

HOPKINS CITY COUNCIL

AGENDA

Tuesday, April 15, 2025

6:30 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. Adopt Proclamation honoring the accomplishments of Paige Bueckers and naming the City Paige Bueckers, Minnesota for the day on May 16, 2025; Imihy

IV. CONSENT AGENDA

1. Approval of Minutes of April 1, 2025, Regular Meeting Proceedings; Domeier
2. Approval of Minutes of April 8, 2025, Special Meeting Proceedings; Domeier
3. Approval of Temporary Liquor License for LTD Brewing LLC DBA LTD Brewing Co.; Domeier
4. Approval of Temporary Liquor License for Minnesota Food Truck Association; Domeier
5. Approval of Temporary Liquor License for Oak Ridge Country Club Inc. DBA Oak Ridge Country Club; Domeier
6. Approval of Metropolitan Livable Communities Act Agreement Permitting Redeployment of Repayment Proceeds for Grant Funds as Loan Proceeds; Needham
7. Approval of Environmental Consulting Services Proposal from Braun Intertec; Needham
8. Resolution Amending the Legislative Policy Manual; Domeier
9. Appointments to the Hopkins Public Art Advisory Committee; Needham
10. Authorize Staff to enter into an agreement with Civic Bridgers to host an AmeriCorps Vista Member; Imihy
11. Second Reading: Ordinance Rezoning the Property at 100 Jackson Avenue North; Krzos
12. Second Reading: Ordinance Amending Part 2, Chapter 8 of the Hopkins City Code relating to Establish a Hopkins Sustainable Building Policy; Howard

V. PUBLIC HEARINGS

1. Resolution Adopting Assessment Roll Central Avenues Improvements Street and Utility Improvements – City Project 2024-10; Klingbeil
2. First Reading: Ordinance Establishing Summit on 7 Housing Improvement Area; Needham
3. Resolution Giving Host Approval to the Issuance by the City of St. Bonifacius, Minnesota of its Healthcare Revenue Bonds (Augustana Chapel View Homes, Inc. Project), Series 2025 Under Minnesota Statutes, Sections 469.152 through 469.165; Bishop

VI. OLD BUSINESS

VII. NEW BUSINESS

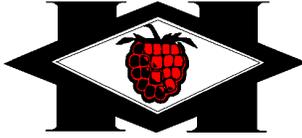
1. Resolutions Accepting Bids and Awarding Contract for the Central Avenues Street and Utility Improvements – City Project 2024-10; Klingbeil
2. Resolution Providing for the Sale of \$7,645,000 General Obligation Bonds, Series 2025A; Bishop
3. Update on Central Park Master Plan; Imihy

VIII. PUBLIC COMMENT

IX. ANNOUNCEMENTS

- Next City Council Regular Meetings: Tuesday, May 6 and May 20 at 6:30 p.m.

X. ADJOURN



Administration

CITY OF HOPKINS

City Council Report 2025-066

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Laila Imihy, AICP

Date: April 15, 2025

Subject: Proclamation Honoring Paige Bueckers

RECOMMENDED ACTION

MOTION TO Adopt a Proclamation honoring the accomplishments of Paige Bueckers and naming the City Paige Bueckers, Minnesota for the day on May 16, 2025.

OVERVIEW

Paige Bueckers made a name for herself as a Hopkins High School basketball player, becoming known as one of the best to ever do it at the high school level in Minnesota and moving on to the University of Connecticut.

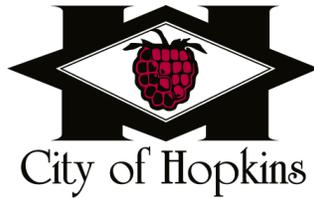
While playing with the Huskies, and despite many injuries and setbacks, Bueckers set gained numerous accolades and awards, winning both the Naismith and Wooden Awards and ending her college career by leading the school to its 12th national title.

Bueckers was a top pick in the 2025 WNBA draft, last night on April 14th and will play her first game of the season on May 16th.

The City of Hopkins would like to honor her accomplishments and wish her the best of luck at the professional level by proclaiming May 16th as Paige Bueckers Day and renaming the city to Paige Bueckers, Minnesota for the day. We invite the community to celebrate the kickoff of the WNBA season with Think Hopkins and our local businesses on WNBA watch day, where businesses will have themed specials, air the game and celebrate the season opener – because everybody watches women’s sports.

SUPPORTING INFORMATION

- Proclamation Honoring the Accomplishments of Paige Bueckers



A Proclamation Honoring the Accomplishments of Paige Bueckers

WHEREAS, Paige Bueckers became known as one of the best Minnesota high school basketball players ever while attending Hopkins High School; and

WHEREAS, Bueckers went on to an illustrious career playing college basketball for the University of Connecticut, becoming a three-time All American, being named to the NCAA All-Tournament Team four times, winning both the Naismith and Wooden Awards, and leading the Huskies to their 12th national championship on April 6th; and

WHEREAS, Bueckers was a top pick in the 2025 WNBA draft with the first game of the season scheduled for May 16th; and

WHEREAS, residents of Hopkins and the entire state of Minnesota are excited to watch the professional career of one of our own; and

WHEREAS, the City of Hopkins wishes to congratulate Paige Bueckers on her success so far and wish her the best of luck as a future WNBA star; and

WHEREAS, everyone watches women's sports; and

NOW THEREFORE, I, Patrick Hanlon, Mayor of the City of Hopkins in the State of Minnesota, along with my fellow Council Members, proclaim that May 16th the City of Hopkins be renamed Paige Bueckers, Minnesota and that it be known as Paige Bueckers Day.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Hopkins, Minnesota to be affixed this 15th day of April, 2025.

Patrick Hanlon, Mayor

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
APRIL 1, 2025**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, April 1, 2025, at 6:31 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Mayor Hanlon called the meeting to order with Council Members Garrido, Goodlund, Hunke and Kuznia attending. Others attending included City Manager Mornson, Assistant City Manager Casella, City Clerk Domeier, Special Projects and Initiatives Manager Imihy, Finance Director Bishop, Director of Planning and Development Elverum, Planner Krzos, Community Development Manager Needham, City Engineer Klingbeil, Sustainability Specialist Larson, Planner Howard, Operations Superintendent Pavek and City Attorney Riggs.

ADOPT AGENDA

Mayor Hanlon stated Council Member Goodlund's Washington D.C. trip (NLC Congressional City Conference) will be discussed at the end of the meeting.

Motion by Hunke. **Second** by Garrido.

Motion to Adopt the Agenda with the addition.

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

PRESENTATIONS

III.1. Proclamation Celebrating Arbor Day in Hopkins; Larson

Sustainability Specialist Larson summarized City Council Report 2025-054. Hopkins is a recognized Tree City USA community and is committed to preserving a healthy and robust tree canopy.

Motion by Hunke. **Second** by Garrido.

Motion to Adopt a proclamation celebrating Arbor Day in Hopkins.

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

III.2. Proclamation Recognizing Arab American Heritage Month in Hopkins; Imihy

Special Projects and Initiative Manager Imihy summarized City Council Report 2025-051. Hopkins recognizes Arab American Heritage Month as a celebration of its diversity and welcoming residents and visitors.

Motion by Kuznia. **Second** by Garrido.

Motion to Adopt a Proclamation recognizing April as Arab American Heritage Month in Hopkins.

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

CONSENT AGENDA

Motion by Garrido. **Second** by Hunke.

Motion to Approve the Consent Agenda.

1. Approval of Minutes of the March 18, 2025, Regular Meeting Proceedings; Domeier
2. Resolution Identifying the Need for Livable Communities Demonstration Account Funding and Authorizing Application for Grant Funds for Footprint Development; Needham
3. Resolution of Support for Application to Brownfield GAP Financing Program; Needham
4. Ratify Checks Issued in March, 2025; Bishop

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

NEW BUSINESS

V11.1. First Reading: Ordinance Rezoning the Property at 100 Jackson Avenue North; Krzos

City Planner Krzos summarized City Council Report 2025-053. Cargill Incorporated, the property owner, is requesting a Zoning Map Amendment (Rezoning) of 100 Jackson Avenue North.

Motion by Kuznia. **Second** by Hunke.

Motion to Adopt Resolution 2025-023 approving a first reading of Ordinance 2025-1225 rezoning the property at 100 Jackson Avenue N.

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

V11.2. First Reading: Ordinance Amending Part 2, Chapter 8 of the Hopkins City Code relating to Establish a Hopkins Sustainable Building Policy; Howard

Planner Howard summarized City Council Report 2025-030. City Council directed staff to develop a Hopkins Sustainable Building Policy. With the support of funding from Hennepin County and subject matter expertise from staff at the Center for Energy and Environment, staff developed the policy.

The City Council shared their support for the policy. Council Member Goodlund cautioned this policy could cause developers or businesses not to choose Hopkins.

Motion by Hunke. **Second** by Garrido.

Motion to Adopt for First Reading Ordinance 2025-1224, Amending Hopkins City Code Part II, Chapter 8, Establishing a Hopkins Sustainable Building Policy.

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
APRIL 1, 2025**

V11.3. Enter into Memorandum of Understanding with the Hopkins Historical Society for 907 Mainstreet; Imihy

Special Projects and Initiatives Manager Imihy summarized City Council Report 2025-056. Staff have worked with the Hopkins Historical Society and the City's attorney to draft a Memorandum of Understanding which outlines a process moving forward including a termination of the lease.

Motion by Garrido. **Second** by Kuznia.

Motion to Enter into a Memorandum of Understanding between the Hopkins Historical Society and the City of Hopkins for the operation, maintenance and decision-making related to the Albert Pike Lodge located at 907 Mainstreet.

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia
Nays: None. Motion carried.

PUBLIC COMMENT

Kent Saleska, 210 12th Ave N., Hopkins shared comments about Ben Goodlund's votes and behaviors as a City Council member. Mayor Hanlon shared that several comments have been made by the public about the Washington D.C. trip. Council Member Goodlund provided his timeline and conference information related to the public concerns. Mayor Hanlon urged Council Member Goodlund to share some accountability in his actions.

