDART- CENTRAL POWER DISTRIBI	06/18/2020	0.00	80.46
119646	13525	MIDNITE MARKET	06/18/2020	0.00	55.01
119647	13251	MINNEAPOLIS SAW INC	06/18/2020	0.00	95.13
119648	14582	NORTHWEST ASPHALT INC	06/18/2020	0.00	712,386.75
119649	29317	OFFICE OF MN IT SERVICES	06/18/2020	0.00	44.48
119650	26974	O'REILLY AUTO PARTS	06/18/2020	0.00	28.53
119651	30334	OUIVERSON SEWER & WATER INC	06/18/2020	0.00	8,421.00
119652	15880	OWENS SERVICE CORP- CHEMTEX	06/18/2020	0.00	1,485.99
119653	16687	PRO-TEC DESIGN INC	06/18/2020	0.00	259.50
119654	04573	QUALITY RESOURCE GROUP INC	06/18/2020	0.00	46.46
119655	17806	QWEST CORP	06/18/2020	0.00	2,836.26
119656	18327	REINDERS INC	06/18/2020	0.00	407.68
119657	19012	SAFETY SIGNS	06/18/2020	0.00	1,042.25
119658	19004	SAMARITAN TIRE COMPANY	06/18/2020	0.00	1,973.00
119659	19117	SCHERER BROS. LUMBER CO.	06/18/2020	0.00	22.69
119660	30880	JERRY & MARLYS SCHIEFERT	06/18/2020	0.00	290.00
119661	30879	PATRICIA SCHUETY	06/18/2020	0.00	145.00
119662	19520	SNAP PRINT INC	06/18/2020	0.00	63.84
119663	19602	SPS COMPANIES INC	06/18/2020	0.00	494.62

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
119664	19681	SRF CONSULTING GROUP INC	06/18/2020	0.00	6,106.83
119665	19766	STAR TRIBUNE	06/18/2020	0.00	272.48
119666	29254	TARGETSOLUTIONS LEARNING LLC	06/18/2020	0.00	2,745.00
119667	20120	TDS METROCOM - MN	06/18/2020	0.00	338.61
119668	20883	TWIN CITY GARAGE DOOR INC	06/18/2020	0.00	137.50
119669	20887	TWIN CITY WATER CLINIC	06/18/2020	0.00	272.00
119670	22002	VALLEY-RICH COMPANY, INC	06/18/2020	0.00	5,798.86
119671	30189	VAN PAPER SUPPLY COMPANY	06/18/2020	0.00	500.41
119672	29490	VERIZON WIRELESS	06/18/2020	0.00	779.04
119673	27900	WATER CONSERVATION SERVICES	06/18/2020	0.00	303.92
Total for 6/18/2020:				0.00	917,680.22
119674	29270	A-1 OUTDOOR POWER INC	06/25/2020	0.00	138.67
119675	30728	AMERICAN FEDERATION OF STATE, C	06/25/2020	0.00	740.19
119676	28600	APPLE VALLEY FORD LINCOLN	06/25/2020	0.00	36.15
119677	29669	AVESIS	06/25/2020	0.00	310.95
119678	02031	B & W SPECIALTY COFFEE CO	06/25/2020	0.00	534.29
119679	26976	BUCKEYE INTERNATIONAL INC	06/25/2020	0.00	422.96
119680	29416	CDW GOVERNMENT	06/25/2020	0.00	3,846.00
119681	29671	CEDAR CROSS	06/25/2020	0.00	255.00
119682	26951	COMCAST	06/25/2020	0.00	156.85
119683	26951	COMCAST	06/25/2020	0.00	159.74
119684	30560	COMPUTER INTEGRATION TECHNOL	06/25/2020	0.00	1,180.00
119685	28747	CULLIGAN BOTTLED WATER CO	06/25/2020	0.00	233.09
119686	29303	DIVERSIFIED COFFEE PRODUCTS	06/25/2020	0.00	179.80
119687	30885	IRENE DOMBECK	06/25/2020	0.00	55.00
119688	01523	EARL F. ANDERSEN, INC	06/25/2020	0.00	2,840.45
119689	29442	EGAN ELECTRICAL GROUP	06/25/2020	0.00	1,450.00
119690	05282	EHLERS AND ASSOCIATES, INC	06/25/2020	0.00	1,921.25
119691	05484	EMBROIDERY SHOP	06/25/2020	0.00	1,019.42
119692	06008	FASTENAL CO	06/25/2020	0.00	231.20
119693	07681	GRAINGER, INC	06/25/2020	0.00	104.25
119694	30886	HANCO CORP	06/25/2020	0.00	106.68
119695	08179	HENNEPIN CTY TREASURER	06/25/2020	0.00	1,481.60
119696	27454	HENNEPIN CTY TREASURER	06/25/2020	0.00	7,500.00
119697	29818	HIAWATHA TREE SERVICE INC.	06/25/2020	0.00	1,740.00
119698	08627	HOME DEPOT CREDIT SERVICES	06/25/2020	0.00	134.78
119699	08570	HOPKINS AUTO BODY	06/25/2020	0.00	5,191.14
119700	08625	HOPKINS POLICE ASSOCIATION	06/25/2020	0.00	1,320.00
119701	09801	I.U.O.E. CENTRAL PENSION FUND	06/25/2020	0.00	1,840.00
119702	09085	ICMA - ROTH IRA - 706260	06/25/2020	0.00	1,214.23
119703	29345	IMPACT MAILING OF MN	06/25/2020	0.00	3,708.11
119704	09539	INTERNATIONAL CODE COUNCIL	06/25/2020	0.00	162.50
119705	09002	I-STATE TRUCK CENTER	06/25/2020	0.00	211.03
119706	11327	KILLMER ELECTRIC CO INC	06/25/2020	0.00	2,480.46
119707	12012	LAW ENFORCEMENT LABOR SERVICE	06/25/2020	0.00	496.00
119708	30392	CIGNA LIFE INS COMP OF AMERICA -	06/25/2020	0.00	207.40
119709	30391	CIGNA LIFE INS COMP OF AMERICA -	06/25/2020	0.00	2,678.92
119710	30390	CIGNA LIFE INS COMP OF AMERICA -	06/25/2020	0.00	2,659.28
119711	30023	CIGNA LIFE INS COMP OF N AMERICA	06/25/2020	0.00	672.42
119712	30887	LUCY MCINERNY	06/25/2020	0.00	186.55
119713	30005	MEDART- CENTRAL POWER DISTRIBI	06/25/2020	0.00	97.38
119714	13275	MICRO CENTER	06/25/2020	0.00	949.83
119715	13363	MN CITY/COUNTY MGMT ASSOC	06/25/2020	0.00	348.73
119716	13438	MN DEPT OF HEALTH	06/25/2020	0.00	40.00
119717	27880	MORECOM INC	06/25/2020	0.00	513.50

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
119718	29852	NORTHERN SAFETY & INDUSTRIAL	06/25/2020	0.00	81.79
119719	15521	ON SITE SANITATION	06/25/2020	0.00	1,674.16
119720	26974	O'REILLY AUTO PARTS	06/25/2020	0.00	89.07
119721	30199	PULSE ELECTRIC	06/25/2020	0.00	985.00
119722	18164	RED WING BUSINESS ADVANTAGE AC	06/25/2020	0.00	166.49
119723	08568	RESOURCE WEST	06/25/2020	0.00	61.58
119724	09084	ICMA RETIREMENT TRUST- 300824	06/25/2020	0.00	3,405.30
119725	29532	SERGEANT LABORATORIES	06/25/2020	0.00	6,022.40
119726	29143	SHRED IT USA	06/25/2020	0.00	57.96
119727	19602	SPS COMPANIES INC	06/25/2020	0.00	94.44
119728	20294	THYSSENKRUPP ELEVATOR	06/25/2020	0.00	602.57
119729	28907	TILLER CORPORATION	06/25/2020	0.00	25.00
119730	20687	TRI-STATE BOBCAT INC	06/25/2020	0.00	8.65
119731	20892	TWIN CITY HARDWARE INC	06/25/2020	0.00	908.00
119732	03440	ULTIMATE SAFETY CONCEPTS INC	06/25/2020	0.00	1,018.47
119733	21523	UNION LOCAL 49	06/25/2020	0.00	805.00
119734	21529	UNITED WAY	06/25/2020	0.00	47.70
119735	29458	VERIZON WIRELESS	06/25/2020	0.00	2,098.45
119736	29489	VERIZON WIRELESS	06/25/2020	0.00	35.01
119737	28624	MICHEAL J WHITE	06/25/2020	0.00	448.45
119738	25080	XCEL ENERGY	06/25/2020	0.00	8,047.84
119739	26161	ZEP SALES AND SERVICE	06/25/2020	0.00	219.29
Total for 6/25/2020:				0.00	78,658.42
Report Total (288 checks):				0.00	1,803,764.33



**APPROVE ASSESSMENT OF PRIVATE WATERLINE REPAIRS**

**Proposed Action.**

Staff recommends that the Council approve the following motion: Move that the Hopkins City Council adopt Resolution 2020-038 Approving Special Assessment for Waterline Repairs on Private Property.

**Overview:**

As part of a leak detection survey a homeowner was required to have their waterline replaced. The homeowner is required to make the repair based on Hopkins City Code. Following receipt of estimated repair costs the homeowner signed an agreement on June 19, 2020 petitioning the City to do the repairs and waiving their right to object to the assessment. The repairs were completed at a total cost of \$3,750. As part of the agreement a 10 year assessment at 4% was proposed and agreed to.

Hennepin County requires the City to take specific action placing the assessment on the taxes. This resolution accomplishes that requirement.

**Supporting Information:**

- Resolution 2020-038

Melanie Ortiz  
Accounting Technician

Financial Impact: \$ <u>3,750.00</u> Budgeted: Y/N ___ N__ <u>X</u>
Source: <u>property owner</u>
Related Documents (CIP, ERP, etc.): _____ Notes: _____

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2020-038**

**Approving Special Assessment for  
Waterline Repairs on Private Property**

**WHEREAS,** On June 19, 2020 the owners of property at 346 10<sup>th</sup> Ave N, Hopkins, MN and identified as 24-117-22-24-0127 signed an agreement petitioning for repairs to be done to their private waterline; and

**WHEREAS,** the owner has insufficient funds to repair the waterline; and

**WHEREAS,** the City as a program whereby the owner has the ability to petition the City to do the repairs and have the cost assessed to their taxes; and

**WHEREAS,** as part of the agreement the owner waives their right to object to the assessment,

**NOW THEREFORE BE IT RESOLVED,** that the City Council of the City of Hopkins hereby orders the assessment of \$3,750 to be placed on the taxes of the property listed above for a 10 year period with an interest rate of 4%.

Adopted by the City Council of the City of Hopkins this 14<sup>th</sup> day of July, 2020.

By: \_\_\_\_\_  
Jason Gadd, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domeier, City Clerk



## **BACKGROUND**

Robin Franke with Pawn America, LLC, requests variance from Ordinance Number 2017-1125 to allow a pawnshop use at 1409 & 1413 Mainstreet. Ordinance 2017-1125 was approved by the City Council on November 21, 2017 and updated the City's zoning standards for pawnshops, payday loan agencies, currency exchanges and coin dealers. This ordinance was approved after the City enacted a moratorium and studied these uses and their standards for nearly a year, and it is codified in Hopkins City Code, sections 102-4, 102-214, and 102-216, respectively. The history and process for reviewing and updating these regulations is detailed in City Council report 2017-127 (attached) and summarized below.

In January 2017, the City Council approved a one-year moratorium on pawnshops, currency exchanges and coin dealers to give City staff sufficient time to study these uses and evaluate various options for regulation. That moratorium was put in place in part because Metro Transit planned to extend the Metro Green Line through Hopkins and, as part of this project, planned to acquire the City's only pawnshop. The City anticipated this process would likely facilitate this business relocating to another site within the community. As a result, the City believed it was the appropriate time to review the development regulations for these businesses. The revised and updated zoning regulations in Ordinance 2017-1125 are the result of that study.

According to the applicant's narrative (see attached), its previous pawnshop location in Hopkins was in fact acquired by the Metropolitan Council to allow development of the Blake Road Station for the Southwest Light Rail Transit project. The applicant believes that under the revised zoning regulations established by Ordinance 2017-1125, there are only two sites in the City of Hopkins eligible for a pawnshop use and neither are available to them. Those locations are 303 – 11<sup>th</sup> Avenue South (Wendy's) and 540 Blake Road North (Walgreens and White Castle).

**Planning & Zoning Commission Action.** The Planning & Zoning Commission held a public hearing to review this item (Planning Application 2020-14) during its regular meeting on June 23, 2020. During that meeting, the Commission heard a summary presentation from staff, comments from the Owner of Pawn America Brad Rixmann and his attorney Marc Simpson with Stinson, LLP and conducted a public hearing.

Mr. Rixmann provided a summary of how his property was acquired by the Southwest LRT Project Office for the Blake Road Station and his inability to find a new location within Hopkins. Next Mr. Simpson commented that they disagree with staff's findings for the variance based on the following:

- The request is not a use variance as it is listed as a conditional use in the B-3 district.
- The request is in harmony with the zoning ordinance because the Staff Report 2017-127 which reviewed the original Ordinance 2017-1125 states the part of the purpose for developing these zoning standards was in anticipation of Pawn America relocating in Hopkins.
- The request is consistent with the Comprehensive Plan because the subject property is guided for commercial use.
- The request will put the property to reasonable use because Pawn America is a good corporate citizen with a long history in Hopkins.
- There are unique circumstance in that the applicant was forced out of business when their property was acquired by the Southwest LRT Project Office.

- The variance will not alter the character of the surrounding neighborhood as Mainstreet is a commercial area.

After hearing from staff and the applicant, the Commission held a public hearing. Due to the ongoing coronavirus pandemic and the related statewide emergency declaration, notice of the public hearing for this item directed all interested parties to make their comments to City Planner Jason Lindahl by mail, phone or e-mail before noon on Tuesday, June 23, 2020. As of the writing of this report, the City had received 50 comments with 1 supporting the application and 49 with either concerns or directly opposing the requested variance. Those who provided comments are listed below and their comments are attached for your reference. Staff will provide an update on all public comments received during the City Council meeting.