ANNOUNCEMENTS

Mayor Hanlon shared the City Council meeting schedule. He also provided an update on the agreement with the Minnehaha Creek Watershed District and Alatus Group. City Manager Mornson shared information about the Hopkins Academy, Charter Commission action, and the April 8 City Council Special Meeting. Mayor Hanlon recognized longtime resident Dick Van Sickle for his contributions to the city.

ADJOURNMENT

There being no further business to come before the City Council, and upon motion by Hunke, second by Garrido, the meeting was unanimously adjourned at 7:36 p.m.

Respectfully Submitted,



Amy Domeier, City Clerk

**HOPKINS CITY COUNCIL
SPECIAL MEETING PROCEEDINGS
APRIL 8, 2025**

CALL TO ORDER

Pursuant to due call and notice thereof a special meeting of the Hopkins City Council was held on Tuesday, April 8, 2025, at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Mayor Hanlon called the meeting to order with Council Members Garrido, Goodlund, Hunke and Kuznia attending. Others attending included City Manager Mornson, Assistant City Manager Casella, City Clerk Domeier, Special Projects and Initiatives Manager Imihy, Director of Planning and Development Elverum, Planner Krzos and City Attorney Riggs.

ADOPT AGENDA

Motion by Garrido. **Second** by Hunke.

Motion to Adopt the Agenda.

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

NEW BUSINESS

II.1. Review of Concept Plan for Footprint Development; Krzos

City Planner Krzos summarized Footprint Development's Concept Plan that proposes an initial phase consisting of a 38-unit three-story apartment building at 501 Mainstreet with a 21-stall surface parking facility at 15 - 6th Avenue North. The second phase of the concept development is a 33-unit three-story apartment building at 525 Mainstreet.

The Footprint Development team shared more information about the concept plan for the project. The City Council shared their appreciation for the project along with some parking concerns. The development team will work on some parking options.

II.2. Legislative Policy Amendment Discussion – Mobile Food Units and Sidewalk Cafes; Krzos

City Planner Krzos requested input about two potential changes to the City's Legislative Policies. The first would allow for long-term operation of mobile food units (food trucks) on private property along the Artery (8th Avenue). A second change would expand the eligible area for sidewalk cafés.

Blake Verdon with LTD Brewing shared more about their plan for a permanent food truck option. The City Council supported the proposed policy mobile food unit and sidewalk café changes.

II.3. Resolution Establishing Legislative Policy 2-J Code of Conduct; Domeier

City Clerk Domeier summarized City Council Report 2025-052. The Legislative Policy Manual provides uniform guidelines on City policies so that actions that are taken are consistent and fair. Staff have created a new legislative policy for the Code of Conduct that outlines the ethical standards expected of members of the Hopkins City Council.

**HOPKINS CITY COUNCIL
SPECIAL MEETING PROCEEDINGS
APRIL 8, 2025**

The City Council shared concerns about the verbiage in Sections 3.04, 12.02 and 12.03. Additional discussion was held regarding the use of social media and the City's social media policy. Staff will revise the policy and bring back to City Council at a future meeting.

PUBLIC COMMENT

Amber Johnson shared concerns about social media being used by City Council Members and how information is being gathered.

Marti Priest, Hopkins resident, shared concerns about City Council Member Goodlund's behavior at the NLC Conference.

ANNOUNCEMENTS

Council Member Goodlund shared his medical information that played a factor in his NLC Conference behavior.

Special Projects and Initiatives Manager Imihy shared that in a closed meeting of the HRA, staff presented five offers made on the property at 101 Oakwood Road and after the closed session and in the open session the HRA board selected an all cash offer of \$480,000 from Resourceful Home Solutions, LLC. The offer has the property closing on April 24th.

Mayor Hanlon shared the City Council meeting schedule.

ADJOURNMENT

There being no further business to come before the City Council, and upon motion by Hunke, second by Kuznia, the meeting was unanimously adjourned at 8:05 p.m.

Respectfully Submitted,



Amy Domeier, City Clerk



CITY OF HOPKINS

Administration

City Council Report 2025-060

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Amy Domeier, City Clerk

Date: April 15, 2025

Subject: Approval of Temporary Liquor License for LTD Brewing LLC DBA LTD Brewing Co.

RECOMMENDED ACTION

MOTION TO Approve the Issuance of a Temporary On-Sale Liquor License to LTD Brewing LLC DBA LTD Brewing Co. (LTD) for their Anniversary Event scheduled for June 7, 2025.

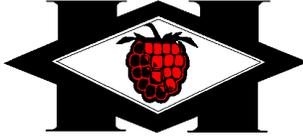
OVERVIEW

LTD submitted has applied for a temporary liquor license for their anniversary event. The liquor sales will be located within their parking lot and extended into 8th Avenue and Lot 600. The liquor service will be Noon to 10 p.m. Temporary on-sale liquor licenses must be approved by the State of Minnesota, Alcohol & Gambling Enforcement Division. Brewers who manufacture less than 3,500 barrels of malt liquor in a year are permitted by state statute to apply for temporary liquor licenses for events to sell liquor without applying for a full-year liquor license.

The applicant meets the requirements set for by State Statute to obtain a temporary liquor license. Staff has reviewed the request to ensure that all requirements and issues concerning liquor compliance and public safety have been met.

SUPPORTING INFORMATION

- The application and certificate of insurance are on file in the City Clerk's office.



Administration

CITY OF HOPKINS

City Council Report 2025-061

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Amy Domeier, City Clerk

Date: April 15, 2025

Subject: Approval of Temporary Liquor License for Minnesota Food Truck Association

RECOMMENDED ACTION

MOTION TO Approve the Issuance of a Temporary On-Sale Liquor License to the Minnesota Food Truck Association for their Food Truck Festival scheduled for June 21, 2025.

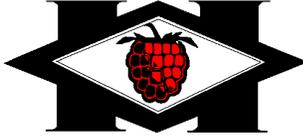
OVERVIEW

The Minnesota Food Truck Association has applied for a temporary on-sale liquor license for their food truck event. The liquor service will be 11 a.m. to 9 p.m. Temporary on-sale liquor licenses must be approved by the State of Minnesota, Alcohol & Gambling Enforcement Division.

The applicant meets the requirements set for by State Statute to obtain a temporary liquor license. Staff has reviewed the request to ensure that all requirements and issues concerning liquor compliance and public safety have been met.

SUPPORTING INFORMATION

- The application and certificate of insurance are on file in the City Clerk's office.



Administration

CITY OF HOPKINS

City Council Report 2025-062

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Amy Domeier, City Clerk

Date: April 15, 2025

Subject: Approval of Temporary Liquor License for Oak Ridge Country Club Inc.
DBA Oak Ridge Country Club

RECOMMENDED ACTION

MOTION TO Approve the Issuance of a Temporary On-Sale Liquor License to the Oak Ridge Country Club Inc. DBA Oak Ridge Country Club for their event scheduled for June 22 and 23, 2025.

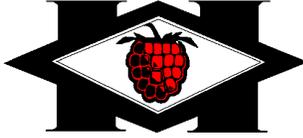
OVERVIEW

The Oak Ridge Country Club Inc. DBA Oak Ridge Country Club has applied for a temporary on-sale liquor license for an event. The liquor service will run concurrent with their normal business hours. Temporary on-sale liquor licenses must be approved by the State of Minnesota, Alcohol & Gambling Enforcement Division.

The applicant meets the requirements set for by State Statute to obtain a temporary liquor license. Staff has reviewed the request to ensure that all requirements and issues concerning liquor compliance and public safety have been met.

SUPPORTING INFORMATION

- The application and certificate of insurance are on file in the City Clerk's office.



CITY OF HOPKINS

Planning & Economic
Development Department

City Council Report 2025-063

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Revée Needham, Community Development Manager

Date: April 15, 2025

Subject: Amendment to Livable Community Act Grants

RECOMMENDED ACTION

MOTION TO Approve Agreement Permitting Redeployment of Repayment Proceeds for Grant Funds as Loan Proceeds.

OVERVIEW

In August 2024, the Metropolitan Council Community Development Committee updated its guidance ([BI: 2024-210](#)) regarding grants deployed as loans. Metropolitan Council staff reached out to the City to request amendments to previous grant agreements to align with the updated guidance.

The key updates include:

- **Use of Loan Repayments:** Grantees who receive future repayments from loans made with Livable Communities Act (LCA) grants are authorized to either reinvest these funds to extend the affordability commitment of the original project or use them to advance their affordable and life-cycle housing goals in alignment with regional housing policy.
- **Reporting Requirement:** Grantees must provide an annual informational report to the Council detailing the receipt and redeployment of repaid loan principal and interest. This report should outline how the funds will be used to support regional affordable and life-cycle housing goals and must be submitted annually as part of the Housing Policy and Production Survey conducted by the Council.
- **Non-Reinvestment of Funds:** If repaid grant funds are not reinvested for one of the approved purposes, they must be returned to the Metropolitan Council for redeployment through new LCA grant awards, in accordance with the original grant agreement. If a grantee determines that funds will not be reinvested, they should notify the Grants Administration Team promptly.

This impacts three LCA grants that the City of Hopkins has received: 325 Blake, and two grants with Oxford Village.

SUPPORTING INFORMATION

- Metropolitan Council Agreement Amendment

**METROPOLITAN LIVABLE COMMUNITIES ACT
AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR
GRANT FUNDS AS LOAN PROCEEDS**

GRANTEE: CITY OF HOPKINS

THIS AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR GRANT FUNDS AS LOAN PROCEEDS (“Redeployment Proceeds Agreement”) is made and entered into by the Metropolitan Council (“Council”) and the Municipality, County, or Development Authority identified above as “Grantee.”

WHEREAS, the Grantee has previously received grant program funds for the Livable Communities Demonstration Account, Tax Base Revitalization Account, and/or the Local Housing Incentives Account grant programs (“Grant Funds”) and has used the Grant Funds made available under the agreements identified on Exhibit A to help fund the projects identified in the agreements (the “Prior Grant Agreements”), which are subject to any terms, conditions, and clarifications stated in the Prior Grant Agreements’ Council business items; and

WHEREAS, the Council, pursuant to Business Item 2024-210 had recently clarified its policy that all Metropolitan Livable Communities Fund grants, including the Prior Grant Agreements, deployed as loans to permit recipients such as Grantee to use the loan proceeds to either:

- (1) repay any loan principal or interest proceeds to the Council;
- (2) reinvest loan proceeds to extend the affordability commitment in the Project; or
- (3) use the loan proceeds to advance its affordable and life-cycle housing goals

regardless of whether the Prior Grant Agreements expressly permitted such repayment, reinvestment, or use.

NOW THEREFORE, in reliance on the above statements and in consideration of the mutual promises and covenants contained in this Agreement, the Grantee and the Council agree as follows:

- 1. Notwithstanding any language in the Prior Grant Agreements to the contrary or absence of any language with respect to the same, the Parties expressly agree and acknowledge that as an alternative to repaying any loan principal or interest proceeds (“Repaid Grant Funds”) to the Council, the Grantee may either reinvest the loan proceeds to extend the affordability of the Project or use loan proceeds to advance its other affordable and life-cycle housing goals (“Redeployment of Repaid Grant Funds”).
- 2. The Parties expressly agree that, if the Grantee pursues Redeployment of Repaid Grant Funds, the Grantee shall report the Redeployment of Repaid Grant Funds to the Council in its next annual Housing Policy and Production Survey.
- 3. Upon the Council’s review of any Redeployment of Repaid Grant Funds identified in the Grantee’s Housing Policy or Production Survey or otherwise, the Council reserves the right to request return of such funds if, after review, the Council determines such Redeployment of

**METROPOLITAN LIVABLE COMMUNITIES ACT
AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR
GRANT FUNDS AS LOAN PROCEEDS**

Repaid Grants Funds does not comply with the Livable Communities Act program requirements, or affordable and life-cycle housing goals. Upon the Council's request, the Grantee shall promptly return the Repaid Grant Funds.

4. The Parties agree that the provisions of Paragraphs 1 through 3 shall be deemed to be included as if fully stated and set forth in the Prior Grant Agreements and have the full force and effect as if set forth therein.
5. This Agreement may be executed in multiple counterparts, all of which when taken together shall comprise one (1) document. Delivery of an executed counterpart of a signature page of this Agreement by DocuSign (or similar electronic signature application), facsimile transmission or electronic transmission (e.g., "pdf" or "tif") shall be effective as delivery of a manually executed counterpart of this Agreement.

IN WITNESS WHEREOF, the Grantee and the Council have caused this Agreement to be executed by their duly authorized representatives. This Agreement is effective on the date of final execution by the Council.

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**METROPOLITAN LIVABLE COMMUNITIES ACT
AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR
GRANT FUNDS AS LOAN PROCEEDS**

CITY OF HOPKINS

METROPOLITAN COUNCIL

By: _____

By: _____

Title: _____

LisaBeth Barajas, Executive Director
Community Development Division

Date: _____

Date: _____

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

Approved as to form:

By: _____

City Attorney's Office

Date: _____

**METROPOLITAN LIVABLE COMMUNITIES ACT
AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR
GRANT FUNDS AS LOAN PROCEEDS**

**Exhibit A
Prior Grant Agreements**

Grant Number	Project Name	Program Area	Funding Year
SG-2013-132	Oxford Green	TOD Development	2013
SG-03142	Oxford Village Apartments	TBRA Cleanup	2015
SG-16748	325 Blake	TOD Development	2021



CITY OF HOPKINS

Planning & Economic
Development Department

City Council Report 2025-058

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Revée Needham, Community Development Manager

Date: April 15, 2025

Subject: Approve Environmental Consulting Services Proposal from Braun Intertec

RECOMMENDED ACTION

MOTION TO Approve Environmental Consulting Services Proposal from Braun Intertec.

OVERVIEW

The City released a Request for Proposals in October 2024 for four city-owned lots and the Council has selected Footprint Development LLC as the developer for three of the lots. Two of the properties on Mainstreet were formerly gas stations, and the City completed some remediation work in the past. However, this work did not have an end-use in mind for the sites, so additional assessment and potentially cleanup is required at this time. The City worked with the developer, Footprint Development LLC, and Braun Intertec, a consultant, to submit an application to the Minnesota Brownfields program for grant funding to cover the cost of the environmental assessments. Beyond the costs covered by the \$25,000 grant maximum, the sites will also require enrollment in the Minnesota Pollution Control Agency (MPCA) Brownfield program and the development of a Response Action Plan (RAP). After the Environmental Site Assessments are complete, the sites will be enrolled in the MPCA Brownfields program. The RAP will not occur until development plans are further along. If additional cleanup work is required, the City will work with Footprint and Braun to apply for grants.

The City will cover the initial environmental remediation costs through the Economic Development Fund, and will be paid back through the purchase price of the properties, per the Pre-Development Agreement.

SUPPORTING INFORMATION

- Proposal for Environmental Consulting Services

April 1, 2025

Proposal QTB210603 **Revised**

Ms. Kersten Elverum
City of Hopkins
1010 1st Street South
Hopkins, MN 55343-7558

Mr. Cody Fischer
Footprint Development

Re: Revised Proposal for Environmental Consulting Services
501 Parcel and 15 Parcel
501 Mainstreet and 15 6th Avenue North
Hopkins, Minnesota
Hennepin County Parcels 2411722420009 & 2411722420017

Dear Ms. Elverum and Mr. Cody Fischer:

Braun Intertec Corporation is pleased to present this revised proposal for environmental consulting services to City of Hopkins and Footprint Development related to the sale and proposed redevelopment of 501 Mainstreet (501 Parcel) and 15 6th Avenue North (15 Parcel) in Hopkins, Minnesota (Site). The Site is comprised of two non-contiguous parcels, each of which are currently vacant land owned by the City of Hopkins.

The proposed environmental consulting services includes the completion of the following:

- Minnesota Pollution Control Agency (MPCA) Brownfield Voluntary Investigation and Cleanup (VIC) and/or Petroleum Brownfield (PB) Program(s) application
- Response Action Plan and Construction Contingency Plan (RAP/CCP)

It is our understanding that these proposed services are intended to facilitate due diligence and project planning for private development of the Site between the City of Hopkins and an emerging developer, Footprint Development. The concept design has not been finalized but it is scoped for residential development with a portion being affordable housing. This proposal will outline the Scope of Services and provide estimated costs for the proposed work.

Scope of Services

Task 1 – MPCA Program Enrollment and Proposed Actions Letter

Based on currently available information, future development, property transaction, and/or pursuit of environmental grant funding assistance in connection with the Site will require enrollment into the MPCA Voluntary Investigation and Cleanup (VIC) and/or Petroleum Brownfields (PB) Program(s) due to the identified on-Site impacts. The MPCA Brownfield Programs are a fee-for-service program that provides MPCA technical assistance to owners and voluntary parties for petroleum and non-petroleum contaminated sites. Enrolling in the MPCA Brownfield Program(s) requires preparation of an application

and associated submittals using the online e-Service portal. The goal of enrolling in the Program(s) for this Site is to facilitate development planning and/or notify the MPCA of the project’s intent to pursue environmental grant funding assistance in the near future.

As part of this task, Braun Intertec will complete the online application, prepare a Proposed Actions Letter, and correspond with the MPCA Program staff as required to obtain available liability assurances and/or technical assistance determinations that would apply to both the City of Hopkins and Footprint Development for the Site.

Task 2 – Response Action Plan and Construction Contingency Plan Preparation

Braun Intertec will prepare a Response Action Plan (RAP)/Construction Contingency Plan (CCP) for the proposed redevelopment. The RAP/CCP will summarize existing environmental data for the Site, discuss contamination-related issues affecting the proposed redevelopment, present a framework for managing contaminated media removed/ encountered during redevelopment, and describe proposed remediation activities and required environmental monitoring/testing. The RAP/CCP will also include a conceptual soil vapor control design for the proposed buildings if warranted. Preparation of detailed vapor control design specifications/plans are not included as part of this Work Plan.

The RAP/CCP report for the proposed redevelopment will be forwarded to you prior to report finalization and after comments are addressed, the RAP/CCP will be submitted to the MPCA for review and approval. Only an electronic copy of the RAP/CCP report will be submitted to you unless you request otherwise.

Scheduling

We will begin work on the project after completion of the Phase I and Phase II Environmental Site Assessments (ESAs).

Cost Estimate

Braun Intertec will provide the services described herein on an hourly and unit-cost basis. The estimated cost breakdown summary is listed below.

Service Description	Cost
<i>Task 1 – MPCA VIC Program Enrollment and Proposed Actions Letter</i>	
Professional Services	<u>\$2,313.00</u>
Estimated Task 1 Total:	\$2,313.00
<i>Task 2 – RAP/CCP Preparation</i>	
Professional Services	<u>\$5,648.50</u>
Estimated Task 2 Total:	\$5,648.50
Total Estimated Costs	\$7,961.50

Braun Intertec will begin the project after completion of the Phase I and Phase II ESAs. The estimated cost of \$7,961.50 presented is based on the Scope of Services described and the assumption that the proposal will be authorized within 30 days and that the project will be completed within the proposed schedule. You will be billed only for services provided on a time and material basis.

Acceptance of Proposal/General Remarks

Braun Intertec appreciates the opportunity to present this proposal to you. This proposal is being sent in an electronic version **only**. Braun Intertec would be happy to meet with you to discuss our proposed Scope of Services further and clarify the various scope components.

The Braun Intertec General Conditions are included with this proposal and are a part of our agreement.

Braun Intertec appreciates the opportunity to provide professional services for you on this project. If you have questions regarding the contents of this proposal, please contact Kathryn Cleveland at 952.995.2489 (kcleveland@braunintertec.com).

Sincerely,

BRAUN INTERTEC CORPORATION



Emily M. Lindvig
Staff Scientist



Kathryn L. Cleveland
Project Scientist



Imants Pone
Senior Scientist

Attachments:
General Conditions (11/4/2024)

The proposal including the Braun Intertec General Conditions is accepted, and you are authorized to proceed:

Authorizer's Firm

Authorizer's Signature

Authorizer's Name (please print or type)

Authorizer's Title

Date

SECTION 1: AGREEMENT

1.1 Agreement. This agreement consists of these General Conditions and the accompanying written proposal or authorization ("Agreement"). This Agreement is the entire agreement between Consultant and Client and supersedes all prior negotiations, representations or agreements, either written or oral.