### **Comments Supporting the Variance**

1. Matt Nelson

### **Comments with Concerns or Opposing the Variance**

1. Brian Beresford
2. Brian Hunker
3. Brian Kessler
4. Carey Bromander
5. Connie & Greg Olson
6. Deb Zeller
7. Doran Dolynchuk
8. Elyssa McIntyre
9. Emily & Erik Hageness
10. Francoise Shirley
11. Gary DeVaan
12. Herb Herch
13. Jean Ryan
14. Jeff & Megan Carriveau
15. Jenn Nuss
16. Jerry Tacken (phone)
17. Joyce Stein
18. Kathy Miller
19. Kelly Kempf and Jim Williams
20. Kevin and Amy Wolter
21. Laurel Lungstrom
22. Lee Drolet
23. Lisa Taylor
24. Loren Brown
25. Mark Dirnberger
26. Mark Peterson
27. Mark Weaver
28. Matt Laumann
29. Megan Lima
30. Megan Speers
31. Melissa Ziegler
32. Michele Maurer
33. Nicholas Miller
34. Pam Kolledge
35. Patty Salmon
36. Paul Johnson
37. Peter Leih
38. Rachel Owens
39. Randy Levy
40. Roger Grisim
41. Ryan Owens
42. Stephen & Kathleen Esh
43. Sue Gallucci
44. Susan Owens
45. Svitlana Owens
46. Theresa Aleckson
47. Tina Zelinka
48. Tiphonie Dirnberger
49. Todd Brobst
50. Tomas Garcia
51. Tony Pohlen

### **LEGAL AUTHORITY**

City review of variance applications is a Quasi-Judicial action. Generally, if the application meets the review standards, the variance should be approved. However, the City may choose to add conditions of approval that are directly related to and bear a rough proportionality to the impact created by the variance.

The standards for reviewing variances are detailed in Minnesota State Statute 462.357, Subdivision 6. In summary, variances may be granted when the applicant demonstrates there are "practical difficulties" in complying with the zoning regulations. Under this law, economic considerations alone do not constitute a practical difficulty. Additionally, the City may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. Staff recommends denial of the applicant's variance request because not only would permitting said variance amount to an unlawful use variance, but further the applicant is unable to demonstrate practical difficulties.

According to the applicant, there are at least two locations within the City of Hopkins that are eligible for a pawnshop use under the standards in Ordinance 2017-1125 but neither are currently available to them. Staff finds the applicant has the ability to acquire either of these properties through the terms and conditions dictated by the private market.

In addition, staff finds the applicant's variance request constitutes a use variance, which is expressly prohibited under Minnesota State Statute 462.357, Subdivision 6. The zoning regulations for pawnshops established by Ordinance 2017-1125 were codified into the City Code in Article VII, Section 102-216(18). These regulations establish pawnshops as a conditional use within the B-3 and B-4 districts subject to certain standards. Provision 2 of these regulations states "*The use shall be located at least 200 feet from any residential or institutional use or district.*" The applicant requests to locate a pawnshop at 1409 & 1403 Mainstreet, which is adjacent to residential uses that exist to the north. Additionally, provision 4 of these regulations states "*Within the B-3 - General Business District, no such use shall be located on a property that has frontage on or abuts Mainstreet.*" The applicant's requested site is located in the B-3 district and, as the address indicates, has frontage on Mainstreet.

## **VARIANCE REVIEW**

Staff reviewed the variance request against the standards detailed in Minnesota State Statute 462.357, Subdivision 6 and finds that, first and foremost, the application amounts to an unlawful use variance because it seeks to use property for a use that is not otherwise authorized pursuant to the City's zoning regulations. Additionally, and notwithstanding the proposed unlawful use inherent in the application, the applicant does not demonstrate practical difficulties. As a result, staff recommends the City deny the applicant's request.

Practical difficulties are determined through review of the five questions listed below. Staff's review and finding for each question are detailed below. By comparison, in justifying their request, the applicant merely states on its application that it believes the practical difficulty is "never being able to operate in the City of Hopkins again without the granting of [its] variance request."

1. Is variance in harmony with purposes and intent of the ordinance?

Finding: The requested variance is not in harmony with the purpose and intent of the zoning ordinance. The City's *Supplemental Data for Variance* form asks applicants to specify the section of the ordinance from which a variance is sought. In response to this question, the applicant listed the entire Ordinance No. 2017-1125, which includes all of the specific conditional use permit standards for pawnshops. As stated above, two particular standards contained in the City's zoning ordinance expressly prohibit this use in the location requested. Ignoring these standards has the practical effect of eliminating these standards and changing pawnshops from a

conditional to a permitted use circumventing the City zoning authority to determine the appropriate location and development regulations for this type of use in Hopkins.

2. Is the variance consistent with the comprehensive plan?

Finding: The requested variances is inconsistent with the comprehensive plan. The 2030 Comprehensive Plan's Future Land Use Map guides the subject property as Commercial. Chapter 4 of the 2030 Comprehensive Plan details the City's land use plan and includes a set of overall goals that provide a framework for land use initiatives in Hopkins. Of these goals, the most applicable to this variance request is:

***Maintain appropriate transitions between land uses.** Hopkins is a fully developed community and will likely see new development through redevelopment initiatives. The City will work to ensure appropriate transitional uses and buffering between new and existing land uses.*

One of the ways the City's zoning regulations seeks to implement this goal in relation to pawnshops is by requiring minimum separation distances between pawnshops and other uses such as other pawnshops, residential or institutional uses or districts and off-sale liquor. Granting the requested variance and allowing a pawnshop use at the subject property would violate the minimum separation standards from the single family residential zone to the north just across the alley and the institutional use to the southeast across Mainstreet (Chesterton Academy).

The Land Use and Development chapter goes on to state the City regards the preservation and protection of its existing residential neighborhoods as one of its most important priorities. The City will work to protect land use patterns that continue to support single family homes. In order to address residential land use patterns, the comprehensive plan provides the following implementation strategies, all of which support staff's recommendation to deny the requested variance.

- Work to protect the integrity and long-term viability of its low-density residential neighborhoods and strive to reduce the potential negative effects of nearby commercial or industrial land through zoning, site plan reviews, and code enforcement.
- Ensure that the infilling of vacant parcels and the rehabilitation of existing developed land will be in accordance with uses specified in the Comprehensive Plan.
- Ensure that incompatible land uses will be improved or removed where possible and the land reused in conformance with the Comprehensive Plan.
- Work to assure strong and well-maintained neighborhoods.

3. Does proposal put property to use in a reasonable manner?

Finding: The proposal does not put the property to use in a reasonable manner. As detailed in the Background section above, in 2017 the City Council enacted a moratorium on pawnshops, currency exchanges and coin dealers to give City staff sufficient time to study these uses and evaluate various options for regulation. The result of this review was adoption of Ordinance 2017-1125 which established pawnshops as a conditional use in the B-3 and B-4 district, subject

to certain standards. Approving the applicant's variance request would have the practical effect of waiving these standards and using the property in an unreasonable manner.

4. Are there unique circumstances to the property not created by the landowner?

Finding: There are not unique circumstances to the property that were not created by the landowner that support granting the requested variance. Under this standard, the applicant must demonstrate the issues that prevent them from using the subject property as a pawnshop were caused by circumstances unique to the property and were not caused by them. The applicant does not provide, and staff cannot find, any evidence supporting a position that there are unique circumstances to the subject property not created by the landowner that prevent them from meeting the zoning regulations for pawnshops.

5. Will the variance, if granted, alter the essential character of the locality?

Finding. Granting the requested variance would alter the essential character of the surrounding area. Chapter 4 of the 2030 Comprehensive Plan provides more detailed land use planning in 8 planning districts. The subject properties are located in Planning District 8 – Downtown Hopkins. The residential neighborhood directly north of the subject properties is located Planning District 2 – Central Hopkins.

The Narrative for Planning District 2 states this district needs to be protected from outside intrusions that might threaten the integrity of the existing low density neighborhoods. Potential intrusions are most likely to occur on the common boundary between Planning District #8 and Planning District #2. Staff finds granting the requested variance would be inconsistent with this portion of the 2030 Comprehensive Plan and alter the essential character of the surrounding neighborhood.

### **ALTERNATIVES**

1. Approve the requested variance. By approving of the application, the City will waive the conditional use permit standards for pawnshops and the applicant will be allowed to locate their business along Mainstreet. Should the City Council consider this option, it must also identify specific findings that support this alternative and so staff would suggest directing staff to prepare an approval resolution to be brought back at the City Council's next meeting.
2. Deny the requested variance as recommended by the Planning & Zoning Commission and staff. By denying the variance application, the City will uphold the conditional use permit standards for pawnshops and the applicant will not be allowed to locate their business along Mainstreet.
3. Continue for further information. This item should be continued if the City Council finds that further information is needed.

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2020-036**

**RESOLUTION DENYING THE VARIANCE REQUEST FROM ROBIN FRANKS WITH  
PAWN AMERICA, LLC FOR THE PROPERTIES LOCATED AT 1409 (PID 24-117-22-32-  
0099) AND 1413 MAINSTREET (PID 24-117-22-32-0100)**

**WHEREAS**, the City of Hopkins (the “City”) is a municipal corporation, organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, Robin Franke with Pawn America, LLC (the “Applicant”) was authorized by the fee owner to apply for this application for the properties at 1409 & 1413 Mainstreet (collectively, the “Property”); and

**WHEREAS**, the Property is zoned B-3, General Business District; and

**WHEREAS**, the City has adopted a zoning ordinance and other official controls for reasons that include, but are not limited to, protecting the character of properties and areas within the community, promoting the proper use of land and structures, fixing reasonable standards to which buildings, structures and land must conform for the benefit of all, and prohibiting the use of buildings, structures and lands in a manner which is incompatible with the intended use or development of lands within the specified zones; and

**WHEREAS**, contained within said zoning provisions and official controls is City Ordinance 2017-1125 (the “Ordinance”), which took effect on November 30, 2017 after an extensive study conducted by the City regarding pawnshops; and

**WHEREAS**, the Ordinance, as it relates to pawnshops in particular, is codified in Hopkins City Code, sections 102-4, 102-214, and 102-216, respectively; and

**WHEREAS**, the Ordinance allows pawnshops as a conditional use in the B-3, General Business District, and provides certain performance standards that must be satisfied in order to obtain a conditional use permit for a pawnshop, including, but not limited to, pawnshops cannot be located within 200 feet from any residential use or on a property that has frontage on or abuts Mainstreet; and

**WHEREAS**, presumably because the Property is located within 200 feet of a residential use and fronts Mainstreet, the Applicant has made application to the City for a variance, requesting specifically that the City allow the Property to be used for a pawnshop notwithstanding the Ordinance and its express performance standards, which must be satisfied in order for a pawnshop to be located in the B-3, Central Business District; and

**WHEREAS**, pursuant to Minnesota Statutes, section 462.357, subd. 6(2), “[v]ariations shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variations are consistent with the comprehensive plan. Variations may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. “Practical difficulties,” as used in connection with the granting of a variance, means that the property

owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.”; and

**WHEREAS**, Minnesota Statutes, section 462.357, subd. 6(2) also provides that “[t]he board of appeals and adjustments or the governing body as the case may be, may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located”; and

**WHEREAS**, on June 23, 2020, pursuant to the procedural requirements contained in Article III, Section 102-91 of the City Code, the Hopkins Planning and Zoning Commission (the “Commission”) held a public hearing on the Applicant’s requested variance and all persons present were given an opportunity to be heard. The Commission also took into consideration the written comments and analysis of City staff; and

**WHEREAS**, following its public hearing, the Commission adopted Planning & Zoning Commission Resolution 2020-03, which recommends that the City Council deny the Applicant’s request for a variance and makes specific findings regarding said request; and

**WHEREAS**, based on a review of the Applicant’s request and its submissions, the written staff report, the Commission’s recommendation, and after careful consideration of all other written and oral comments concerning the requested variance from all interested persons and entities, the City Council makes the following findings of fact with respect to the aforementioned criteria provided in Minnesota Statutes, section 462.357, subd. 6(2):

1. First and foremost, the Applicant’s request is tantamount to a request for an unlawful use variance because it seeks to use the Property in a manner that is not otherwise authorized in the City’s zoning regulations. Specifically, the Ordinance expressly makes pawnshops a conditional use in the B-3 District and, in order to qualify for a conditional use permit, a property must not be located within 200 feet of a residential use or have frontage on Mainstreet. Neither of these express standards can be met under these circumstances, and so to grant a variance from the Ordinance, as requested by the Applicant, would effectively authorize a use that is expressly prohibited pursuant to the City’s zoning controls.
2. Additionally, and notwithstanding the proposed unlawful use that is inherent in the variance request, the Applicant has not demonstrated practical difficulties that would justify approval for the reasons below:
  - (a) **The requested variance is not in harmony with purposes and intent of the City’s zoning ordinance.** The City’s *Supplemental Data for Variance* form asks the Applicant to specify the section of the ordinance from which a variance is sought. In response to this question, the Applicant merely listed the entire Ordinance No. 2017-1125, which includes all of the specific conditional use permit standards for pawnshops that were carefully crafted less than three years ago following an extensive study related to such uses. As stated in the recitals above, two particular standards contained in the conditional use permit

requirements expressly prohibit a pawnshop from operating on the Property. Granting a variance and ignoring these standards has the practical effect of eliminating them from the City's zoning controls and changing pawnshops from a conditional use to a permitted use, circumventing the City's authority to determine the appropriate location and development regulations for this type of use in its community.

**(b) The requested variance is not consistent with the comprehensive plan.**

The 2030 Comprehensive Plan's Future Land Use Map guides the Property as Commercial. Chapter 4 of the 2030 Comprehensive Plan details the City's land use plan and includes a set of overall goals that provide a framework for land use initiatives in Hopkins. Of these goals, the most applicable to this variance request is:

*Maintain appropriate transitions between land uses. Hopkins is a fully developed community and will likely see new development through redevelopment initiatives. The City will work to ensure appropriate transitional uses and buffering between new and existing land uses.*

One of the ways the City's zoning regulations seeks to implement this goal in relation to pawnshops is by requiring minimum separation distances between pawnshops and other uses such as other pawnshops, residential or institutional uses or districts and off-sale liquor. Granting the requested variance and allowing a pawnshop use on the Property would be entirely inconsistent with the minimum separation standards from the single-family residential zone to the north just across the alley and the institutional use to the southeast across Mainstreet (Chesterton Academy).

The Land Use and Development chapter includes numerous implementation strategies and goes on to state the City regards the preservation and protection of its existing residential neighborhoods as one of its most important priorities. The City will work to protect land use patterns that continue to support single-family homes.

**(c) The proposal does not put the Property to use in a reasonable manner.** In 2017 the City Council enacted a moratorium on pawnshops, currency exchanges and coin dealers to give City staff sufficient time to study these uses and evaluate various options for regulation. The result of this review was adoption of Ordinance 2017-1125 which established pawnshops as a conditional use in the B-3 and B-4 district, subject to certain standards. Approving the applicant's variance request would have the practical effect of waiving these standards and using the property in a manner that is not reasonable from the standpoint of the City's express goals for regulating and permitting pawnshops.