1.2 Parties to the Agreement. The parties to this Agreement are the Braun Intertec entity ("Consultant") and the client ("Client") as described in the accompanying written proposal or authorization. Consultant and Client may be individually referred to as a Party or collectively as the Parties.

SECTION 2: SCOPE OF SERVICES

2.1 Services. Consultant will provide services ("Services") in connection with the project ("Project") which are specifically described in this Agreement. Client understands and agrees that Consultant's Services are limited to those which are expressly set forth in this Agreement.

2.2 Additional Services. Any Services not specifically set forth in the Agreement constitute "Additional Services." Additional Services must be agreed upon in writing by the Parties prior to performance of the Additional Services and may entitle Consultant to additional compensation and schedule adjustments. Additional compensation will be based upon Consultant's then current rates and fees.

SECTION 3: PERFORMANCE OF SERVICES

3.1 Standard of Care. Consultant will perform its professional Services consistent with the degree of care and skill exercised by members of Consultant's profession performing under similar circumstances at the same time and in the same locality in which the professional Services are performed. CONSULTANT DISCLAIMS ALL STATUTORY, ORAL, WRITTEN, EXPRESS, AND IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR PERFORMANCE OF SERVICES IN A GOOD AND WORKMANLIKE MANNER.

3.2 Written Reports and Findings. Unless otherwise agreed in writing, Consultant's findings, opinions, and recommendations will be provided to Client in writing and may be delivered via electronic format. Client agrees not to rely on oral findings, opinions, or recommendations.

3.3 Observation or Sampling Locations. Locations of field observations or sampling described in Consultant's report or shown on Consultant's sketches reference Project plans or information provided by others or estimates made by Consultant's personnel. Consultant will not survey, set, or check the accuracy of those points unless Consultant accepts that duty in writing. Client agrees that such dimensions, depths, or elevations are approximations unless specifically stated otherwise in the report. Client accepts the inherent risk that samples or observations may not be representative of items not sampled or seen and further that site conditions may vary over distance or change over time.

3.4 Project Site Information. Client will provide Consultant with prior environmental, geotechnical and other reports, specifications, plans, and information to which Client has access about the Project site and which are necessary for Consultant to carry out Consultant's Services. Client agrees to provide Consultant with all plans, changes in plans, and new information as to Project site conditions until Consultant has completed its Services.

3.5 Subsurface Objects. To the extent required to carry out Consultant's Services, Client agrees to provide Consultant, in a timely manner, with information that Client has regarding buried objects at the Project site. Consultant will not be responsible for locating buried objects or utilities at the Project site unless expressly set forth in this Agreement, or expressly required by applicable law. Client agrees to hold Consultant harmless, defend, and indemnify Consultant from claims, damages, losses, penalties and expenses (including attorney fees) involving buried objects or utilities that were not properly marked or identified or of which Client had or should have had knowledge but did not timely notify Consultant or correctly identify on the plans Client or others furnished to Consultant. Consultant, from time to time, may hire a third party to locate underground objects or utilities and, unless otherwise expressly stated in this Agreement, such action shall be for the sole benefit of Consultant and in no way will alleviate Client of its responsibilities hereunder.

3.6 Hazardous Materials. Client will notify Consultant of any knowledge or suspicion of the presence of hazardous or dangerous materials present on any Project site or in any sample or material provided to Consultant. Client agrees to provide Consultant with information in Client's possession or control relating to such samples or materials. If Consultant observes or suspects the presence of contaminants not anticipated in this Agreement, Consultant may terminate Services without liability to Client or to others, and Client will compensate Consultant for fees earned and expenses incurred up to the time of termination.

3.7 Supervision of Others. Consultant shall have no obligation to supervise or direct Client's representatives, contractors, or other third parties retained by Client. Consultant has no authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by Client, Client's representatives, contractors, or other third parties retained by Client.

3.8 Safety. Consultant will provide a health and safety program for its employees as well as reasonable personal protective equipment ("PPE") typical for the performance of the Services provided by this Agreement and as required by law. Consultant shall be entitled to compensation for all extraordinary PPE required by Client. Client will provide, at no cost to

Consultant, appropriate Project site safety measures which are necessary for Consultant to perform its Services at the Project location or work areas in connection with the Project. Consultant's employees are expressly authorized by Client to refuse to work under conditions that may, in an employee's sole discretion, be unsafe. Consultant shall have no authority over or be responsible for the safety precautions and programs, or for security, at the Project site (except with respect to Consultant's own Services and those of its subconsultants).

3.9 Project Site Access and Damage. Client will provide or ensure access to the site. In the performance of Services some Project site damage is normal even when due care is exercised. Consultant will use reasonable care to minimize damage to the Project site. Unless otherwise expressly stated in this Agreement, the cost of restoration for such damage has not been included in the estimated fees and will be the responsibility of the Client.

3.10 Monitoring Wells. To the extent applicable to the Services, monitoring wells are Client's property, and Client is responsible for monitoring well permitting, maintenance, and abandonment unless otherwise expressly set forth in this Agreement.

3.11 Contaminant Disclosures Required by Law. Client agrees to make all disclosures related to the discovery or release of contaminants that are required by law. In the event Client does not own the Project site, Client acknowledges that it is Client's duty to inform the owner of the Project site of the discovery or release of contaminants at the site. Client agrees to hold Consultant harmless, defend, and indemnify Consultant from claims, damages, penalties, or losses and expenses, including attorney fees, related to Client's failure to make any disclosure required by law or for failing to make the necessary disclosure to the owner of the Project site.

SECTION 4: SCHEDULE

4.1 Schedule. Consultant shall complete its obligations within a reasonable time and shall make decisions and carry out its responsibilities in a manner consistent with the Standard of Care. Specific periods of time for rendering Services or specific dates by which Services are to be completed are provided in this Agreement. If Consultant is delayed in the performance of the Services by actions, inactions, or neglect of Client or others for whom Client is responsible, by changes ordered in the Services, or by other causes beyond the control of Consultant, including force majeure events, then the time for Consultant's performance of Services shall be extended and Consultant shall receive payment for all expenses attributable to the delay in accordance with Consultant's then current rates and fees.

4.2 Scheduling On-Site Observations or Services. To the extent Consultant's Services require observations, inspections, or testing be performed at the Project site, Client understands and agrees that Client, directly or indirectly through its authorized representative, has the sole right and responsibility to determine and communicate to Consultant the scheduling of observations, inspections, and testing performed by Consultant. Accordingly, Client also acknowledges that Consultant bears no responsibility for damages that may result because Consultant did not perform such observations, inspections, or testing that Client failed to request and schedule. Client understands that the scheduling of observations, inspections, or testing will dictate the time Consultant's field personnel spend on the job site and agrees to pay for all services provided by Consultant due to Client's scheduling demands in accordance with Consultant's then current rates and fees.

SECTION 5: COST AND PAYMENT OF SERVICES

5.1 Cost Estimates. Consultant's price or fees provided for in this Agreement are an estimate and are not a fixed amount unless otherwise expressly stated in this Agreement. Consultant's estimated fees are based upon Consultant's experience, knowledge, and professional judgment as well as information available to Consultant at the time of this Agreement. Actual costs may vary and are not guaranteed or warranted.

5.2 Payment. Consultant will invoice Client on a monthly basis for Services performed. Client will pay for Services as stated in this Agreement together with costs for Additional Services or costs otherwise agreed to in writing within thirty (30) days of the invoice date. Unless otherwise stated in this Agreement or agreed to in writing, Consultant's costs for all services performed will be based upon Consultant's then current rates, fees, and charges. No retainage shall be withheld by Client. All unpaid invoices will incur an interest charge of 1.5% per month or the maximum allowed by law.

5.3 Other Payment Conditions. Consultant will require Client credit approval and Consultant may require payment of a retainer fee. Client agrees to pay all applicable taxes. Client's obligation to pay for Services under this Agreement is not contingent on Client's ability to obtain financing, governmental or regulatory agency approval, permits, final adjudication of any lawsuit, Client's successful completion of any project, receipt of payment from a third party, or any other event.

5.4 Third Party Payment. Provided Consultant has agreed in writing, Client may request Consultant to invoice and receive payment from a third party for Consultant's Services. Consultant, in its sole discretion, may also require the third party to provide written acceptance of all terms of this Agreement. Neither payment to Consultant by a third party nor a third party's written acceptance of all terms of this Agreement will alter Client's rights and responsibilities under this Agreement. Client expressly agrees that the Agreement contains sufficient consideration notwithstanding Consultant being paid by a third party.

5.5 Non-Payment. If Client does not pay for Services in full as agreed, Consultant may retain work not yet delivered to Client and Client agrees to return all Project Data (as defined in this Agreement) that may be in Client's possession or under Client's control. If Client fails to pay Consultant in accordance with this Agreement, such nonpayment shall be considered a

default and breach of this Agreement for which Consultant may terminate for cause consistent with the terms of this Agreement and without liability to Client or to others. Client will compensate Consultant for fees earned and expenses incurred up to the time of termination. Client agrees to be liable to Consultant for all costs and expenses Consultant incurs in the collection of amounts invoiced but not paid, including but not limited to attorney fees and costs.

SECTION 6: OWNERSHIP AND USE OF DATA

6.1 Ownership. All reports, notes, calculations, documents, and all other data prepared by Consultant in the performance of the Services ("Project Data") are instruments of Consultant's Services and are the property of Consultant. Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto, of Project Data.

6.2 Use of Project Data. The Project Data of this Agreement is for the exclusive purpose disclosed by Client and, unless agreed to in writing, for the exclusive use of Client. Client may not use Project Data for a purpose for which the Project Data was not prepared without the express written consent of Consultant. Consultant will not be responsible for any claims, damages, or costs arising from the unauthorized use of any Project Data provided by Consultant under this Agreement. Client agrees to hold harmless, defend and indemnify Consultant from any and all claims, damages, losses, and expenses, including attorney fees, arising out of such unauthorized use.

6.3 Samples, Field Data, and Contaminated Equipment. Samples and field data remaining after tests are conducted, as well as field and laboratory equipment that cannot be adequately cleansed of contaminants, are and continue to be the property of Client. Samples may be discarded or returned to Client, at Consultant's discretion, unless within fifteen (15) days of the report date Client gives Consultant written direction to store or transfer the samples and materials. Samples and materials will be stored at Client's expense.

6.4 Data Provided by Client. Electronic data, reports, photographs, samples, and other materials provided by Client or others may be discarded or returned to Client, at Consultant's discretion, unless within 15 days of the report date Client gives Consultant written direction to store or transfer the materials at Client's expense.

SECTION 7: INSURANCE

7.1 Insurance. Consultant shall keep and maintain the following insurance coverages:

- a. Workers' Compensation: Statutory
- b. Employer's Liability: \$1,000,000 bodily injury, each accident | \$1,000,000 bodily injury by disease, each employee | \$1,000,000 bodily injury/disease, aggregate
- c. General Liability: \$1,000,000 per occurrence | \$2,000,000 aggregate
- d. Automobile Liability: \$1,000,000 combined single limit (bodily injury and property damage)
- e. Excess Umbrella Liability: \$5,000,000 per occurrence | \$5,000,000 aggregate
- f. Professional Liability: \$2,000,000 per claim | \$2,000,000 aggregate

7.2 Waiver of Subrogation. Client and Consultant waive all claims and rights of subrogation for losses arising out of causes of loss covered by the respective insurance policies.

7.3 Certificate of Insurance. Consultant shall furnish Client with a certificate of insurance upon request.

SECTION 8: INDEMNIFICATION, CONSEQUENTIAL DAMAGES, LIABILITY LIMITS

8.1 Indemnification. Consultant's only indemnification obligation shall be to indemnify and hold harmless the Client, its officers, directors, and employees from and against those damages and costs incurred by Client or that Client is legally obligated to pay as a result of third party tort claims, including for the death or bodily injury to any person or for the destruction or damage to any property, but only to the extent proven to be directly caused by the negligent act, error, or omission of the Consultant or anyone for whom the Consultant is legally responsible. This indemnification provision is subject to the Limitation of Liability set forth in this Section 8.

8.2 Intellectual Property. Client agrees to indemnify Consultant against losses and costs arising out of claims of patent or copyright infringement as to any process or system that is specified or selected by Client or others on behalf of Client.

8.3 Mutual Waiver of Consequential Damages. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREUNDER, NEITHER CONSULTANT NOR CLIENT SHALL BE LIABLE TO THE OTHER FOR ANY CONSEQUENTIAL, PUNITIVE, INDIRECT, INCIDENTAL OR SPECIAL DAMAGES, OR LOSS OF USE OR RENTAL, LOSS OF PROFIT, LOSS OF BUSINESS OPPORTUNITY, LOSS OF PROFIT OR REVENUE OR COST OF FINANCING, OR OTHER SUCH SIMILAR AND RELATED DAMAGE ASSERTED IN THIRD PARTY CLAIMS, OR CLAIMS BY EITHER PARTY AGAINST THE OTHER.

8.4 Limitation of Liability. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL LIABILITY IN THE AGGREGATE OF CONSULTANT, CONSULTANT'S OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, AGENTS, AND SUBCONSULTANTS, TO CLIENT AND ANYONE CLAIMING BY, THROUGH OR UNDER CLIENT FOR ANY CLAIMS, LOSSES, COSTS, OR DAMAGES WHATSOEVER ARISING OUT OF, RESULTING FROM OR IN ANY WAY RELATED CONSULTANT'S PERFORMANCE OF THE SERVICES OR THIS AGREEMENT, FROM ANY CAUSE OR CAUSES, INCLUDING BUT NOT LIMITED TO NEGLIGENCE, PROFESSIONAL ERRORS AND OMISSIONS,

STRICT LIABILITY, BREACH OF CONTRACT, INDEMNIFICATION OBLIGATIONS OR BREACH OF WARRANTY, SHALL NOT EXCEED THE TOTAL COMPENSATION RECEIVED BY CONSULTANT OR \$50,000, WHICHEVER IS GREATER.

SECTION 9: MISCELLANEOUS PROVISIONS

9.1 Services Prior to Agreement. Directing Consultant to commence Services prior to execution of this Agreement constitutes Client's acceptance of this unaltered Agreement in its entirety.

9.2 Confidentiality. To the extent Consultant receives Client information identified as confidential, Consultant will not disclose that information to third parties without Client consent. Additionally, any Project Data prepared in performance of the Services will remain confidential and Consultant will not release the reports to any third parties not involved in the Project. Neither of the aforesaid confidentiality obligations shall apply to any information in the public domain, information lawfully acquired from others on a nonconfidential basis, or information that Consultant is required by law to disclose.

9.3 Relationship of the Parties. Consultant will perform Services under this Agreement as an independent contractor, and its employees will at all times be under its sole discretion and control. No provision in this Agreement shall be deemed or construed to create a joint venture, partnership, agency or other such association between the Parties.

9.4 Resource Conservation and Recovery Act. To the extent applicable to the Services, neither this Agreement nor the providing of Services will operate to make Consultant an owner, operator, generator, transporter, treater, storer, or a disposal facility within the meaning of the Resource Conservation and Recovery Act, as amended, or within the meaning of any other law governing the handling, treatment, storage, or disposal of hazardous substances. Client agrees to hold Consultant harmless, defend, and indemnify Consultant from any claims, damages, penalties or losses resulting from the storage, removal, hauling or disposal of such substances.

9.5 Services in Connection with Legal Proceedings. Client agrees to compensate Consultant in accordance with its then current fees, rates, or charges if Consultant is asked or required to respond to legal process arising out of a proceeding related to the Project and as to which Consultant is not a party.

9.6 Assignment. This Agreement may not be assigned by Consultant or Client without the prior written consent of the other Party, which consent shall not be unreasonably withheld.

9.7 Third Party Beneficiaries. Nothing in this Agreement, express or implied, is intended, or will be construed, to confer upon or give any person or entity other than Consultant and Client, and their respective permitted successors and assigns, any rights, remedies, or obligations under or by reason of this Agreement.

9.8 Termination. This Agreement may be terminated by either Party for cause upon seven (7) days written notice to the other Party. Should the other Party fail to cure and perform in accordance with the terms of this Agreement within such seven-day period, the Agreement may terminate at the sole discretion of the Party that provided the written notice. The Client may terminate this Agreement for its convenience. If Client terminates for its convenience, then Consultant shall be compensated in accordance with the terms hereof for Services performed, reimbursable costs and expenses incurred prior to the termination, and reasonable costs incurred as a result of the termination.

9.9 Force Majeure. Neither Party shall be liable for damages or deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations (other than the payment of money) results, without its fault or negligence, from any cause beyond its reasonable control, including but not limited to acts of God, acts of civil or military authority, embargoes, pandemics, epidemics, war, riots, insurrections, fires, explosions, earthquakes, floods, adverse weather conditions, strikes or lock-outs, declared states of emergency, and changes in laws, statutes, regulations, or ordinances.

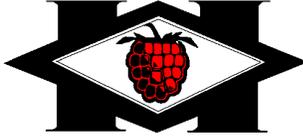
9.10 Disputes, Choice of Law, Venue. In the event of a dispute and prior to exercising rights at law or under this Agreement, Consultant and Client agree to negotiate all disputes in good faith for a period of 30 days from the date of notice of such dispute. This Agreement will be governed by the laws and regulations of the state in which the Project is located and all disputes and claims shall be heard in the state or federal courts for that state. Client and Consultant each waive trial by jury.

9.11 Individual Liability. No officer or employee of Consultant, acting within the scope of employment, shall have individual liability for any acts or omissions, and Client agrees not to make a claim against any individual officers or employees of Consultant.

9.12 Severability. Should a court of law determine that any clause or section of this Agreement is invalid, all other clauses or sections shall remain in effect.

9.13 Waiver. The failure of either Party hereto to exercise or enforce any right under this Agreement shall not constitute a release or waiver of the subsequent exercise or enforcement of such right.

9.14 Entire Agreement. The terms and conditions set forth herein constitute the entire understanding of the Parties relating to the provision of Services by Consultant to Client. This Agreement may be amended only by a written instrument signed by both Parties. In the event Client issues a purchase order or other documentation to authorize Consultant's Services, any conflicting or additional terms of such documentation are expressly excluded from this Agreement.



Administration

CITY OF HOPKINS

City Council Report 2025-065

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Amy Domeier, City Clerk

Date: April 15, 2025

Subject: Resolution Amending Legislative Policy Manual

RECOMMENDED ACTION

MOTION TO adopt Resolution 2025-024 Amending the Legislative Policy Manual.

OVERVIEW

The Legislative Policy Manual provides uniform guidelines on City policies so that actions that are taken are consistent and fair. The staff has reviewed Chapters 5, 6, and 7 and has requested the City Council to consider changes to the policies.

SUPPORTING INFORMATION

- Resolution 2025-024
- Legislative Policy Manual proposed changes

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2025-024

RESOLUTION AMENDING LEGISLATIVE POLICY MANUAL

WHEREAS, the City Council of the City of Hopkins has approved a document entitled the Legislative Policy Manual to provide uniform guidelines on City policies so that actions taken are consistent and fair; and

WHEREAS, the City Council of the City of Hopkins has determined the existing policy manual needs to be amended to include various changes related to City Council meetings.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hopkins hereby adopts the revisions to the Legislative Policy Manual Chapters 5, 6 and 7.

Adopted by the City Council of the City of Hopkins on this 15th day of April 2025.

By: _____
Patrick Hanlon, Mayor

ATTEST:

Amy Domeier, City Clerk

POLICY 5-I
SIDEWALK CAFÉ POLICY

1. PURPOSE AND GOALS

- 1.01 Outdoor café seating for businesses provides multiple benefits to the City. The Goals of the Sidewalk Café program are to do the following:
- **Support Local Business** – Outdoor seating attracts the attention of pedestrians and increases their stay. Not only does outdoor seating promote the adjacent business, but increases other businesses’ visibility when customers choose to be seated outside.
 - **Continue City’s Art Culture** – It fosters a creative and innovative spirit that furthers the identity of the area as an Art destination and city.
 - **Encourage Human Interaction** – The aesthetically pleasing and nontraditional setting provides an additional option where pedestrians can relax, enjoy, and interact with their fellow community members.
 - **Create Public Space on Mainstreet** – By repurposing city on-street parking spaces into outdoor seating, it addresses the need for additional public space. It promotes and reinvents new views on the urban landscape.
 - **Encourage walking** – Outdoor seating encourages more pedestrian activity by livening up the street, creating more things to look at, and making the businesses appear more active.