**(d) There are not unique circumstances to the property that were not created by the landowner that support granting the requested variance.** Under this standard, the Applicant must demonstrate the issues that prevent them from using the Property as a pawnshop were caused by circumstances unique to the

Property and were not caused by them. The Applicant does not provide, and staff cannot find, any evidence supporting a position that there are unique circumstances to Property not created by the landowner that prevent them from meeting the zoning regulations for pawnshops. Merely being located on a parcel that cannot otherwise meet the City's conditional use permit performance standards for pawnshops is not enough to make unique circumstances that warrant the granting of a variance.

- (e) **Granting the requested variance would alter the essential character of the surrounding area.** Chapter 4 of the 2030 Comprehensive Plan provides more detailed land use planning in eight planning districts. The Property is located in Planning District 8 – Downtown Hopkins. The residential neighborhood directly north of the subject properties is located Planning District 2 – Central Hopkins. The Narrative for Planning District 2 states this district needs to be protected from outside intrusions that might threaten the integrity of the existing low density neighborhoods. Potential intrusions are most likely to occur on the common boundary between Planning District 8 and Planning District 2. Staff finds granting the requested variance would be inconsistent with this portion of the 2030 Comprehensive Plan and alter the essential character of the surrounding neighborhood.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Hopkins that the recitals set forth in this Resolution are incorporated into and made part of this Resolution, and more specifically, constitute the express findings of the City Council.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the City Council of the City of Hopkins that based on the findings of fact contained herein, the City Council hereby denies the Applicant's requested variance for the real property located at 1409 and 1413 Mainstreet (PIDs 24-117-22-32-0099 and 24-117-22-32-0100).

Adopted this 14<sup>th</sup> day of July, 2020.

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Amy Domeier, City Clerk

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Jason Gadd, Mayor

# Site Location Map – 1409 & 1413 Mainstreet Pawn America Variance Request



**From:** [Brian Beresford](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] No Pawn Shop on mainstreet  
**Date:** Tuesday, June 23, 2020 8:35:08 AM

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Good morning,

I am writing to express my opposition to the proposed PawnAmerica pawn shop (or any pawn shop) on Mainstreet in Hopkins. I have been a Hopkins resident since June of 1992. I arrived when I was in my 20s and have watched the city evolve over time. For the most part the city has done a laudable job of curating buisnesses and retail along Mainstreet. Though I'd love to see more restaurants, cafes, and shops gracing our main thoroughfare I am convinced a pawn shop is not a needed fixture on the quaint mainstreet of Hopkins.

To be clear, a pawnshop has never helped a community flourish or retivalize. They tend to attract people at their "worst of times": needing quick cash due to a diffficult financial situation, needing money for illegal activity, or trying to get cash for "appropriated" property. I realize these are over-generalizations and there are likely many positive stories about pawn shops, but the narrative about illicit activty the shops can and do attract is undeniable. I would hate to see theft and other crimes rise in our fine community because of a shop of this nature.

I can find no "value-add" to the community by the addition of a pawn shop on Mainstreet. Please, do the right thing and **deny the vairance**.

Kind regards,

Brian Beresford  
308 10th Ave N  
Hopkins

**From:** [Brian Hunker](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America  
**Date:** Tuesday, June 23, 2020 6:14:59 PM

---

Hello Jason -

I reviewed staff notes related to the Pawn America proposed variance/development on Mainstreet. I agree with the staff recommendation to deny the variance. I'd like the City to promote more family friendly business along Mainstreet.

Thank you, Brian

**From:** [BRIAN KESSLER](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America in Hopkins  
**Date:** Wednesday, June 24, 2020 10:05:12 AM

---

I am not for any business that takes a big chunk of anyone's paycheck just so they can get it cashed. It's 2020 and predator lending to any of our neighbors proliferates poverty and we as a community can do better. How about a new credit union that educates and helps people in need with getting a better financial footing. Even those on great financial footing can benefit. And we can all feel better about everyone's future here. As heard often, "We all do better, when we all do better."

Please let me know the outcome.

Thank you.

Brian Kessler

Sent from my iPad

**From:** [Bromander, Carey A](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn shop  
**Date:** Monday, June 22, 2020 12:05:05 PM

---

Hello Jay,

Thank you so much for taking the time to talk to me and explain things this morning. I really appreciate it. My address is: 9 15th Avenue North, which is directly behind the building of subject. I work and live in Hopkins. My children go to Hopkins schools. My husband is on the board of Hopkins Little League. We love our community immensely. I strongly believe this variance would be bad for Hopkins and that section of Mainstreet. Again, thank you for your time and willingness to listen to the people of Hopkins!

**Carey Bromander**

Branch Office Administrator for

**Linda Olson**

**Edward Jones**

[carey.bromander@edwardjones.com](mailto:carey.bromander@edwardjones.com)

1209 Mainstreet

Hopkins, MN 55343

952-938-8270

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Carey Bromander  
Branch Office Administrator  
**Edward Jones**  
1209 Mainstreet  
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(952) 938-8270  
[www.edwardjones.com](http://www.edwardjones.com)

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**From:** [Connie](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawnshop  
**Date:** Wednesday, June 24, 2020 9:32:25 PM

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Dear Mr. Lindahl,

We have been residents of Hopkins since 1972. Hopkins has worked hard over that time to develop an image of a community people would want to live and raise a family.

A pawn shop on a thriving main street does nothing to advance that interest and only promotes undesirable activity especially with easy access which will be available through light rail.

I also think pawnshops and pay day lenders prey on people and I do not think Hopkins should foster such abuse of people.

Thank you,  
Connie and Greg Olson  
401 13th Ave N.

Sent from Xfinity Connect Application

**From:** [Deb Zeller](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Public Hearing Input  
**Date:** Monday, June 15, 2020 4:23:43 PM

---

Jason,

Thanks for reaching out and allowing us to respond remotely.

Hopkins has a beautiful Mainstreet. It consists mainly of small, independent business with very few chain businesses. I think that is one of the things that makes our town so charming. My business, Zeller Studio, is a Mainstreet business that is proud to have moved from the North Loop in Minneapolis to Hopkins. My goal is to work hard keeping my little piece of Mainstreet classy and a joy for both our residents and visitors to our fine city.

Pawn America Minnesota, LLC is not a good fit for Mainstreet or within 200 feet of a residential district. We have a great Ordinance and I would be very disappointed if it is not upheld.

Thank you for your consideration,

Deb Zeller  
952-201-8583  
Zeller Studio  
1421 Mainstreet  
Hopkins, MN 55343

**From:** [daron\\_dolynchuk](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America  
**Date:** Tuesday, June 23, 2020 1:44:08 PM

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I know this is past the noon deadline but I literally just saw a Nextdoor Post about Pawn America and its request to seek a variance of an ordinance that would permit it to operate on Mainstreet in Hopkins.

I just wanted my voice to the list of people who are against this request. I was only able to briefly review the Hopkins comprehensive plan and believe that Pawn America does not meet the stated goals of the plan for businesses on Mainstreet and to allow a variance to permit this location would go against the goals of the plan which include:

- Attract specialty retail and destination uses including arts, entertainment, recreation, antiques, hobbies and crafts, gifts and family-oriented uses.

Pawn America is essentially a small loan operation that earns its profit by offering near usury interest rates and offering low offers on pawned items. The business would contrast and not complement the antique and retail businesses in the area in my opinion. If this business were to be allowed, it should be off of Main Street so that the historic and artistic nature of downtown Hopkins is preserved.

Thank you  
Daron Dolynchuk  
319 10th Ave N  
Hopkin, MN 55343

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Courtney Pearsall](#); [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Online Form Submittal: Planning & Zoning Commission Virtual Meeting Participation  
**Date:** Saturday, June 13, 2020 9:43:08 AM

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## Planning & Zoning Commission Virtual Meeting Participation

*Due to the technical requirements associated with virtual meetings, we strongly encourage you to provide your question/comment prior to the meeting in one of two ways listed below:*

- Via the question/comment box on this form*
- Via phone at 952-548-6342 during normal business hours (8 a.m. - 4:30 p.m.)*

*All comments must be submitted by noon on June 23 in order to be included.*

*If, despite technical difficulties, you want to make your comment online or via phone during the meeting, please check the box at the bottom of the form, provide your email and phone number, and someone will be in contact with you with further instructions.*

First Name	Elyssa
Last Name	McIntyre
Address	25 15th Ave N
City	Hopkins
State	MN
Zip Code	55343
Phone Number	9529356486
Email Address	historyiscool@gmail.com

**Question/Comment  
(will be read at  
meeting)**

I'd like to object to giving a variance for a potential Pawn Shop on Main Street for three reasons: that it is not in character with the type of business we strive for on Main Street, that the existing city ordinance is right to ban this sort of establishment, and that there is no compelling reason to advocate for this business against city regulation.

First, downtown Hopkins is a place of unique and family friendly businesses like Kiddywampus, the Zeller Art Gallery, and Monkabeans. The city has done great work to create a friendly "artery" and put sculpture art alongside many of our unique local businesses. A Pawn Shop does not fit with this vision for

Hopkins' Main Street.

Second, city ordinances currently ban Pawn Shops or Payday loans within 200 feet of Main Street or residential housing. This is a great ordinance. Since no one is considering repealing it, why make an exception in this one case? What is the compelling argument for violating this ordinance?

Lastly, I would say that there is no reason to push for this business in this location at this point. It is true the location has been empty for some time, but that is due to the greed of the owner. My previous mechanic in this location, Hometown Auto, left after the owner raised the rent due to a perceived upcoming real estate boom caused by the completion of the light rail. I had another friend that was considering investing in the property, but again said that the price was too high for what the property was worth. This owner is greedy and has scared away opportunities for more wholesome and typical Hopkins business that could fit into this location without a variance.

---

I want to provide verbal comment during the meeting: *Field not completed.*

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Jason Lindahl, AICP

Thank you for taking the time to read our comments in consideration of Pawn America Minnesota LLC's request to allow a variance from ordinance no. 2017-1125.

It is important to reflect upon the reasoning behind ordinance no. 2017-1125, and why stores such as pawnshops and payday loan agencies are prohibited here in Hopkins. We stand with this ordinance and see such businesses as detractors to our loved community.

A storefront like pawn America signals deterioration in a community, not economic strength and stability. Adding a pawnshop to Hopkins would ruin the city's family friendly, vibrant, and rich character; something we have worked hard to achieve. In fact, adding a pawnshop would contribute to the general decay of this vital neighborhood.

Residents in this community do not patronize pawnshops. This is a banking community. If someone needs a loan, they have the means, resources, and options to do so. They do not need to drag their TV or jewelry to a pawnshop for a loan.

Hopkins has long been trying to attract higher-quality businesses. New restaurants and businesses have chosen to establish roots here, contributing to a revitalized Mainstreet. However, having a pawnshop would dissuade more desirable businesses from locating in our neighborhood, in turn, leaving more vacant storefronts. Furthermore, a pawnshop would not diversify businesses here as there are already numerous second-hand stores currently in operation.

Do the positives of a pawnshop truly negate its downfalls? Sure, it is one less empty storefront. It may even provide a small number of jobs to the community. Why would a pawnshop want to be in Hopkins? What do they look at? Are they profiling us to have a lower than average median household income? Whatever it is, Hopkins is not it.

Pawnshops attract crime and thieves. They are involved with under dealings of stolen goods/property items and guns. We do not need this brought into our community. It is true, a recession may be in our midst, but adding a pawnshop is not the answer. If the neighborhood goes south, it might never come back. It would be a shame to see Hopkins downgrade as a community.

Again, thank you for taking the time to consider our thoughts on this matter.

Regards,  
Emily and Erik Hageness

**From:** [francoise shirley](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Vote no on pawn shop  
**Date:** Monday, June 22, 2020 5:40:52 PM

---

Hello Jason,

I have become aware that the council is voting on two variances in order to allow a pawn shop on 14th and Main. I am asking you on behalf of our family and many neighbors in the community to please vote no on this issue.

We have been proud residents of this city for 25 years, my husband and his family have roots that go much further back and we are very concerned about what a pawn shop will do to our property value as well as the general perception of Hopkins as a whole. A pawn shop gives a community a completely different perceived personality. And frankly, I would also be worried about a possible criminal element being invited into our community looking to sell stolen goods. I understand that many pawnshop customers are not there selling stolen merchandise, but the reality is that there will be a segment that is.

There is a reason for the ordinances being in place, there is absolutely no reason to make exceptions for a pawn shop.

There are so many positive changes taking place in our community, I believe that allowing a pawn shop will set us back and undo some of the positive momentum we currently have going.

Please stay consistent with the vision that has been implemented for our beautiful city, continue to build on that and vote no on the pawn shop.

Sincerely,  
Françoise Shirley  
125 16th Ave. N.

**From:** [Gary](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America  
**Date:** Monday, June 22, 2020 4:29:33 PM

---

Jason,

I am concerned about a variance being considered for another Pawn America pawn shop/payday lender in Hopkins. I was relieved when the store at Excelsior Blvd & Blake was closed. Pawn shops, pay day lenders, and dollar stores appear when a neighborhood is in decline and I do not think Hopkins is in decline. Our property values are high and getting stronger. Hopkins has made great progress in recent years upscaling our image and amenities.

Hopkins values our citizens of every economic and racial stripe. We want to empower them to excel into the middle class and above, not keep them indebted to a payday lender.

I do not think making the variance for this store/lender is the message Hopkins want to make to attract other businesses to main street or to the larger community. A pawn shop would remove some of the charm from Hopkins.

Gary DeVaan CCEP  
141 16<sup>th</sup> Ave. N.  
Hopkins, MN

## Planning & Zoning Commission Virtual Meeting Participation

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*-Via the question/comment box on this form*

*-Via phone at 952-548-6342 during normal business hours (8 a.m. - 4:30 p.m.)*

*All comments must be submitted by noon on June 23 in order to be included.*

*If, despite technical difficulties, you want to make your comment online or via phone during the meeting, please check the box at the bottom of the form, provide your email and phone number, and someone will be in contact with you with further instructions.*

---

First Name	Gary
Last Name	DeVaen
Address	141 16th Ave. N.
City	Hopkins
State	MN
Zip Code	55343
Phone Number	9529352336
Email Address	<a href="mailto:gary@devodd.com">gary@devodd.com</a>
Question/Comment (will be read at meeting)	<p>I just discovered that the Planning commission is going to hear a request for a variance to put a Pawn America store at 1413 Mainstreet, the auto repair shop building. I think this type of store does not provide a needed service to a city like Hopkins and would damage or image in the metro and detract from our ability to attract new needed businesses to Mainstreet.</p> <p>I was relieved when the store at Excelsior Blvd &amp; Blake was closed. Pawn shops, pay day lenders, and dollar stores appear when a neighborhood is in decline and I do not think Hopkins is in decline. Our property values are high and getting stronger. Hopkins has made great progress in recent years up-scaling our image and amenities.</p>

---

Hopkins values our citizens of every economic and racial stripe. We want to empower them to excel into the middle class and above, not keep them indebted to a payday lender.