2. PERMIT REQUIRED

- 2.01 Any qualifying business wishing to add a Sidewalk Café must obtain a Sidewalk Café Permit. To qualify for a Sidewalk Café, the business shall not have private opportunities for outdoor seating in the front of building or street side.
- 2.02 Applications for the Sidewalk Café Permit will be available at the City Clerk’s office, and if approved, shall become part of the permit. Incomplete applications will be returned.
- 2.03 The permit fee shall accompany the application.
- 2.04 The permit is only valid from May 1 through October 15. The City reserves the right to change the permitted dates based upon emergency or weather related conditions.
- 2.05 Applicants are required to apply each year for a new permit.
- 2.06 Starting in 2017, Applicants will be eligible to apply for a renewal permit if there are not significant changes to the original application submittal.
- 2.07 Approval of the Sidewalk Café Permit does not indicate approval of a business license, liquor license, or other required licenses or permits.

3. PERMIT REVIEW PROCESS

- 3.01 Qualifying business submits a Special Event Permit Application. The application includes the following:
- a. City of Hopkins Application Form
 - b. Certificate of Liability Insurance
 - c. Proof of Workers Compensation Insurance Form
 - d. Site Plan
 1. A drawing showing the layout and dimensions of the existing sidewalk area and adjacent property, existing utilities, including fire hydrants, and public improvements such as benches, trash receptacles and landscaping, and the proposed location, size and number of tables, chairs, planters, umbrellas or other objects related to the sidewalk café, location of doorways and the pedestrian circulation path.
 2. Photographs, drawings or manufacture's brochures fully describing the appearance of all proposed building materials, tables, chairs, umbrellas, trash receptacles, exterior lighting, portable heaters or other objects related to the sidewalk café.
 3. Lighting Plan.
 4. Landscaping Plan.
- 3.02 Application is submitted to City Clerk and reviewed by:
- a. Planning and Economic Development Department
 - b. Public Works
 - c. City Engineer
 - d. Police Department
 - e. Fire Department
 - f. City Manager
- 3.03 The Permit is administratively approved subject to conditions as approved in this policy. Any significant changes to these conditions will require review and approval by the City Council.
- 3.04 An inspection and final approval by Public Works.

4. PUBLIC OUTREACH

- 4.01 Applicant must notify businesses immediately adjacent to the proposed Sidewalk Cafe area. Notification must include a layout and duration for the outdoor seating.
- 4.02 Additional outreach to business associations and/or neighborhood associations may also be required.

5. CONDITIONS OF APPROVAL

5.01 Site Specifications:

- Sidewalk Cafes are limited to restaurants and brewpubs between 7th Avenue and ~~13th~~ Avenue Shady Oak Road. Business must either front Mainstreet or front a right of way located within half block from Mainstreet. To qualify for a Sidewalk Café, the business shall not have private opportunities for outdoor seating on Mainstreet.
- Sidewalk Cafe area shall be limited to the public right of way abutting the business to which it is attached.
- Sidewalk Cafe may not block access to a bus stop.
- Sidewalk Cafe must be located at least 20 feet from any fire hydrants.
- Sidewalk Cafe must not block site lines at intersections as determined by the City Engineer.
- The City maintains the right to review and make final determination as to whether or not a Sidewalk Café would be allowed based on the unique circumstances related to each business. Factors that will be considered would include, but not be limited to, public safety, location, impacts to vehicular and pedestrian traffic circulation, and impacts to parking.

5.02 Design Specifications:

- If the operating business serves alcoholic beverages, a decorative barrier or railing between 32 and 42 inches in height is required around the sidewalk café area. Treated lumber is not an acceptable building material.
- Lighting must be sufficient to promote public safety, directed downward, and compatible with the surrounding area.
- Annual/perennial flowers shall be used to enhance the streetscape aesthetics
- Canopies/umbrellas shall be used for sun protection
- Sidewalk Café area must meet ADA (American Disability Act) requirements
- Design consideration must include architectural and characteristics of area
- No commercial signage may be placed on the sidewalk café area, only directional signage.
- A minimum clear passage zone for pedestrians of at least five feet shall be maintained at all times.
- Umbrellas extending into the pedestrian clear passage zone or pedestrian aisle shall have a minimum head clearance of seven feet.
- If a temporary walkway structure that bumps out into the roadway is used:
 - The structure shall be constructed of metal or composite material or other weather resistant, long lasting, high quality material. Treated lumber is not an acceptable building material.
 - Maximum width shall not exceed 8 feet
 - Maximum length shall not exceed 40 feet, or the length of the frontage of the business to which it is attached, whichever is smaller.
 - No supports or brackets may extend onto the walkway where they might cause tripping hazards or otherwise interfere with people using the walkway.

- Decorative barriers between 36 inches and 42 inches in height are required separating the pedestrian walkway from the roadway.
- Reflective bollards or strips must be located at either end of any portion of the structure located within the roadway and be affixed and incorporated into the structure.
- Directional signage shall be used to assist pedestrians in utilizing the walkway.
- Surface of structure must be leveled with sidewalk surface (up to 1/4 clearance).
- No more than a 1/2 inch gap between the structure and curb is permitted.
- Structure may not impede water flow and drainage.

5.03 Management Specifications:

- A minimum clear passage zone for pedestrians of at least five feet shall be maintained at all times. The exits from the walkways must be clear at all times. Signs, chairs, etc. shall not be placed so as to interfere with pedestrians exiting the walkways in order to continue on the City sidewalk.
- The furniture associated with the Sidewalk Café shall be moveable, washable, constructed of metal or composite or other high quality material, and maintained in a safe and sanitary condition.
- The Sidewalk Café area shall be controlled and monitored continuously during the hours of operation and unruly patrons shall be removed immediately.
- Patrons shall not leave the premises with a drink nor can drinks be taken onto a public sidewalk that is outside of the Sidewalk Café area.
- The Sidewalk Café area must be included in the required liquor liability insurance for the premises.
- Hours of operation of the Sidewalk Café shall be limited to between 10:00 am and 11:00 pm.
- Permittee shall not allow smoking within the Sidewalk Café area.
- Alcoholic beverages may only be brought into the Sidewalk Café area by a server.
- Permittee shall pick up litter within 100 feet of the Sidewalk Cafe area on a daily basis. Appropriate receptacles for rubbish, garbage, etc. must be provided.
- The Sidewalk Café area must be free of debris, litter, and soil surrounding and underneath any structure platform.
- No electronically amplified outdoor music, intercom, audio speakers, or other such noise generating devices shall be allowed in the Sidewalk Café area.

6. ADDITIONAL REQUIREMENTS

6.01 Insurance. Applicant must provide the City with a Certificate of Insurance showing proof of general liability insurance, automobile liability insurance (if applicable) and liquor liability insurance (if applicable) meeting the following minimum requirements:

- Applicant shall procure and maintain for the duration of the permit commercial general liability insurance protecting it from claims for damages for bodily injury and property damage which may arise from or in connection with the event's operation and use of the City's property in the minimum amount of \$1,000,000 per occurrence.

- If alcohol will be sold or served, Applicant must have liquor liability (dram shop) insurance in the minimum amount of \$1,000,000 per occurrence.
 - The City shall be endorsed as an additional insured on all liability policies. Applicant's insurance shall be primary.
 - The City reserves the right to modify these insurance requirements depending on the nature and scope of the permit.
- 6.02 Claims. Applicant agrees to defend and hold the City harmless from claims, demands, actions or causes of actions, of any nature of character, arising out of, or by reason of conduct of the event authorized by such premise extension, including attorney fees and all expenses.
- 6.03 Damages. Applicant will indemnify the City for all damages that may result to City property as a result of an event.
- 6.04 The City reserves the right to request at any time that the structure be removed for any utility work that needs to be performed in the City right-of-way. Additionally, the City may require the permit holder to remove the structure for emergency purposes or as deemed necessary.

Established: 02/21/2017
Revised: 4/15/2025
City of Hopkins

**POLICY 5-J
MOBILE FOOD UNITS**

1. PURPOSE

- 1.01 This section is intended to require an establishment preparing and serving food from a self-contained readily moveable vehicle to obtain a license from the City and to regulate the conditions from which the registered establishment operates with the City for the promotion of business within the City and for the protection of existing businesses, customers and the general public. This policy is designed to permit the reasonable use of mobile food units while preventing any adverse consequences to residents, businesses and public property.

2. DEFINITIONS

- 2.01 "Mobile food unit" as used in this section, means: (1) A self-contained food service operation, located in a readily movable motorized wheeled or towed vehicle that is ready movable without disassembling and that is used to store, prepare, display or serve food intended for individual portion service; or (2) A mobile food unit as defined in Minnesota Statutes, Section 157.15, Subdivision 9.

3. REGISTRATION REQUIRED

- 3.01 Any qualifying mobile food unit vendor wishing to conduct sales in Hopkins must register with the City Clerk. A Mobile Food Unit Permit allows operations in the City for up to 12 days of each calendar year. A qualifying vendor must provide proof of Department of Health Licensing upon request. Vendors must follow all Department of Health Licensing regulations.

4. SALES TO PUBLIC ON PUBLIC PROPERTY

- 4.01 Sales on public property are permitted with the City's approval. Public property includes City Hall, parks, schools, City-owned parking facilities, The Depot, Hopkins Public Works, Hopkins Center for the Arts, Hopkins Pavilion and Hopkins Activity Center and LRT Station properties.
- 4.02. Permission required by the City.
- 4.03 Mobile food unit operator must work with City staff to register for event.
- 4.04 Mobile food units cannot locate within 100' of the property line of a restaurant or bar that serves food. Exceptions may be made for Special Events approved by the City.
- 4.05 Mobile food units may be parked in a public right-of-way if the right-of-way is closed as authorized by the City.

5. SALES TO THE PUBLIC ON PRIVATE PROPERTY

- 5.01 The mobile food unit operator shall have written permission from the property owner to operate on their property. The property/business owner must register the mobile food unit with the City Clerk.