I do not think making the variance for for a payday lender/pawn shop is the message Hopkins wants to send to either the citizens of Hopkins or the surrounding community.

Sincerely

Gary DeVaan  
141 16th Ave. N.  
Hopkins, MN

---

I want to provide verbal comment during the meeting:

*Field not completed.*

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---

First Name	Gary
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Question/Comment (will be read at meeting)	<p>I just discovered that the Planning commission is going to hear a request for a variance to put a Pawn America store at 1413 Mainstreet, the auto repair shop building. I think this type of store does not provide a needed service to a city like Hopkins and would damage or image in the metro and detract from our ability to attract new needed businesses to Mainstreet.</p> <p>I was relieved when the store at Excelsior Blvd &amp; Blake was closed. Pawn shops, pay day lenders, and dollar stores appear when a neighborhood is in decline and I do not think Hopkins is in decline. Our property values are high and getting stronger. Hopkins has made great progress in recent years up-scaling our image and amenities.</p>

---

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Sincerely

Gary DeVaan  
141 16th Ave. N.  
Hopkins, MN

---

I want to provide verbal  
comment during the  
meeting:

*Field not completed.*

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**From:** [Herb Hesch](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Proposed Pawn Shop on Mainstreet in Hopkins  
**Date:** Tuesday, June 23, 2020 12:34:45 PM

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As a 30+ year resident of Hopkins, and with my wife (Fran Hesch) having been a former city council member who spent a great deal of time and energy “re-imagining” downtown Hopkins, I would STRONGLY encourage that the Zoning and Planning Commission deny the request for a variance to city ordinance which would otherwise enable a pawn shop to be located on Mainstreet. A pawn shop in no way fits the look and feel of what downtown Hopkins has become, a quaint small town in the middle of urban sprawl.

Feel free to contact me via email or phone if you wish to discuss this matter further with me.

Herb Hesch  
246 5<sup>th</sup> Avenue North  
Hopkins  
952-529-5499

**From:** [Jeannie Ryan](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America  
**Date:** Monday, June 22, 2020 1:11:03 PM

---

Hi Jason,

I am not in favor of having a Pawn America Store in Hopkins. Can you please note this on my behalf? I live on 14th Ave N.

Thank you,

Jean Ryan

**From:** [Jeff Carriveau](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America zoning variance  
**Date:** Thursday, June 18, 2020 11:01:14 AM

---

Good Morning,

I'm writing to voice my opinion against any sort of zoning variance for Pawn America. Pawn shops and check cashing businesses are a black eye on a community. They attempt to take advantage to the disadvantaged and bring in a percentage of unsavory clientele. As a resident of Hopkins for 15+ years I've watched as this community has thrived and has kept main street and the neighborhoods as diverse places that people can be proud of. Allowing a pawn shop a variance is a step in the wrong direction.

Sincerely,  
Jeff and Megan Carriveau  
14 14th Ave N  
952-356-5709

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---

First Name	Jenn
Last Name	Nuss
Address	202 15th Ave N
City	Hopkins
State	MN
Zip Code	55343
Phone Number	6123279481
Email Address	<a href="mailto:jennus29@yahoo.com">jennus29@yahoo.com</a>
Question/Comment (will be read at meeting)	I do not support the zoning change to allow a Pawn Shop into our neighborhood. The proposed location it too close to family homes and will bring unwanted traffic and potential outside clientele to our very quiet family oriented neighborhood. Please do not change the zoning laws to allow this to happen in our neighborhood.
I want to provide verbal comment during the meeting:	<i>Field not completed.</i>

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**From:** [Jim Stein](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America Downtown Hopkins  
**Date:** Tuesday, June 23, 2020 12:03:47 PM

---

I oppose allowing a variance for Pawn America to establish a retail business at 1409 and 1413 Mainstreet in Hopkins. I would oppose ANY pawnshop in Hopkins.

Joyce Stein  
118 Homedale Foad  
952-935-6092

Sent from my iPad

**From:** [Kathy Miller](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Proposed Pawn Shop on Mainstreet  
**Date:** Monday, June 22, 2020 5:48:11 PM

---

Mr. Lindahl,

I have become aware of a proposed variance to a City of Hopkins ordinance that prohibits a Pawn Shop on Mainstreet and/or within 200 feet of a residential area. I am a homeowner very near to the proposed location. I do not feel a pawn shop is in keeping with the esthetic of Hopkins, or specifically of Mainstreet. While I understand the need for tax generating businesses, I believe that should be balanced with the interests of the immediate area around Mainstreet, as well as Hopkins as a whole. I am hopeful that the ordinance will be respected, and that a variance will not be allowed.

Regards,  
Kathy Miller

**From:** [Kelly Kempf](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] FW: Pawn Shop  
**Date:** Monday, June 22, 2020 1:56:23 PM

---

Hello,

I am writing to you regarding a notification of a pawn shop potentially opening on Mainstreet. There were no notifications on this except for a kind neighbor distributing flyers with her daughter. I also heard there are measures in place to avoid this happening near houses and Mainstreets. So I'm not sure why this is being considered.

This is at the end of my alley on 14<sup>th</sup> avenue and really scares me on what this pawn shop will bring to Hopkins. I think the fine residents of Hopkins can buy and sell just fine on Hopkins Next Door and Craigslist. Who uses a Pawn Shop? People that want quick cash and to sell stolen goods.

I can't imagine who will be roaming my streets and alley looking for quick cash then leaving on the light rail.

I will have to lock my doors even when I am home and when outside. I will be afraid to leave my dog outside in her fenced in yard (when I am home), who knows what people will do while walking by. If I accidentally leave a tool laying outside on the driveway at night will it show up at the Pawn Shop?

I am wondering if you live near this location. Would you like for a Pawn Shop to open 4 houses from your residence and family? Would you feel safe? What would happen to your home value? I can't imagine anyone wanting to buy a house with a pawn shop 4 doors down. In fact I would strongly consider moving. But now my house probably wouldn't sell.

I have lived in Hopkins since 2000 and absolutely love it. My spouse has lived here for 57 years. This would be such a shame.

I will take all of this into consideration during the next election as well.

Adding a pawn shop to Hopkins is moving backward. There has been so much renovation and updating the city, this is detrimental. I can't imagine any of the Hopkins Resident's wanting this in the city. It is not needed here and doesn't match up with the future of Hopkins.

BTW, I thought the link to the old Star Tribune article below was interesting coming from the City of Hopkins.

I wish I had had more time to think about this and write a better response.

These people will not come into Hopkins to go to the pawn shop then have lunch or shop in Hopkins. No revenue coming in except for a little property tax possibly.

<https://www.startribune.com/are-pawnshops-currency-exchanges-and-coin-dealers-nuisance-properties-potentially-so-hopkins-says/409416685/>

Thank you,

Kelly Kempf and Jim Williams

**38 14<sup>th</sup> Ave. N**

**From:** [Kevin Wolter](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] No Pawn Shop in Hopkins  
**Date:** Sunday, June 21, 2020 3:26:10 PM

---

Hi Jim,

Today, we have learned that the city council is considering a variance that would permit there to be a pawn shop at 1409 Mainstreet. PLEASE VOTE NO on this variance.

As 7 year resident of Hopkins, with full intentions of living here for the next 30+ years, a pawn shop is incredibly concerning to my wife and I. We have two young children at Noah's Ark right now - we do not want the traffic that often comes with pawn shops, not to mention the likely drop in real estate value (perceived or monetary).

Again - please do not allow a pawnshop to be established in Hopkins.

Thank you,  
Kevin and Amy Wolter  
129 15th Avenue N

**From:** [Laurel Lungstrom](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America  
**Date:** Tuesday, June 16, 2020 8:47:21 AM

---

To whom it may concern,  
I do not think bringing in Pawn America on our quaint main street would fit. Downtown Hopkins has been doing an amazing job updating the look and feel of a small town atmosphere. As a business owner, I would be disappointed with this variance.

Sincerely,  
Laurel Lungstrom

**Laurel Lungstrom**  
Owner  
Anoka, MN 55303  
Phone: 763-427-0531  
Fax: 763-427-6096  
Hopkins: 952-933-4500  
Fax: 952-933-7294  
email: [Laurel@anokamerrymaids.com](mailto:Laurel@anokamerrymaids.com)  
**merry maids**

**From:** [Lee Drolet](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn shop variance concern  
**Date:** Monday, June 22, 2020 7:53:00 PM

---

Hello,

I am writing to express my concerns about granting a variance to Pawn America in Hopkins. I do not believe this is the type of business we should be welcoming or seeking in Hopkins. I have lived in Hopkins for 25 years and my mother actually was on the planning commission when the center for the arts was conceptualized. I have been happy to see more families moving in and more family oriented businesses and restaurants taking root. We have a book store, coffee shops etc. I strongly discourage the city from going in this direction.

Please let me know what the final outcome is when a decision is reached.

Sincerely,

Lee Drolet

Sent from my iPad

**From:** [Lisa Taylor](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America Downtown Hopkins  
**Date:** Monday, June 22, 2020 7:11:45 PM

---

Hi Jason,

I have heard that Pawn America is seeking a variance to open a pawn shop/payday lender at 1413 Mainstreet. I am definitely opposed to this! At one point, Hopkins had 4 pawn shops in operation. Pawnshops are usually seen as a sign of a declining community. I do not feel this type of business is an asset to Hopkins and may impact our ability to attract new businesses. I am going to spread the word about this proposal because I think a lot of other people will be opposed to this, as well. I hope that Hopkins leaders do not allow pawn shops to proliferate again in our city.

Sincerely,

Lisa Taylor  
137 Homedale Road  
612-554-2230

Sent from my iPad

**From:** [LOREN BROWN](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] 1413/1409 Mainstreet Variance  
**Date:** Monday, June 22, 2020 10:00:08 PM

---

Hi Jay,

My wife and I own three properties on the block adjoining the proposed variance to allow a pawn shop to occupy the site that was formerly Hometown Auto. The addresses of our properties are 33 15th Avenue N, 9 15th Avenue N, and 10 14th Avenue N. The two later properties are literally across the alley from the proposed site. We strongly object to granting this variance. We have invested heavily to improve these properties over the years and take pride in our houses, the neighborhood, and the city. The pawn shop would be within 200 feet of all three of our properties. A pawn shop at this site will negatively impact the residential quality of the block, and have the potential to lower property values in the area and increase the crime rate. The negative impacts of pawn shops have been well documented and the bottom line is that granting this variance would be a poor choice for the city from multiple dimensions.

Please contact me at 612.770.0352 if you require additional information or have questions.

Best regards,  
Loren Brown

**From:** [Mark Dirnberger](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Comments on Pawn America Variance Request  
**Date:** Tuesday, June 23, 2020 11:40:31 AM

---

Jason,

I understand there is a pending variance request for Pawn America to establish a business at 1413 Mainstreet in Hopkins.

As a long-time Hopkins resident, I have some concerns related to approving the variance. From a purely economic perspective, I welcome the notion of new businesses entering Hopkins. In addition to broadening consumer options, I recognize the positive impact business can bring to our overall tax base.

My hesitancy is related to some perceptions, and possible facts, but I believe they are worth considering as you debate a potential variance.

In a quick review of the literature and studies surrounding the pawn industry, there is certainly a perception of a link between people who pawn items and crime, or criminal backgrounds. In the following study in Rochester, NY. there was a clear indication that they were linked. Source at: <https://www.rit.edu/liberalarts/sites/rit.edu.liberalarts/files/documents/our-work/2011-03.pdf>

My concerns related to these are that:

- If this is accurate and can be extrapolated, it implies the variance would allow, or potentially draw, to the main street of Hopkins a population of individuals with prior criminal history. I would think this to be a disadvantage to the city, both in terms of police activity and resident safety/security.
- Although there are new processes to ensure pawn transactions are tracked by police departments, it seems like the tradeoff required to monitor those transactions within the city would offset any tax benefits. Just an increase in administrative overhead.

Another interesting analysis from the Journal of Trauma and Acute Care Surgery found at: <https://scopeblog.stanford.edu/2018/09/24/pawnshop-density-linked-to-gun-related-suicides-stanford-study-finds/> noted that there was a correlation between pawnshop density and gun-related suicide.

Finally, I refer to Minnesota Statutes as follows:

"325J.02 MUNICIPAL LICENSING AND REGULATION.

(a) For the purpose of promoting the public health, safety, morals, and welfare, a municipality may adopt an ordinance, issue licenses to qualified applicants, and regulate pawn transactions. Ordinances must contain the minimum provisions of this chapter." sourced from: <https://www.revisor.mn.gov/statutes/2019/cite/325J.02>

I read this to specifically call out provisions made for a municipality to consider a spectrum of

risks and benefits including those that would affect " the public health, safety, morals, and welfare". To that end, it seems important to consider the implications related to crime, criminal conduct, and risk of harm to residents. I'm sure Pawn America is a very respectable and responsible business. It is elements outside of their control that potentially impact the welfare of the city.

Although it isn't possible to positively attribute negative results from the presence of a single business because of the complexities involved, my gut reaction is that there is a risk tradeoff that needs to be factored into the discussion. Pawn America would certainly provide a service to a given clientele base, but it seems to me that these risk factors introduce issues greater than the value of a simple tax base benefit.

There will most certainly be even greater opportunities to support local business and revenue as Hopkins grows and our overall high standard of livability, safety and economic security are known to others as a function of the great community we are and the easy connection and livability brought by the light rail.

Thanks for your consideration,

Mark Dirnberger  
322 7th Ave N  
Hopkins, MN 55343  
612-208-3547

**From:** [Mark Weaver](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn Shop Variance  
**Date:** Sunday, June 21, 2020 9:28:09 AM

---

Jim:

I just heard about the pawn shop's request for a variance to locate at 1413/1409 Mainstreet. As a resident residing at 42 15th Ave. No. I strongly oppose this request. It seems to me that there are many other locations close by that are far more suitable for this type of business. Knollwood Shopping Center, the Blake/Excelsior corner, the Shady Oak Corridor to mention just a few. I fail to see any compelling reason to grant a variance in this situation. This type of business just doesn't fit on Mainstreet, not to mention that the proposed location is directly across from a church and school.

Please convey my sentiments to the Hopkins City Council.

MJW

Mark J. Weaver Attorney at Law Suite 501, BMO Harris Bank Bldg., 6625 Lyndale Ave. So.  
Richfield, MN 55423 612-861-1015, [mjwlaw1@msn.com](mailto:mjwlaw1@msn.com)

## City Council Virtual Meeting Participation

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First Name	Matt
Last Name	Laumann
Address	27 19th Avenue South
City	Hopkins
State	MN
Zip Code	55343
Phone Number	6128459601
Email Address	<a href="mailto:mllaumann@msn.com">mllaumann@msn.com</a>
Question/Comment (will be read at meeting)	Please do not approve a variance for Pawn of America to open on Mainstreet. I grew up in mtka and have lived in Hopkins for 10 years. In the 80's there were two pawn shops next to each other on Mainstreet. Hopkins has come along way since then. Community Image
I want to provide verbal comment during the meeting:	<i>Field not completed.</i>

**From:** [MATT NELSON](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawnshop  
**Date:** Tuesday, June 23, 2020 4:17:07 PM

---

I am in favor of the pawn shop on main street. I live between main street and first ave north on 15th ave. I'm not sure what years but there was a pawn shop on main street between 17 and 18 on the north side of main.

Thanks  
Matt

**From:** [Megan](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America  
**Date:** Monday, June 22, 2020 8:58:29 PM

---

As a citizen of Hopkins, I do not think Pawn America works for the well thought out class and character of Hopkins. We have invested too much to include this business in our future

Megan Lima  
1253 Wagon Wheel Rd.

**From:** [Megan Speers](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America concern  
**Date:** Monday, June 22, 2020 9:17:55 PM

---

Hi Jason,

I heard you were the person to contact regarding the potential of Pawn America opening on Main Street in Hopkins. I do not think this store would in any way improve the downtown Hopkins experience, and would in fact detract from it.

Thank you for your time,  
Megan

## Planning & Zoning Commission Virtual Meeting Participation

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First Name	Melissa
Last Name	Ziegler
Address	146 15th Ave N
City	Hopkins
State	MN
Zip Code	55344
Phone Number	9523347613
Email Address	<a href="mailto:melissamziegler@yahoo.com">melissamziegler@yahoo.com</a>
Question/Comment (will be read at meeting)	Per the inquiry to allow a pawn shop in the Hopkins City limits, I vote no. Melissa Ziegler 146 15th N.
I want to provide verbal comment during the meeting:	<i>Field not completed.</i>

**From:** [M. Maurer](#)  
**To:** [Jason Lindahl](#); [M. Maurer](#)  
**Subject:** [EXTERNAL] Planning and Zoning Commission Agenda comment - June 23 2020 meeting  
**Date:** Tuesday, June 23, 2020 9:42:22 AM

---

Good morning, Mr. Lindahl, Thank you for taking my call this morning and taking the time to discuss with me "Item V" on tonight's agenda, the *2020-14 Pawn America Variance*. I was pleased to hear in detail the steps that Hopkins took in 2017 to better define the available locations for pawn shops in Hopkins MN. I would like to thank the city staff and attorneys for their thoughtful consideration of the Hopkins Main Street business community, and although I recognize and respect anyone that runs a small business (including pawn shops) I agree that a pawn shop should not be on Main Street Hopkins, nor near residential or educational facilities. Thank you again for taking my call, and for helping ensure Hopkins retains it's charming character.

Kind regards,  
M. Michele Maurer  
Chris Maurer  
306 10th Ave N.  
Hopkins MN  
Cell: 952-594-2698

**From:** [Nicholas Miller](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] pawn shop, main street hopkins  
**Date:** Tuesday, June 23, 2020 12:05:32 PM

---

Hello,

This is regard to the possibility of a pawn shop being located on Main Street in Hopkins.

Please consider this news article and the correlated crime:

<https://www.cnbc.com/2019/11/22/inside-home-depots-efforts-to-stop-a-growing-theft-problem.html>

Please consider society perception and as a resulting decrease in home and business values nearby, including deterring other businesses from opening nearby.

Code 10-563

<https://www.hopkinsmn.com/DocumentCenter/View/2700/Proposed-2020-City-Code->

Sec. 10-564. Location. No license will be issued to a location that is located less than 1,000 feet from any adult business as regulated by article XIV of this chapter, nor shall any license be issued to a location that is less than 350 feet from any off-sale liquor business. (Code 1986, § 1180.02)

Why would a pawnshop need to be mentioned in the same sentence with adult business and liquor business? That suggests that there is some inherent risk with the business.

Growing regulation on pawnshops also suggests there is an issue with stolen property, crime, and predatory lenders.

Please do not allow a pawn shop on Mainstream Hopkins.

Thank you,  
Nicholas Miller  
Hopkins, MN

**From:** [Pam Kollodge](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn Shop on Amin Street Hopkins  
**Date:** Monday, June 22, 2020 10:35:14 PM

---

Hello,

I am a resident of Hopkins, I want to express my concern about a pawn shop.

Something appealing to Main Street Hopkins is the charm and home town feel. A pawn shop doesn't fall into this category.

Thank you for your consideration.

Pam Kollodge

Sent from my iPad

**From:** [Patty SALMON](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn Shop on Mainstreet  
**Date:** Tuesday, June 23, 2020 8:40:36 AM

---

Good Morning Jason -

It was recently brought to my attention that Pawn America has applied for a variance to place a Pawn Shop at 1413 Mainstreet.

As a new resident moving onto 20th Ave N last June this is not the type of revitalization I was hoping for in Hopkins. I walk my dogs down Mainstreet nearly everyday and I don't want to be concerned about the clientele attracted by a Pawn Shop/Payday Lender. I believe a Pawn Shop will cheapen the culture of our downtown area. While I know that the commercial tax base is important to the city's future, I would rather we wait to find a more suitable business for this location.

Please keep Hopkins a place that is dedicated to attracting new residents like me, not a place that looks like it is headed downhill.

Thanks,  
Patty Salmon  
111 20th Ave N

**From:** [Paul Johnsen](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn Shop  
**Date:** Monday, June 22, 2020 3:14:47 PM

---

Mr Lindahl,

I am writing to relay my **STRONG** opposition to a variance to allow a pawn shop at 1413 Mainstreet. I have owned and lived at 17 15th Ave N since 1978 with my wife Nancy. We raised 2 children here. The early days in which we lived here were the days of "cruising Mainstreet". This caused unwanted noise and traffic. I applaud the person that came up with the idea to make Mainstreet a one way on weekends. After the cruising problem was over, an arcade was in the building that the art studio is in now. There was crime and noise that accompanied that business. It has been quiet here for a while now and my wife and I would like it to remain that way, as would many of our neighbors. Pawn shops were barred from certain areas for a reason. There is no good reason to change that now.

Paul B Johnsen  
17 5th Ave N  
612.720.7170

Paul B Johnsen "Good enough" seldom is

**From:** [Peter Leih](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Re: Pawn America Variance  
**Date:** Tuesday, June 23, 2020 1:02:42 PM

---

To whom it may concern,

What is the compelling reason to allow for this variance? Pawn shops and payday lenders do not act in the public good, especially when they're placed in the midst of affordable housing units. There's zero reason to allow this sort of predatory business to have any easy access, and especially not one that's already filed for bankruptcy at least once. Let them go set up their racket in an industrial area and comply with the existing ordinance there. I would call these proprietors swine, but that would be insulting to hogs. Taking advantage of people who are at their most desperate has no place along Mainstreet or near residential areas. I can see no value in allowing any variance for this organization.

Thank you,

Peter Leih  
Hopkins, MN

**From:** [ROwens](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] SAY NO to a downtown Pawn Shop  
**Date:** Saturday, June 20, 2020 2:09:27 PM

---

Jason-

Hopkins has worked hard to be a small town. We have restaurants, antique shopping, Stages...we DO NOT NEED A PAWN SHOP downtown.

Rachel

**From:** [RANDY LEVY](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Fwd: Pawn America  
**Date:** Tuesday, June 16, 2020 7:45:40 AM

---

- > Seems like it's basically authorizing a gun dealer
- > To locate On Main Street within 200 Feet Of residential. Trading guns is typical pawn business.
- >
- > I am at 1315 Mainstreet and think that is really lame development idea.
- >
- > Feel Free To call
- >
- > Please Add My comments to Hopkins virtual Meeting. And please Share w council members.
- >
- > Thank you.
- >
- > Rand Levy
- > 6128898776 cell

**From:** [Amy Domeier](#)  
**To:** [Kersten Elverum](#); [Jason Lindahl](#); [Courtney Pearsall](#)  
**Cc:** [Ari Lenz](#)  
**Subject:** FW: [EXTERNAL] Online Form Submittal: City Council Virtual Meeting Participation  
**Date:** Wednesday, June 24, 2020 7:41:24 AM

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Tuesday, June 23, 2020 6:36 PM  
**To:** Ari Lenz <alenz@HOPKINSmn.com>; Amy Domeier <adomeier@HOPKINSmn.com>  
**Subject:** [EXTERNAL] Online Form Submittal: City Council Virtual Meeting Participation

## City Council Virtual Meeting Participation

*Due to the technical requirements associated with virtual meetings, we strongly encourage you to provide your question/comment prior to the meeting in one of two ways listed below:*

- Via the question/comment box on this form*
- Via phone at 952-548-6302 during normal business hours (8 a.m.-4:30 p.m.).*

*All comments must be submitted by noon on the day of the meeting in order to be included.*

*If, despite the technical difficulties, you want to make your comment online or via phone during the meeting, please check the box at the bottom of the form, provide your email and phone number, and someone will be in contact with you with further instructions.*

---

First Name	Roger
Last Name	Grisim
Address	202 16th Ave. No.
City	Hopkins
State	MN
Zip Code	55343
Phone Number	612-216-2484
Email Address	<a href="mailto:regrisim@gmail.com">regrisim@gmail.com</a>
Question/Comment (will be read at meeting)	I oppose granting permission to Pawn America to open on Main Street. The City and surrounding businesses as well as

residences have put in a lot of time, money and effort to make our Main Street the best in the state. We have seen a great trend of less-optimal commercial organizations moving out and much nicer ones moving in.

Pawn America is owned and operated by a company that also engages in Payday Lending in a parallel business. While Pawn shops are better than that they are still very harmful to lower income and at-risk residents. Interest rates can work out to anywhere from 12% to +200%! The city getting taxes from such a business amounts to a regressive tax on our most vulnerable citizens. That demographic is more likely to only use Pawn/Payday lending if it is available as they believe they understand it better and it has a lower threshold for entry (no credit etc.). The fact is that even if they are regularly paying off their item and not losing the collateral it is bad.

---

I want to provide verbal comment during the meeting: Yes

---

Email not displaying correctly? [View it in your browser.](#)

**From:** [Ryan.](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] NO pawn shop  
**Date:** Monday, June 22, 2020 8:12:03 PM

---

Jason,

Please don't allow a pawn shop in Hopkins.

Thank you.

Ryan Owens

**From:** [Kathleen Esh](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn Shop - Kathleen  
**Date:** Saturday, June 20, 2020 3:50:27 PM

---

Hello Mr. Lindahl,

There was a note left at our front door regarding a Pawn Shop asking should it be allowed on Mainstreet. We live one block from

Mainstreet on 14th Ave. N. and would prefer a Pawn Shop NOT be allowed.

This is too close to homes, a School, a Church, Dentists and Parks

like Maetzold Field and Central Park.

Thank you,

Stephen and Kathleen Esh

**From:** [Sue Gallucci, LICSW, Psychotherapist/Life Coach](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America = Please do not let them in!  
**Date:** Friday, June 12, 2020 4:19:13 PM

---

Hi Jason,

Hope you are doing well? I feel very strongly against letting them in. We will already be incurring the negative impact of all the riffraff the light rail will be bringing into Hopkins. If we add a Pawn Shop and all the shady characters that attracts = Not good at all! When I moved here 3 years ago and told people I had moved to Hopkins, they'd say, with a grimace saying "Oh Hopkins, well, I hear it's getting better?!"

Apparently Hopkins use to be really scroungy and kinda shady. As it is there are already so many empty storefronts from the east end all the way to the west end of Mainstreet. If you add a pawn shop you will just loose the grip we have on continuing to improve Hopkins. Plus we alter the Ordinance this one time then it will open the door to other similar business's and then there goes Hopkins. Please do not do this!!!! Please!

Sue Gallucci, LICSW, Psychotherapist and Life Coach  
1521 Mainstreet, Hopkins, MN 55343  
Phone: 952-463-0600  
E-mail: [tosuegallucci@gmail.com](mailto:tosuegallucci@gmail.com)  
Web: [www.suegallucci.com](http://www.suegallucci.com)

**From:** [Susan Owens](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Please no pawn shop  
**Date:** Saturday, June 20, 2020 7:45:31 PM

---

Hopkins has a reputation for having an attractive, small town atmosphere. Please don't draw negative traffic by allowing a pawn shop on Main Street. Thank you.

**From:** [Svitlana Owens](#)  
**To:** [ROwens](#)  
**Cc:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Re: SAY NO to a downtown Pawn Shop  
**Date:** Saturday, June 20, 2020 2:18:35 PM

---

What is this? I will look into this information. Does not sound good.

On Sat, Jun 20, 2020, 2:09 PM ROwens <[black\\_solace@yahoo.com](mailto:black_solace@yahoo.com)> wrote:

Jason-

Hopkins has worked hard to be a small town. We have restaurants, antique shopping, Stages...we DO NOT NEED A PAWN SHOP downtown.

Rachel

**From:** [theresamn@aol.com](mailto:theresamn@aol.com)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn Shop variance  
**Date:** Tuesday, June 23, 2020 9:15:36 AM

---

Hi Jason,

As a homeowner less than a block off Mainstreet, I object to Hopkins granting the variance requested by Pawn America to open a location on Mainstreet.

My main objections:

The zoning code exists for a reason and setting a precedent like this requires community support, which I don't think exists

This location is too close to a residential neighborhood

Mainstreet is not a heavily populated / traveled corridor consistent with their other locations.

Like it or not, the type of business involved preys on people down on their luck. That is the reason you part with something valuable, gambling on getting it back for a large premium. Or it is meaningless to you because it is not yours to begin with.

Thanks for your consideration,  
Theresa Aleckson  
Hopkins resident for 17 years.

[theresamn@aol.com](mailto:theresamn@aol.com)

**From:** [Tina Zelinka](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] pawn shop on main street  
**Date:** Saturday, June 20, 2020 11:33:25 AM

---

Jay-

I am a single mother of a teenage daughter, living on 15th Ave, 1/2 a block from Main St. I am STRONGLY opposed to a pawn shop going in just up the street, or anywhere on Main St.

I just purchased my home in December for 353K. Had I known there was a possibility of a pawn shop going in just up the block, I never would have chosen this home and neighborhood.

I have personal experience in the pawnshop business. My father owned one for several years. He ultimately had to close that business and completely change directions and started selling wholesale art. He had been held at gunpoint more than once, threatened daily, dealt with people in desperate situations where he couldn't help. His pawn shop was not near any residential homes, but if it was he would've closed much sooner. The ties between Pawn America and payday loans is also a big problem. These businesses prey on the poor and do NOT help them, but put them so far down a nightmarish financial hole that they can't get out of. I can't believe this is even being considered! There are plenty of places Pawn America can go- Main St. in Hopkins should never be one of them. My neighbors and I will do anything that it takes to stop this- and if it goes through, I will know that this city does not have the best interest of the residents in mind. Have you educated yourself about payday loans and how much stolen property is brought into pawnshops? Even if the criminals are stopped, they still are coming to the neighborhood to attempt to sell stolen goods.