5.02 Only one mobile food unit is allowed per event unless part of a Special Event Permit.

5.03 Mobile food units may locate on private property abutting the Artery (8th Avenue) on a permanent basis. Said Mobile Food Units locating on property abutting the Artery are exempt from Section 10.01 and Section 10.17 of this policy but must meet all other applicable requirements. Additionally, power supply to the mobile food unit must be from a private connection, and generators are prohibited.

6. SALES TO THE PUBLIC ON RESIDENTIAL PROPERTY

6.01 Mobile food units are not permitted to sell to the public on property that is zoned residential. Such sales would violate home occupation rules.

7. PRIVATE USE OF MOBILE FOOD UNITS ON RESIDENTIAL PROPERTY

7.01 Mobile food units are allowed to provide food for private events in residential areas, for example: weddings, graduation parties, etc. The food unit is essentially acting as a caterer and sales to the general public are not allowed.

7.02 The mobile food unit must be located on the residential property and not within the City right-of-way.

7.03 No overnight parking of a mobile food unit on residential property is allowed.

8. SALES AT FESTIVALS AND OTHER COMMUNITY EVENTS

8.01 Mobile food units are permitted to operate during pre-approved festivals and community events provided it is approved as part of a festival and community events permit. Pre-approved festivals and community events are listed in the Special Event Policy 5-D.

8.02 There shall be no limit on the number of mobile food units allowed per event.

9. SALES TO EMPLOYEES ON PRIVATE PROPERTY

9.01 Mobile food unit sales are allowed to employees of any business on private property.

10. PERFORMANCE STANDARDS

10.01 A mobile food unit that is licensed may not operate within the City for more than a total of 12 days per calendar year.

10.02 No mobile food unit sales or operations between 10:00 p.m. and 7:00 a.m.

10.03 Mobile food units cannot locate within 300' from the perimeter of any preapproved festival, sporting event or civic event unless a license is issued to be part of the festival or event.

10.04 Operators must clean around their unit at the end of each day.

- 10.05 Operators cannot call attention to themselves by crying out, blowing a horn, ringing a bell and playing music or other noise discernable beyond the unit.
- 10.06 Units must be kept in good repair and have a neat appearance.
- 10.07 Proof of the Department of Health Licensing must be provided upon request.
- 10.08 Units must follow all Department of Health Licensing regulations.
- 10.09 A mobile food unit must dispose of its gray water daily. Gray water may not be drained into City storm water drains.
- 10.10 Liquids from a mobile food unit cannot be drained onto public property.
- 10.11 Electrical cords and hookups to public utilities are not permitted.
- 10.12 The mobile food unit may have a maximum bumper to bumper length of no more than 30 feet.
- 10.13 A mobile food unit is not required to obtain a sign permit from the City. However, no additional signage is permitted beyond that which is on the mobile food unit unless it meets the following requirements:
- One (1) single sandwich board style sign is permitted per mobile food unit;
 - The maximum sign size is eight (8) square feet;
 - The sign must be placed on the ground within ten (10) feet of the mobile food unit;
 - The sign must not be placed within the public right- of-way except with the express written permission of the City; and
 - The sign cannot project from the mobile food unit or be mounted to the roof of the mobile food unit.
- 10.14 A mobile food unit licensee must comply with all laws, ordinances, regulations, parking zones and posted signs.
- 10.15 A mobile food unit must provide an independent power supply that is screened from public view. Generators must be self-contained and not exceed 70 decibels 10 feet away from the source.
- 10.16 Operator is responsible for daily removal trash, litter, recycling and refuse. Public trash cans shall not be used to dispose of water generated by the operation. The operator shall provide a garbage receptacle with a tight fitting lid. The receptacle shall be easily accessible for customer use and located within 5 feet of the unit.
- 10.17 Units cannot be left unattended nor remain at an authorized operation location outside allowed hours of operation.
- 10.18 The unit shall not have a drive-thru.

- 10.19 Building permit required if customers enter trailer during the conduct of business.
- 10.20 Only food and non-alcoholic beverages may be sold unless the mobile food unit is part of a catered event and the caterer holds a state issued caters license to serve alcohol. The other exception is for businesses that hold a City issued liquor license. Businesses that hold a City issued liquor license may dispense from a beverage cart or trailer on their premise only.
- 10.21 A mobile food unit licensee that is locating on City property must provide the City with a Certificate of Insurance showing proof of general liability insurance meeting the following minimum requirements:
- Applicant shall procure and maintain for the duration of the event commercial general liability insurance or equivalent special event coverages protecting it from claims for damages for bodily injury and property damage which may arise from or in connection with the event's operation and use of the City's property in the minimum amount of \$1,000,000 per occurrence.
 - If automobiles will be used during the event, Applicant shall provide automobile liability insurance with a minimum combined single limit of \$1,000, 000 per occurrence. Coverage shall include liability for owned, non-owned and hired automobiles.
 - The City shall be endorsed as an additional insured on all liability policies. Applicant's insurance shall be primary.
 - The City reserves the right to modify these insurance requirements depending on the nature and scope of the event.
- 10.22 Registrants agree to defend and hold the City harmless from claims, demands, actions or causes of actions, of any nature of character, arising out of, or by reason of conduct of the event authorized by such premise extension, including attorney fees and all expenses.
- 10.23 Registrants will indemnify the City for all damage that may result to City property as a result of an event.

Established: 2/29/2016
Revised: ~~2/4/2020~~ 4/15/2025
City of Hopkins

LEGISLATIVE POLICY 6-F PUBLIC PURPOSE EXPENDITURES

1. PURPOSE

- 1.01 Every City of Hopkins expenditure must be valid based upon the public purpose for which it is purchased and the specific or implied authority for the expenditure found in the City Charter and state statutes.
- 1.02 The following items are deemed to meet the Council definition of public purpose expenditures, i.e. an expenditure authorized by law which is reasonably necessary and convenient in accomplishing the functions of the City.

2. MEALS AND REFRESHMENTS.

- 2.01 The City Council recognizes that situations in which City business needs to be discussed can and do occur during meal hours (e.g. luncheon meetings). In addition, there are public and employee meetings and events in which reasonable refreshments may add to the success of the meeting and/or event and create a more productive work force. The following items are deemed to meet the Council definition of public purpose expenditures in regard to food and meals.

~~a. At City meetings and events that have a purpose of discussing City issues, and these meetings would normally have a pre-planned agenda. City business meetings in which the character of the meeting would involve predominately non-city employees.~~

~~b.a.~~ When they are part of a breakfast/lunch/dinner meeting for official city business when it is the only practical time to meet and when it involves non-city employee participants (i.e. business developers or business representatives). Only the expenses incurred by city employee(s) may be reimbursed. The City Manager may allow exceptions when deemed in the interest of the City.

~~e.b.~~ During non-routine, official meetings and special events of the City Council, Commissions, ~~or~~ Committees, taskforces or bodies similar in nature. ~~when the meeting does not allow interruptions for meal breaks or must be held over typical meal periods.~~

~~d.c.~~ When they are part of the structured agenda for a conference, workshop, seminar, or meeting in which the City Manager or a department director has authorized the employee to attend (this does not include routine staff meetings).

~~e.d.~~ For department-sponsored meetings, conferences or workshops where the majority of invited participants are not city employees.

~~f.e.~~ At department-sponsored events where registration fees are charged and the majority of invited participants are not city employees.

~~g.f.~~ At meetings consisting primarily of city employees when the refreshment and/or meals are an integral part of the event and are necessary to sustain the flow of the meeting and to retain the captive audience, and if the meeting is one of the following:

- i. A department division or city-wide annual/quarterly staff meeting for all employees;
- ii. A non-routine staff or organizational meeting;
- iii. To welcome new employee(s).

- iv. Planned employee engagement and structured training sessions approved by Department Directors.
- v. When a meeting is scheduled to last 4 hours or more or must be held over a meal period and does not allow interruptions for a break.
- ~~vi. Except for structured training sessions, for the purpose of this policy, the meetings described shall be held no more frequently than once per quarter. All meetings shall be scheduled to minimize inclusion of meals.~~
- ~~h. During official meetings of the City Council, council committees, advisory boards/commissions, and task forces, when they are of a non-routine basis or when special events are held (i.e. as retirements or recognition).~~
- ~~i.g.~~ Snacks and a dinner meal to be allowed for staff during performance of election related duties on Election Day.
- ~~j.h.~~ Lunch for all members of interview panels for candidate interviews held over a meal period.
- ~~k.i.~~ Department or City Leadership Staff Meetings and yearly staff retreat- food costs for meals and occasionally lodging if held out of area.
- ~~l.j.~~ Emergency Response Team-food and beverage during training once a month. Emergency personnel related trainings or emergencies where ~~its~~ is required to perform for extended periods of times where refreshments are important to duty performance, firefighters, police officers and other emergency response personnel may be provided refreshments or food when it is deemed appropriate by the City Manager or Department Director to assure the delivery of quality emergency response service.

3. COMMUNITY RECOGNITION EVENTS/PURCHASES.

- 3.01 Community Image Awards (Plaque and gift certificate) - As part of its ongoing efforts and redevelopment, the City has undertaken a program to recognize residents and businesses that make significant improvements to their properties. These property owners are awarded a plaque and a gift certificate.
- 3.02 The purchase of small nominal gift cards or prizes for the purpose of encouraging public engagement and/or incentivize participation, or as a gratitude or hospitality. The City Manager or their designee shall determine these gifts and amount.

4. EMPLOYEE RECOGNITION EVENTS/PURCHASES.

- 4.01 The City of Hopkins City Council recognizes the hard work and service performed by the employees of the City through a formal Employee Recognition Program. The City Council believes the benefits of attracting, retaining and motivating employees through an Employee Recognition Program support employee job satisfaction, which in turn impacts cooperation and productivity. The result is to provide excellent public and customer service to better serve the interests of the residents of the community.
- 4.02 The Employee Recognition Program is considered “additional compensation” for work performed by employees but is entirely dependent on receiving funding from year-to-year. No provisions of this policy, or its administration, shall be subject to review under the grievance or arbitration provisions of any collective bargaining agreement. These items are approved annually by the City Council as a part of the overall budget approval process which includes a public hearing on the proposed budget.