Thank you for reading, and please do the right thing for this community and its residents.

Tina Zelinka  
30 15th Ave N  
Hopkins

**From:** [Tiphanie](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn America  
**Date:** Monday, June 22, 2020 10:21:24 PM

---

To whom it may concern

I am deeply troubled with the news that a pawn shop is being considered as a tenant in a building on Mainstreet. We have worked so hard to lift up Hopkins as a place for great food, beer, antiques and art. I hope you really consider what a pawn shop adds to this environment.

Please feel free to call me if you have any other questions.

Tiphanie Dirnberger  
612-559-0783

Sent from my iPhone

**From:** [Todd Brobst](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn Shop  
**Date:** Tuesday, June 23, 2020 9:26:07 AM

---

I would like to voice my answer to this is NO! Goes against the city three codes. City limit, Main Street and close to residential housing!

NO!

Todd Brobst

**From:** [Tomas Garcia](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Proposed Pawnshop on Main Street  
**Date:** Tuesday, June 23, 2020 2:05:03 PM

---

As a resident of Hopkins I vehemently oppose the variance in the city ordinance that would allow a pawnshop on Mainstreet

Please refer from voting YES on this issue

**From:** [Anthony Pohlen](#)  
**To:** [Jason Lindahl](#)  
**Subject:** [EXTERNAL] Pawn Shop Vote  
**Date:** Tuesday, June 23, 2020 2:32:28 PM

---

Dear Mr. Lindahl,

I am writing to express my strong opposition to allowing a variance to the city's ordinance that forbids pawn shops within 200 feet of homes or Main Street for the 1413/1409 Main Street location, or any other similar variance for another location.

Pawn shops are a form of predatory lending that only serve to increase people's debt. While some may argue they provide a quick and easy option for people without access to more mainstream financial services, they are both unsightly in the neighborhood and more often than not harmful to those who must use their services.

Also, pawn shops can attract thieves trying to offload stolen goods. While there are laws and databases to protect against this, it still happens. We do not need that in our neighborhood.

This particular proposed pawn shop is within a block of my house on 16th Ave. I do not want my children to have to pass by a pawn shop and the kind of business and desperation it can attract. I think we have better ways to serve the people who find themselves in need of what a pawn shop may offer - which often ends up being a short-term financial fix that risks a downward spiral of debt.

Thank you for including my voice among those giving input on the city council vote next week on 6/23 on this matter.

Sincerely,

Tony Pohlen

**CITY OF HOPKINS**  
**Hennepin County, Minnesota**

**ORDINANCE NO. 2017-1125**

**AN ORDINANCE AMENDING SECTIONS 515.07, 535 AND 543 OF THE CITY CODE  
 RELATED TO PAWNSHOPS, PAYDAY LOAN AGENCIES, CURRENCY EXCHANGE  
 AND COIN DEALERS**

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

**SECTION 1.** Section 515.7, Definitions, is hereby amended to add the following:

Pawnshop: A facility where money is loaned based on the value of goods deposited at the facility by the borrower of the money, which goods are held by the lender of the money occupying the facility as collateral for the loan. Items held by the lender which are not redeemed by a borrower may be put up for sale at the facility to the general public. The term pawnshop includes a facility where all or any part of the pawnshop activities are conducted. Pawnshops may include payday loan agencies as an ancillary service provided the two businesses have common ownership and are physically located within the same leased or owned space.

Payday Loan Agency: Any business that has as its primary activity the providing of short-term loans for the borrower's own personal, family, or household purpose which are usually for a period of forty-five (45) days or less. Payday loan agencies do not include banks.

**SECTION 2.** 535 Subdivision 3, Permitted Uses, is hereby amended to add the following:

Permitted Uses	B-1	B-2	B-3	B-4
5. <u>Antiques-Used Goods</u>		X	X	
34. <u>Coin Dealer &amp; Stamp</u>	X	X	<del>(2)</del> XKK	<del>(2)</del> XKK
37. <u>Currency Exchange</u>		<del>(2)</del> XEE	<del>(2)</del> XEE	<del>(2)</del> XEE
83. <u>Pawnshops — Antiques Used Goods</u>		X	X- <del>(2)</del> XKK	<del>(2)</del> XKK
84. <u>Payday Loan Agencies</u>			<del>(2)</del> XKK	<del>(2)</del> XKK

**SECTION 3.** 535 Subdivision 3, Conditional Use Requirements, is hereby amended as follows:

EE) Currency Exchange provided:

1. The use shall be located at least one thousand (1,000) feet from another currency exchanges, secondhand goods stores, pawnshops and missions;
2. Within the B-3, General Business District, no such use shall be located on a property that has frontage on or abuts Mainstreet.
3. ~~The use shall be located at least two hundred (200) feet from a residential or institutional district;~~

- ~~4. The use shall be located at least three hundred fifty (350) feet from an off-sale liquor establishment;~~
3. Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited;
- ~~4. The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level;~~
4. Windows must be of clear, transparent glass and be free of obstruction for at least three (3) feet into the store. Products may be displayed in the window provided the display, including signage, does not occupy more than 30 percent of the window area.
- ~~5. For new construction, at least thirty (30) percent of the first floor facade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allows views into and out of the building at eye level;~~
5. The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
6. The use shall take place completely within an enclosed building. Outdoor storage, display or sales are prohibited.
7. Conformance of all applicable licensing requirements from the State of Minnesota. In any instance where the zoning regulations and the applicable licensing requirements conflict, the more restrictive shall apply.

KK. Pawnshop, Payday Loan Agency or Coin Dealer provided:

1. The use shall be located at least one thousand (1,000) feet from another pawnshop, payday loan agency, or coin dealer.
2. The use shall be located at least two hundred (200) feet from any residential or institutional use or district.
3. The use shall be located at least three hundred fifty (350) feet from an off-sale liquor establishment.
4. Within the B-3, General Business District, no such use shall be located on a property that has frontage on or abuts Mainstreet.
5. Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
6. Windows must be of clear, transparent glass and be free of obstruction for at least three feet into the store. Products may be displayed in the window, provided the display, including signage, does not occupy more than 30 percent of the window area.
7. The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
8. The use shall take place completely within an enclosed building. Outdoor storage, display or sales are prohibited.
9. Conformance of all applicable licensing requirements from the City of Hopkins and the State of Minnesota. In any instance where the zoning regulations and the applicable licensing requirements conflict, the more restrictive shall apply.

**SECTION 4.** 543.02. Permitted and Conditional Uses, is hereby amended as follows:

<b>Commercial</b>	<b>UN (Blake)</b>	<b>DT (8<sup>th</sup> Ave)</b>	<b>CTC (Shady Oak)</b>
20. Currency Exchange	X(b)	X(b)	
51. Pawnshops	X	X	

**Conditional Uses**

~~b. Currency Exchange~~

- ~~1. The use shall be located at least one thousand (1,000) feet from any other currency exchanges, secondhand goods stores, and pawnshops.~~
- ~~2. The use shall be located at least three hundred fifty (350) feet from an off sale liquor establishment.~~
- ~~3. Back lighted signs, back lighted awnings, portable signs, temporary signs and freestanding signs are prohibited.~~

**SECTION 5.** 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 6, 2017  
Second Reading: November 21, 2017  
Date of Publication: November 30, 2017  
Date Ordinance Takes Effect: November 30, 2017

  
Molly Cummings, Mayor

ATTEST:

  
Amy Domeier, City Clerk



**Zoning Code Text Amendment Related to Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers**

**Proposed Action**

Staff recommends the following motion: Move to adopt Resolution 2017-069, recommending approving an ordinance amending Sections 515.07 (Definitions) and 535 (Business Districts) of the City Code related to zoning standards for Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers.

**Overview**

This application was initiated by staff to update the City’s zoning regulation for Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers. This memo reviews the City’s legal authority for this type of application, the proposal’s consistency with the Comprehensive Plan, the proposed zoning standards and potential non-conformity issues. Based on the findings made below, staff recommends approval of this request. Should the City approve the proposed zoning code text amendment, it would:

1. Establish new zoning definitions for “Pawnshops” and “Payday Loan Agencies.”
2. Reorganize Pawnshops, Currency Exchanges and Coin Dealers into more appropriate zoning categories and reclassify Pawnshops and Coin Dealers from permitted to conditional uses.
3. Establish Payday Loan Agencies as a new, distinct use.
4. Revise conditional use standards for Currency Exchanges.
5. Establish new conditional use standards for Pawnshops, Payday Loan Agencies and Coin Dealers.

**Primary Issues to Consider**

- Consistency with the Comprehensive Plan
- Zoning Standards
- Potential Non-Conformity Issues

**Supporting Documents**

- Resolution 2017-069
- Ordinance 2017-1125
- Zoning Map

\_\_\_\_\_  
Jason Lindahl, AICP  
City Planner

Financial Impact: \$ _____ N/A _____ Budgeted: _____ Y/N _____ Source: _____ Related Documents (CIP, ERP, etc.): _____ Notes: _____
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### **Background**

In January 2017, the City Council approved a one-year moratorium on pawnshops, currency exchanges and coin dealers to give City staff sufficient time to study these uses and evaluate various options for regulation. This moratorium was put in place in part because Metro Transit plans to extend the Metro Green Line through Hopkins and, as part of this project, will acquire the City's only pawnshop. This will likely facilitate this business relocating to another site within the community. As a result, the City believes this is the appropriate time to review the development regulations for these businesses.

During their regular May and June meetings, the Planning & Zoning Commission reviewed the zoning and licensing standards for pawnshops, currency exchanges and coin dealers for Hopkins, selected metropolitan communities and the State of Minnesota. During that discussion, staff reviewed each of these regulations and asked the Commission for comments on appropriate zoning districts, classification (permitted vs. conditional use), and standards (separation, number per population, storefront appearance, etc.). Commissioners' comments included: St. Louis Park provided the best model for zoning and licensing standards; with the possible exception of coin dealers, these uses should be eliminated from the B-2 zoning district and along Mainstreet; change zoning districts where practical or mandate CUP; City licensing standards should address business operation not zoning standards; the City Council should consider whether Hopkins should require a city license for these uses in addition to the state licensing requirements.

Based on this discussion, staff prepared draft zoning regulations for these uses and presented them to the City Council during their September 12, 2017, work session. The City Council was generally supportive of the draft regulations, agreed to maintain city licensing for pawnshops but state licensing for the other uses, and suggested the Planning & Zoning Commission consider limiting the number of these uses in Hopkins based on population. The Council then directed staff to hold a public hearing on this item with the Planning & Zoning Commission before bringing it back to the City Council for final action.

### **Planning & Zoning Commission Action**

The Planning & Zoning Commission held a public hearing to review this item during their regular meeting on October 24, 2017. During the public hearing, the Commission heard a summary presentation from staff and no comments from the public. Staff noted the proposed zoning changes were provided to Pawn America and they have not provided comment. Overall, the proposed zoning changes will bring most of the existing businesses closer to compliance. After some discussion, the Commission decided to not add a provision limiting the number of these businesses based on population. The Commission then voted unanimously to recommend the City Council approve this item.

### **Primary Issues to Consider**

**Legal Authority.** Zoning Code amendments are legislative actions in that the City is creating new standards to regulate the development of certain types of uses and/or structures. Under the law, the City has wide flexibility to create standards that will ensure the type of development it desires; however, zoning regulations must be reasonable and supported by a rational basis relating to promoting the public health, safety and welfare.

**Consistency with the Comprehensive Plan.** The proposed zoning ordinance text

amendment would update the City's zoning regulation for Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers. Staff finds the proposed changes consistent with the applicable goals and implementation strategies from the Comprehensive Plan. The applicable goals or implementation strategies from the Comprehensive plan, along with staff's findings for each, are detailed below.

### 1. **Protect and Enhance Downtown Hopkins**

Findings: The Comprehensive Plan identifies eight primary goals to guide future development in Hopkins. The most applicable goal to this application is to "protect and enhance downtown Hopkins." The proposed zoning changes would meet this goal by prohibiting Pawnshops, Payday Loan Agencies, Currency Exchanges or Coin Dealers in the B-2, Central Business district, or on properties in the B-3 district along Mainstreet. Overall, the proposed zoning changes move these uses to more compatible areas in the B-3 and B-4 districts where there are larger commercial areas along higher capacity roads.

### 2. **Review and Update Zoning and Subdivision Regulations**

Findings: In addition to the eight primary goals, the Comprehensive Plan identifies strategies to implement these goals. Specifically, the Comprehensive Plan identifies the implementation strategy to review and update the City's zoning and subdivision regulations. Updating the zoning regulations for Pawnshops, Payday Loan Agencies, Currency Exchanges or Coin Dealers will detail the specific standards necessary to implement the City's goal to protect and enhance downtown.

**Zoning Standards.** The proposed zoning ordinance text amendment would make five changes to the zoning standards for Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers. These changes are consistent with the goals and implementation strategies of the Comprehensive Plan and will protect the health, safety and general welfare of the community by clarifying definitions, reorganizing and reclassifying these uses, updating conditions for Currency Exchanges and establishing new conditions for Pawnshops, Payday Loan Agencies and Coin Dealers. Each of the five proposed changes is detailed below.

1. Establish new zoning definition for Pawnshops and Payday Loan Agencies. Currently, the zoning ordinance does not define either of these uses. In addition, staff found there is often confusion between these uses and Currency Exchanges. Staff recommends establishing the following definitions for these uses which are consistent with the definitions used in state licensing statutes and surrounding communities.

**Pawnshop:** A facility where money is loaned based on the value of goods deposited at the facility by the borrower of the money, which goods are held by the lender of the money occupying the facility as collateral for the loan. Items held by the lender which are not redeemed by a borrower may be put up for sale at the facility to the general public. The term pawnshop includes a facility where all or any part of the pawnshop activities are conducted.

**Payday Loan Agency:** Any business that has as its primary activity the providing of short-term loans for the borrower's own personal, family, or household purpose which are usually for a period of forty-five (45) days or less. Payday loan agencies do not include banks.

2. Reorganize Pawnshops, Currency Exchanges and Coin Dealers into more appropriate zoning categories and reclassify Pawnshops and Coin Dealers from permitted to conditional uses. Pawnshops are currently a permitted use in the B-2 and B-3 districts; however, the only existing pawnshop in Hopkins (Pawn America located at 168 Blake Road North) is located in the B-4 district. Similarly, Currency Exchanges are currently a conditional use in the B-2 district, but the two existing uses (Casablanca Market at 716 - 11th Avenue South and the US Grocery & Tobacco store at 520 Blake Road North) are both located in the B-3 district. Therefore, reorganizing Pawnshops from a permitted use in the B-2 and B-3 districts to a conditional use in the B-3 and B-4 districts and moving Currency Exchanges from conditional use in the B-2 district to a conditional use in the B-3 and B-4 districts will make these existing uses conforming. There are no existing commercial Coin Dealers in Hopkins (only one that operates as a home occupation), so reorganizing Coin Dealers from a permitted use in the B-1 and B-2 districts to a conditional use in the B-3 and B-4 districts will not impact an existing business. Reorganizing these uses will also help achieve the City's goal to protect and enhance Downtown Hopkins while allowing these uses in zoning districts more consistent with their business needs and separating them from other incompatible land uses.
3. Establish Payday Loan Agencies as a new, distinct use. Currently, the zoning ordinance does not address this use. This use is becoming more common and has both similar and different characteristics to both Pawnshops and Currency Exchanges. Based on its characteristics, staff finds Payday Loan Agencies should be classified as a conditional use in the B-3 and B-4 districts.
4. Revise conditional use standards for Currency Exchanges. Changes to these standards are necessary to bring the existing currency exchange uses closer to compliance with the zoning ordinance while still maintaining the City regulatory goals. The proposed zoning changes are detailed in the attached draft ordinance and include:
  - Prohibiting this use on properties in the B-3 district that abut Mainstreet.
  - Removing separation requirements from both residential and off-sale liquor uses. The two existing currency exchange uses do not meet these standards, and staff believes they are not necessary.
  - Revising window transparency standards.
  - Prohibiting outdoor storage, display or sales.
  - Requiring these businesses to obtain and maintain a State of Minnesota license.
5. Establish new conditional use standards for Pawnshops, Payday Loan Agencies and Coin Dealers. Reclassifying Pawnshops and Coin Dealers from permitted to conditional uses and establishing Payday Loan Agencies as a conditional use requires establishment of specific conditional use standards. As previously directed by the Planning & Zoning Commission and City Council, staff drafted these standards based on the City's standards for Currency Exchanges as well as those standards used by the City of St. Louis Park. These standards are detailed in the attached draft ordinance and require these uses:
  - Are at least one thousand (1,000) feet from another pawnshop, payday loan agency, or coin dealer.
  - Are at least two hundred (200) feet from any residential or institutional use or district.

- Are at least three hundred fifty (350) feet from an off-sale liquor establishment.
- Are prohibited in the B-3, General Business District, along Mainstreet.
- Do not have back-lighted signs, back-lighted awnings, portable signs, temporary signs or freestanding signs.
- Have clear, transparent glass, free of obstruction for at least three feet into the store.
- Do not cover more than 30 percent of the window area.
- Do not have bars, chains or similar security devices that are visible from a public street or sidewalk.
- Take place completely within an enclosed building. Outdoor storage, display or sales are prohibited.
- Obtain and maintain a City of Hopkins and/or State of Minnesota license.

**Nonconformities.** As with any change to the City's regulations, this zoning ordinance text amendment has the potential to create sites that are non-conforming or do not meet the new proposed standard. According to Minnesota Statute 462.357, Subdivision 1e., legal nonconformities generally have a statutory right to continue through repair, replacement, restoration, maintenance, or improvement, but not through expansion. These rights run with the land and are not limited to a particular landowner. If the benefited property is sold, the new owner will have the same rights as the previous owner. As mentioned above, many of the proposed changes will bring these uses closer to compliance while still maintaining the City's regulatory goals.

### **Alternatives**

1. Approve the proposed Zoning Code text amendment related to Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers. By recommending approval, the City Council will approve new zoning standards for these uses.
2. Deny the proposed Zoning Code text amendment related Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers. By denying this request, the existing standards for these uses will remain in effect. If the City Council considers this option, findings will have to be identified that support this alternative.
3. Continue for further information. If the City Council indicates that further information is needed, the item should be continued.

**CITY OF HOPKINS**  
**Hennepin County, Minnesota**

**RESOLUTION NO. 2017-069**

**A RESOLUTION APPROVING ORDINANCE 2017-1125 AMENDING SECTIONS 515.07 AND 535 OF THE CITY CODE RELATED TO PAWNSHOPS, PAYDAY LOAN AGENCIES, CURRENCY EXCHANGES AND COIN DEALERS**

**WHEREAS**, the City of Hopkins initiated an application to amend Sections 515.07 and 535 of the City Code related to zoning standards for Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers;

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

1. That the City Council adopted a moratorium regarding the regulation of Pawnshops, Currency Exchanges and Coin Dealerships on January 3, 2017;
2. That an application to amend Sections 515.07 and 535 of the City Code related to zoning standards for these uses was initiated by the City of Hopkins on April 21, 2017;
3. That the Hopkins Zoning and Planning Commission reviewed and discussed this item during their regular May 23 and June 27, 2017, meetings;
4. That the Hopkins City Council reviewed and discussed this item during their September 12, 2017, work session;
5. That the Hopkins Planning & Zoning Commission, pursuant to published notice, held a public hearing on the application and reviewed such application on October 24, 2017: all persons present were given an opportunity to be heard; and,
6. That the written comments and analysis of City staff were considered; and
7. That the Hopkins Planning & Zoning Commission voted unanimously that the City Council approve this item.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Hopkins hereby approves Ordinance 2017-1125 amending Sections 515.07 and 535 of the City Code related to Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers based on the findings detailed in City Council Report 2017-127.

Adopted this 6<sup>th</sup> day of November 2017.

\_\_\_\_\_  
Molly Cummings, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domeier, City Clerk

**CITY OF HOPKINS**  
**Hennepin County, Minnesota**

**ORDINANCE NO. 2017-1125**

**AN ORDINANCE AMENDING SECTIONS 515.07 AND 535 OF THE CITY CODE  
 RELATED TO PAWNSHOPS, PAYDAY LOAN AGENCIES, CURRENCY EXCHANGE  
 AND COIN DEALERS**

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

**SECTION 1.** Section 515.7, Definitions, is hereby amended to add the following:

Pawnshop: A facility where money is loaned based on the value of goods deposited at the facility by the borrower of the money, which goods are held by the lender of the money occupying the facility as collateral for the loan. Items held by the lender which are not redeemed by a borrower may be put up for sale at the facility to the general public. The term pawnshop includes a facility where all or any part of the pawnshop activities are conducted.

Payday Loan Agency: Any business that has as its primary activity the providing of short-term loans for the borrower's own personal, family, or household purpose which are usually for a period of forty-five (45) days or less. Payday loan agencies do not include banks.

**SECTION 2.** 535 Subdivision 3, Permitted Uses, is hereby amended to add the following:

Permitted Uses	B-1	B-2	B-3	B-4
5. <u>Antiques-Used Goods</u>		X	X	
34. <u>Coin Dealer &amp; Stamp</u>	X	X	<del>(2)XKK</del>	<del>(2)XKK</del>
37. <u>Currency Exchange</u>		<del>(2)XEE</del>	<del>(2)XEE</del>	<del>(2)XEE</del>
83. <u>Pawnshops —Antiques Used Goods</u>		X	<del>X-(2)XKK</del>	<del>(2)XKK</del>
84. <u>Payday Loan Agencies</u>			<del>(2)XKK</del>	<del>(2)XKK</del>

**SECTION 3.** 535 Subdivision 3, Conditional Use Requirements, is hereby amended as follows:

EE) Currency Exchange provided:

1. The use shall be located at least one thousand (1,000) feet from all existing currency exchanges, secondhand goods stores, pawnshops and missions;
2. Within the B-3, General Business District, no such use shall be located on a property that has frontage on or abuts Mainstreet.
3. ~~The use shall be located at least two hundred (200) feet from a residential or institutional district;~~
4. ~~The use shall be located at least three hundred fifty (350) feet from an off sale liquor establishment;~~

3. Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited;
4. ~~The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level;~~
4. Windows must be of clear, transparent glass and be free of obstruction for at least three (3) feet into the store. Products may be displayed in the window provided the display, including signage, does not occupy more than 30 percent of the window area.
5. ~~For new construction, at least thirty (30) percent of the first floor facade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allows views into and out of the building at eye level;~~
5. The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
6. The use shall take place completely within an enclosed building. Outdoor storage, display or sales are prohibited.
7. Conformance of all applicable licensing requirements from the State of Minnesota. In any instance where the zoning regulations and the applicable licensing requirements conflict, the more restrictive shall apply.

KK. Pawnshop, Payday Loan Agency or Coin Dealer provided:

1. The use shall be located at least one thousand (1,000) feet from another pawnshop, payday loan agency, or coin dealer.
2. The use shall be located at least two hundred (200) feet from any residential or institutional use or district.
3. The use shall be located at least three hundred fifty (350) feet from an off-sale liquor establishment.
4. Within the B-3, General Business District, no such use shall be located on a property that has frontage on or abuts Mainstreet.
5. Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
6. Windows must be of clear, transparent glass and be free of obstruction for at least three feet into the store. Products may be displayed in the window, provided the display, including signage, does not occupy more than 30 percent of the window area.
7. The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
8. The use shall take place completely within an enclosed building. Outdoor storage, display or sales are prohibited.
9. Conformance of all applicable licensing requirements from the City of Hopkins and the State of Minnesota. In any instance where the zoning regulations and the applicable licensing requirements conflict, the more restrictive shall apply.

**SECTION 4.** 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 6, 2017
Second Reading:	November 21, 2017
Date of Publication:	November 30, 2017
Date Ordinance Takes Effect:	November 30, 2017

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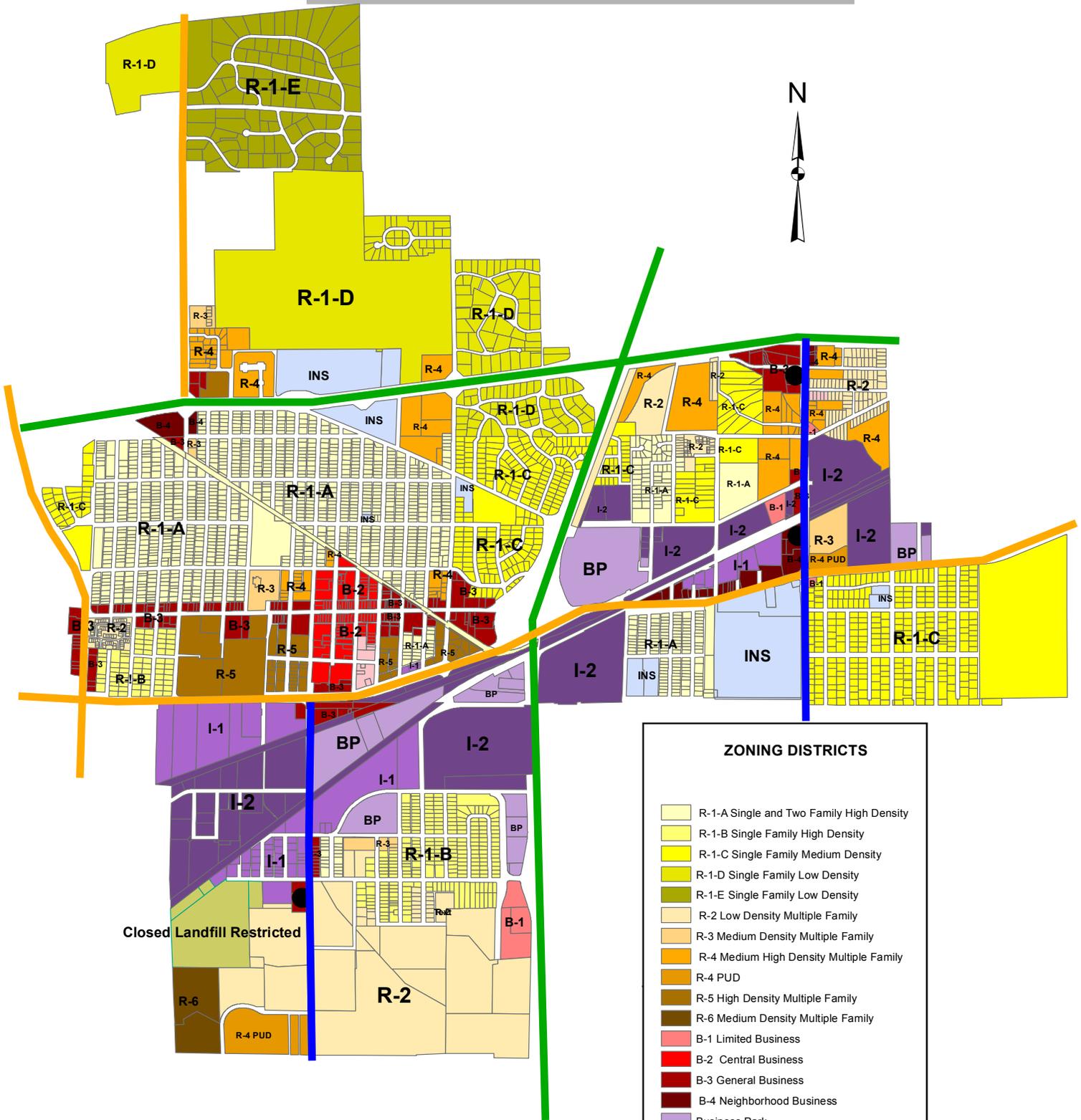
Molly Cummings, Mayor

ATTEST:

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Amy Domeier, City Clerk

# City of Hopkins Zoning Map



ZONING DISTRICTS	
	R-1-A Single and Two Family High Density
	R-1-B Single Family High Density
	R-1-C Single Family Medium Density
	R-1-D Single Family Low Density
	R-1-E Single Family Low Density
	R-2 Low Density Multiple Family
	R-3 Medium Density Multiple Family
	R-4 Medium High Density Multiple Family
	R-4 PUD
	R-5 High Density Multiple Family
	R-6 Medium Density Multiple Family
	B-1 Limited Business
	B-2 Central Business
	B-3 General Business
	B-4 Neighborhood Business
	Business Park
	Institutional
	I-1 Industrial
	I-2 General Industrial
	Mixed Use
	Closed Landfill Restricted (CLR)

July 14, 2020



Council Report 2020-051

**ORDINANCE AMENDING PART II CHAPTER 8 OF THE HOPKINS CITY CODE  
REGARDING THE MINNESOTA STATE BUILDING CODE**

**Proposed Action** Staff recommends - that the Council approve the following motion: Move to approve Ordinance 2020-1154 for first reading.

**Overview**

Ordinance No. 2020-1154 revises Chapter 8 - Building & Construction Article II, Adoption of the 2020 Minnesota State Building Code. Adoption of the State Building Code is required per Minn. Stat. Chapter 326B. This ordinance:

- Adopts the new Minnesota State Building Code.
- Authorizes issuance of permits and collection of fees.
- Provides for violations and penalties.

**Primary Issue to consider**

- Why is a new code being adopted?

**Supporting Documents**

- Ordinance NO. 2020-1154

*Christopher P. Kearney*

Christopher P. Kearney - Building Official

Financial Impact:   N/A   Budgeted: Y/N   N/A   Source: \_\_\_\_\_  
Related Documents (CIP, ERP, etc.): \_\_\_\_\_  
Notes: \_\_\_\_\_

Analysis of the Issues:

- Why is a new code being adopted?

By law, the city is required to enforce the MN State Building Code. Local amendments of the State Code are not permitted. Adoption of the 2020 Minnesota State Building Code will help ensure the latest construction codes and standards are administered and enforced in the City of Hopkins in the fairest way possible.

Alternatives

Alternative #1: Approve Ordinance 2020-1154 for first reading.

Alternative #2: Continue this item for more information.

Staff recommends Alternative #1.

**CITY OF HOPKINS  
COUNTY OF HENNEPIN**

**ORDINANCE NO. 2020-1154**

**ORDINANCE AMENDING CHAPTER 8 OF THE HOPKINS CITY CODE  
PERTAINING TO THE MINNESOTA STATE BUILDING CODE**

**THE COUNCIL OF THE CITY OF HOPKINS HEREBY ORDAINS AS FOLLOWS:**

**SECTION 1.** Hopkins City Code, Part II, Chapter 8, Article II, Division 1, Section 8-25 is hereby repealed in its entirety and replaced with the following:

**Sec. 8-25. State building code adopted.**

- (a) Adoption of the Building Code. The Minnesota State Building Code, as adopted by the Minnesota Commissioner of Labor and Industry pursuant to Minn. Stat. Ch. 326B, including all amendments, rules and regulations established, adopted and published from time to time, is hereby adopted as the building code for the City of Hopkins. The Minnesota State Building Code is hereby incorporated in this chapter as if fully set out herein. The Minnesota State Building Code includes, but is not necessarily limited to, the following chapters of Minnesota Rules:

1300, Minnesota Building Code Administration;  
1301, Building Official Certification;  
1302, State Building Code Construction Approvals;  
1303, Special Provisions;  
1305, Minnesota Commercial Building Code;  
1307, Elevators and Related Devices.  
1309, Minnesota Residential Code;  
1311, Minnesota Conservation Code for Existing Buildings;  
1315, Minnesota Electrical Code;  
1322, Residential Energy Code;  
1323, Commercial Energy Code  
1325, Solar Energy Systems;  
1335, Floodproofing Regulations;  
1341, Minnesota Accessibility Code;  
1346, Minnesota Mechanical Code;  
1350, Manufactured Homes;  
1360, Prefabricated Structures;  
1361, Industrialized/Modular Buildings;  
1370, Storm Shelters (Manufactured Home Parks);  
4714, Minnesota Plumbing Code; and  
5230, Minnesota High Pressure Piping Systems.

- (b) Building Code Optional Chapters. The following optional chapters of the Minnesota State Building Code are adopted by reference and incorporated as part of the building code for the city:

Chapter 1306, Special Fire Protection Systems with selection of 1306.0020, Subp. 2.

**SECTION 2.** Hopkins City Code, Part II, Chapter 8, Article II, Division 1 is hereby amended by adding a new Section 8-26 as follows:

**Sec. 8-26. Permits and fees.**

The issuance of building code permits and the collection of fees shall be as authorized in Minnesota Rules, Chapter 1300. Permit fees shall be assessed for work governed by this code in accordance with the fee schedule adopted by the City of Hopkins and as amended from time to time. In addition, a surcharge fee shall be collected on all permits issued for work governed by this code in accordance with Minn. Stat. Sec. 326B.148.

**SECTION 3.** Hopkins City Code, Part II, Chapter 8, Article II, Division 1 is hereby amended by adding a new Section 8-27 as follows:

**Sec. 8-27. Violations and penalties.**

A violation of the Minnesota State Building Code is a misdemeanor and each day that a violation continues shall constitute a separate offense.

**SECTION 4.** In accordance with Section 3.03 of the City Charter and Minn. Stat. § 412.191, subd. 4, due to the length of this ordinance, City staff shall have the following summary printed in the official City newspaper in lieu of the complete ordinance:

On August 4, 2020, the Hopkins City Council adopted Ordinance 2020-1154, entitled “Ordinance Amending Chapter 8 of the Hopkins City Code Pertaining to the Minnesota State Building Code. The purpose of the ordinance was to update the references to the Minnesota State Building Code that are contained in the Hopkins City Code, provide clarification on permit fees, and specify that violations of the building code are a misdemeanor.

A printed copy of the ordinance is available for inspection during regular business hours at Hopkins City Hall and is available online at the City’s web site located at [www.hopkinsmn.com](http://www.hopkinsmn.com).

**SECTION 5.** The effective date of this ordinance shall be the date of publication.

First Reading:	July 14, 2020
Second Reading:	August 4th, 2020
Date of Publication:	August 13, 2020
Date Ordinance Takes Effect:	August 13, 2020

\_\_\_\_\_  
Jason Gadd, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domeier, City Clerk



July 14, 2020

Council Report 2020-054

**ORDINANCE AMENDING CHAPTERS 4 AND 102 AND APPENDIX A OF THE HOPKINS CITY CODE REGARDING ON-SALE INTOXICATING LIQUOR LICENCES AND EXPERIENCE-BASED ENTERTAINMENT**

**Proposed Action**

Staff recommends adoption of the following motion: Move to adopt for First Reading Ordinance 2020-1147 An Ordinance Amending Chapters 4 and 102 and Appendix A of the Hopkins City Code Regarding On-Sale Intoxicating Liquor Licenses and Experience-Based Entertainment.

**Overview**

The purpose of amending the City Code is to support the sale of liquor for businesses aimed at providing experience based activities. By adding “exclusive liquor stores” in our City Code, businesses would have the option to serve liquor without the requirement to be a restaurant, hotel or bowling alley. Also, businesses would not be required to have 50% of their sales come from food and non-alcoholic beverages. Initially, staff referred to this license as a Special Entertainment Liquor License; however, state law only authorizes the issuances of certain types of licenses. Instead, we are treating this as exactly what it is – an on-sale license issued to exclusive liquor stores. Information about Exclusive Liquor Stores can be <https://www.revisor.mn.gov/statutes/cite/340A.412#stat.340A.412.14> under Section 14. The City Attorney has reviewed the attached ordinance.

We currently have one business owner that is ready to pursue this license. The applicant has reviewed the terms and conditions of the license and is in general agreement with the proposed ordinance. The proposed schedule for this ordinance and applicant process is as follows:

First Reading:	July 14, 2020
Planning Commission Public Hearing:	July 28, 2020
Second Reading:	August 4, 2020
Date of Publication/Ordinance Takes Effect:	August 13, 2020
Applicant’s Liquor License Consideration:	August 18, 2020

**Primary Issues to Consider**

- No more than two on-sale liquor licenses may be issued to exclusive liquor stores, subject to requirements:
  1. The store must be located in the City’s B-2 zoning district. (Because the proposed ordinance includes a zoning component it requires a zoning ordinance amendment. It is anticipated that the public hearing will be held on Tuesday, July 28.)
  2. The license may only be issued to an exclusive liquor store that offers live entertainment during all hours of operation.
  3. Intoxicating liquor may only be served to paid, ticketed customers while participating in a live entertainment activity offered by the store.
  4. Applicants must submit a business plan that includes a detailed overview of the activities that will be provided to customers.
  5. State law does not authorize exclusive liquor stores to sell intoxicating liquor on Sundays.
  6. The proposed license fee for the license is \$3,000 per year, July 1 to June 30.

**Supporting Documents**

- Proposed Ordinance 2020-1147

Amy Domeier, City Clerk

**CITY OF HOPKINS  
COUNTY OF HENNEPIN**

**ORDINANCE NO. 2020-1147**

**ORDINANCE AMENDING CHAPTERS 4 AND 102 AND APPENDIX A OF THE  
HOPKINS CITY CODE REGARDING ON-SALE INTOXICATING LIQUOR  
LICENCES AND EXPERIENCE-BASED ENTERTAINMENT**

**WHEREAS**, pursuant to Minn. Stat. §§ 340A.404, subd. 1(a)(7), 340A.101, subd. 10, and 340A.412, subd. 14, the City is authorized to issue on-sale intoxicating liquor licenses to exclusive liquor stores that offer live or recorded entertainment; and

**WHEREAS**, pursuant to Minn. Stat. § 340A.509, the City may adopt regulations governing the sale and possession of alcoholic beverages within its jurisdiction that might otherwise be more restrictive than state law; and

**WHEREAS**, the City desires to attract groups of individuals to its central business district area by allowing a limited number of businesses that provide experience-based entertainment activities to sell intoxicating liquor to their customers for on-premise consumption, all within the confines of the aforementioned statutory authority; and

**WHEREAS**, the City finds that authorizing the sale of intoxicating liquor to participants of such activities will provide benefits to the downtown area, and that creating a licensing mechanism to do so is in the best interests of the City's residents.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HOPKINS  
HEREBY ORDAINS AS FOLLOWS:**

**SECTION 1.** Hopkins City Code, Part II, Chapter 4, Article II, Section 4-36(a) is hereby amended by adding the double-underlined language and deleting the ~~stricken~~ language as follows:

**Sec. 4-36. - On-sale licenses.**

(a) *Intoxicating.* On-sale intoxicating liquor licenses shall be subject to the following:

- (1) On-sale intoxicating liquor licenses may be issued only to hotels, clubs, restaurants, bowling centers, exclusive liquor stores, and clubs or congressionally chartered veterans organizations meeting the qualifications contained in M.S.A. § 340A.404, subd. 1(a)(4). ~~Not more than ten on-sale intoxicating liquor licenses may be granted by the city.~~
- (2) No on-sale intoxicating liquor license shall be issued to a restaurant unless the applicant makes a bona fide estimation that at least 50 percent of the gross receipts of the restaurant during its first year of business will be attributable to the sale of food.
- (3) Each restaurant granted an on-sale intoxicating liquor license under this section shall attribute at least 50 percent of gross annual receipts from the sale of food. The calculation for this requirement shall include only the food and beverage portion of

any multi-service establishment. Financial records for the food and beverage portion must be maintained separately from any other records. Additionally, "sale of food" shall include gross receipts attributable to the sale of food items, soft drinks and nonalcoholic beverages. It shall not include any portion of gross receipts attributable to the nonalcoholic components of a plain or mixed alcoholic beverage, such as ice, soft drink mixes or other mixes.

- (4) The city may require the production of such documents or information, including, but not limited to, books, records, audited financial statements, or pro forma financial statements, as it deems necessary or convenient, to enforce these provisions. The city may also obtain its own audit or review of such documents or information, and all licensees shall cooperate with such a review, including prompt production of requested records.
- (5) In addition to other remedies that it may have available, the city may place the licensee on probationary status for up to one year when the sale of food is reported, or found to be, less than 50 percent of gross receipts for any business year. During the probationary period, the licensee shall prepare any plans and reports, participate in any required meetings, and take other action that the city may require to increase the sale of food.
- (6) The provisions of this section related to food sales shall not apply to any restaurant having a city on-sale intoxicating liquor license prior to July 1, 1999 and will not affect future renewals of such licenses. The provisions shall also not apply to new licenses issued for existing restaurants due to sale or transfer of ownership, unless the restaurant has been closed and without an on-sale intoxicating liquor license for at least 90 days.
- (7) No more than two on-sale intoxicating liquor licenses may be issued to exclusive liquor stores, and such licenses shall be further subject to the following requirements:
  - (i) An on-sale intoxicating liquor license may only be issued to an exclusive liquor store that offers live entertainment in the form of "experience-based entertainment," as that term is defined in section 102-4 of the Hopkins City Code, during all hours of operation.
  - (ii) An exclusive liquor store that obtains an on-sale intoxicating liquor license may only sell intoxicating liquor to paid, ticketed customers while said customers are participating in the entertainment activity offered by the establishment. Intoxicating liquor may only be sold to each customer for a successive two-hour period, although the experience-based entertainment activity may last longer than that.
  - (iii) The city may establish a separate fee for on-sale intoxicating liquor licenses issued to exclusive liquor stores, which shall be subject to any express fee limitation contained in state law.

(iv) No sale of intoxicating liquor for consumption on the licensed premises of an exclusive liquor store may be made between 2:00 a.m. and 8:00 a.m. on the days of Monday through Saturday or after 2:00 a.m. on Sundays.

**SECTION 2.** Hopkins City Code, Part II, Chapter 4, Article II, Section 4-55 is hereby amended by adding the double-underlined language as follows:

**Sec. 4-55. – License application.**

- (a) Every application for a license or permit issued under this chapter shall be on a form provided by the city. The form shall be verified and filed with the city. No person shall make a false statement on an application.
- (b) Every application shall state the name of the applicant, the applicant's age, representations as to the applicant's character, with references as the city may require, the type of license applied for, the business in connection with which the proposed license will operate and its location, a description of the premises, whether the applicant is owner and operator of the business, how long the applicant has been in that business at that place, the name and date of birth of the manager of the business, and any other information as the city may require.
- (c) In addition to all other information required by the city, every application shall contain a description of the premises, including the street address and legal description of the property, and plans depicting the design of the premises where alcoholic beverages may be dispensed and consumed. The plans shall show room dimensions and shall indicate the number of persons intended to be served in each room. An exclusive liquor store seeking an on-sale intoxicating liquor license pursuant to subsection 4-36(a)(7) must also submit a business plan that includes a detailed overview of the experience-based entertainment activities that it provides to its customers.

**SECTION 3.** Hopkins City Code, Part III, Chapter 102, Article I, Section 102-4 is hereby amended by adding the double-underlined language as follows:

Experience-Based Entertainment: An establishment offering team or group entertainment activities such as bocce ball, game shows, escape rooms, painting classes, cooking classes, axe throwing, and arts and crafts workshops. Experienced-Based Entertainment uses shall not include commercial recreation, bingo or other forms of charitable gambling, live music, karaoke, massage therapy, arcade games, video games, hookah lounges, oxygen bars, spas, event centers, art galleries, or adult-oriented businesses.

**SECTION 4.** Hopkins City Code, Part III, Chapter 102, Article VII, Section 102-214 is hereby amended by adding the double-underlined language as follows:

<i>Permitted Uses</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>
<u>Experience-Based Entertainment</u>		<u>X</u>		

**SECTION 5.** Hopkins City Code, Appendix A, which contains the City's fee schedule, is hereby amended by adding the double-underlined language as follows:

LICENCE FEES

Intoxicating alcohol		
On-sale exclusive liquor store	\$3,000.00	Per year

**SECTION 6.** The effective date of this ordinance shall be the date of publication.

First Reading: July 14, 2020  
 Second Reading: August 4, 2020  
 Date of Publication: August 13, 2020  
 Date Ordinance Takes Effect: August 13, 2020

By: \_\_\_\_\_  
 Jason Gadd, Mayor

ATTEST:

\_\_\_\_\_  
 Amy Domeier, City Clerk