- a. As refreshments for recognition or special one-time or once-per-year events when provided at modest level with prior City Manager approval, such as:

- 1) Annual Employee Picnic

- ~~2) Annual Holiday Party~~

- ~~3) Annual Employee Recognition Celebration~~

- ~~4) Police Department Recognition dinner. Includes meals for all HPD employees and a guest, City Manager or designee, Mayor and City Council.~~

- b. Annual Employee Recognition Awards

- Years of service awards for regular full and part-time employees are recognized at 5-year intervals and are awarded at the Annual Recognition Event. Recognition gift purchases must be at a nominal cost not to exceed \$3250.00 depending on the number of years an employee has been with the City.

- 1)

5. VOLUNTEER RECOGNITION EVENTS

- a. City Board and Commission Recognition - Expenditures include food and simple gifts.
- b. Police Reserve Dinner includes meals for reserve and a guest, coordinators, City Manager or designee, Mayor and Council. Associated costs for awards that are presented.

6. SPECIAL EVENTS

- a. Such as Raspberry Festival, National Night Out, and other events that involve or invite participation by the general public.
- b. Expenditures for meals and participation fees are allowed, and representative staff members may participate in events that directly benefit the marketing of the City. Such expenditures will be approved by the Hopkins Redevelopment Authority as Public Relations Expenditures pursuant to Minnesota Statute 469.101, Subd. 16.

7. TRAINING AND SEMINARS

- 7.01 Expenditures are allowed for reasonable registration, tuition and travel expenses for conferences, seminars, workshops, tuition and approved City employment-related course work in accordance with City of Hopkins Personnel Policy.
- 7.02 Expenditures are allowed for reasonable registration and travel expenses for City Council conferences, seminars, and workshops, in accordance with City Legislative and Personnel Policies.

8. EMPLOYEE WELLNESS PROGRAM

- 8.01 The City Council recognizes the importance of employee fitness and health as it relates to the overall work and life satisfaction of the employee and the overall impact on the City's health insurance program. As such, the City Council supports the Employee Engagement and Wellness Program, which has been designed to educate employees on fitness/health, engagement and wellness.

8.02 The cost of the Employee Engagement & Wellness will be included as a separate line item in the City Budget approved annually by the City Council as a part of the overall budget approval process which includes a public hearing on the proposed budget.

9. MEMBERSHIPS AND DUES

9.01 The City Council has determined that the City will fund memberships and dues in professional organizations and City social and community organizations when the purpose is to promote, advertise, improve or develop the City's relationships, resources and advantages and not for personal interest or gain.

9.02 The cost of memberships/dues is included in the departments' memberships/dues line-item in the Hopkins Budget. These line items are approved annually by the City Council as a part of the overall budget approval process which includes a public hearing on the proposed budget.

10. CLOTHING AND OTHER ITEMS

10.01 Employees may receive T-shirts, and other sundry items of nominal value (\$5.00) when these items are made available to the general public or if these items are determined by the City Manager to be important to the successful involvement of employees in special city-sponsored or city-supported events (i.e. National Night Out, Raspberry Festival, etc.). ~~Employees may be supplied with uniforms, clothing, boots and other gear necessary for the performance of their job.~~

10.02 Employees may be supplied with uniform, clothing, boot and other gear necessary for their job.

11. ALCOHOLIC BEVERAGES

11.01 The purchase of alcoholic beverages is not allowed.

12. EDUCATION REIMBURSEMENT

12.01 The Personnel Policy contains guidelines for an education reimbursement program. Job related advanced education meets the public purpose guidelines of this policy. The amount available for this program shall be considered annually.

Established 12/3/2002
Revised 1/2/2024
Revised 4/1/2025
City of Hopkins

**POLICY 7-I
PUBLIC ART POLICY**

1. PURPOSE AND VALUE OF PUBLIC ART

- 1.01 The City of Hopkins recognizes the value that the arts play in a vibrant community and supports public art programs and activities that meet the following objectives:
- To provide meaningful aesthetic and cultural experiences for Hopkins residents, business owners and employees, and visitors, adding to the vibrancy of the community
 - To attract new residents and new visitors, including but not limited to cultural tourists
 - To showcase and/or collect artwork that demonstrates the creativity and innovation practiced in the arts, stimulates discussion and exchange of ideas, honors the history and heritage of Hopkins, and/or reflects the character and diversity of Hopkins

2. PURPOSE OF THIS POLICY

- 2.01 The objectives of this policy are to:
- Provide uniform procedures for the review and acceptance of gifts and loans of works of art for the City of Hopkins
 - Provide policies and procedures relating to the commissioning of artwork, purchase of artwork from ArtStreet or other instances of the City of Hopkins initiating the acquisition of works of art
 - Maintain high artistic standards in works of art displayed in public areas of the City of Hopkins
 - Advise the appropriate staff with the responsibilities to administer public art initiatives
 - Advise on the planning for the placement, maintenance, and funding of works of art on City property
 - Define guidelines for the retention and possible deaccession of public artworks
 - Facilitate appropriate recognition of artists and donors of works of art to the City of Hopkins
 - Direct the use of monetary donations including art dedication payments

3. DEFINITIONS

- 3.01 For the purposes of this policy, Public Art is defined as permanent, fixed, temporary, or portable artistic expressions. This may include elements integral to a public site or building indoors or outdoors; landscape elements designed as part of an architectural design; objects and amenities used in a public site that are designed by a professional artist such as but not limited to benches, lighting, tree surrounds, railings, architectural ornament, etc.; or original works of fine art by artists not associated with any building project. Examples of the latter include: sculpture (free-standing, wall-supported, suspended, kinetic, electronic, mechanical, etc.); murals; paintings; collage; earthworks; neon; glass; fiber; mosaics; clay; wood; photographs; prints; literary arts; calligraphy; film; holographic images; video; computer projections; drawings; or any hybrids/mixed media. Civic undertakings such as historical markers, memorials

and monuments may fall under these guidelines if created by a professional artist. Time-based artworks such as musical performances, theater, dance created by a professional artist or team may also fall under these guidelines. For the purposes of these guidelines, the following shall be excluded from the definition of Work of Art: mass produced objects, fountains, playground constructions, landscape elements and park amenities that are of standard design and not designed by a professional artist. Also excluded from this policy are directional or functional elements such as signage, maps and graphics that are not designed by professional artists.

4. HOPKINS PUBLIC ART ADVISORY COMMITTEE

- 4.01 The City of Hopkins' public art program shall be advised by a Committee made up of representatives of the Planning, Public Works, and Hopkins Center for the Arts staff, community volunteers, business owners, and artists. The Committee shall be responsible for providing the community voice for the public art programs and projects undertaken by the City of Hopkins including planning, grant writing, communication, acquiring public art, and maintenance of such artworks. The Committee shall meet as needed to achieve the goals of the Public Art program as determined by the Hopkins City Council.
- 4.02 The Committee shall be composed of seven members comprised of:
- Two practicing artists and/or art professionals (minimum)
 - Two Hopkins business owners and/or residents (minimum)
 - One staff representative each from Public Works, Economic Development, and Hopkins Art Center
- 4.03 Volunteers shall serve staggered three-year terms. A volunteer may serve up to three consecutive terms, excluding the staff representatives. Volunteers shall be appointed to the Committee by the City Council. Staff representatives from Economic Development and Hopkins Art Center shall serve as staff liaisons to the Committee.
- 4.04 The Committee may also assemble smaller ad-hoc subcommittees for specific public art projects. These subcommittees may include other stakeholders and non-committee members as appropriate.
- 4.05 Every committee member has a responsibility to act ethically in serving the City of Hopkins and its public art program. This includes but is not limited to: (1) obedience to the law, (2) loyalty to the program and faithfulness to its mission, (3) confidentiality, (4) respect for others, and (5) disclosure of potential conflicts of interest.
- 4.06 No Committee member will use their position, or the knowledge gained therefrom, in such a manner that a conflict between the interest of the Hopkins public art program or this Committee and their personal interests arises. If a Committee member has a significant financial or professional interest in a proposed transaction with the program, or has an active contract with the City, or is involved in any stage of negotiations for a City contract or is applying to show a work of art in the public art program, they must make full disclosure to the Committee of such interest. Any Committee member who is aware of a potential conflict of interest shall not participate in any discussion or vote related to the potential conflict of interest.

5. ACQUISITION OF ARTWORK

5.01 The City of Hopkins may acquire artwork through its own initiatives (ArtStreet, commissioning of work, etc.) or through the donation of artwork. Artwork purchased by the City of Hopkins should demonstrate community support including but not limited to being the result of a People’s Choice or Children’s Choice award for Hopkins ArtStreet, or commissioned artwork resulting from community input. The following sections detail the procedures and policies for the donation of artwork.

6. DONATION OF ARTWORK

6.01 Procedures for Making a Donation

- Any person, group of people or organization may request the City to accept a donation of artwork. The potential Donor should review the Donor’s Guidelines for Works of Art and sample application form on the City website and will be given to anyone interested in donating artwork to the City. Durability, longevity, and required maintenance will be primary metrics when considering donations.

6.02 Acceptance Process

The purpose of this process is to ensure an equitable system for accepting or rejecting proposed donations of artwork, to ensure that a high level of artistry is consistently achieved, and to work with donors and artists to ensure that artwork meets maintenance standards and is placed appropriately. The process is:

1. A designated staff representative of the City meets with the potential donor to discuss the gift and review the Donor’s Guidelines for Works of Art. Donor then completes the application form.
2. The application is referred to the Public Art Advisory Committee for review. The committee may choose to meet with the donor to clarify any issues. The Committee may also meet with business owners, neighborhood associations, or other interested parties as potential sites are considered. The Committee then makes a recommendation to the City Council as to whether or not they feel the donation should be accepted. This recommendation should include site placement and a maintenance plan as well as information on the work of art.
3. The City Council may accept the gift, deny the gift, or ask the Committee for further review. If an artwork is accepted, the City Council makes a resolution to accept the donation. If the donor holds a title to the work, that title should be conveyed to the City of Hopkins. If such a title does not exist, the donor should provide a signed letter clearly stating the work of art is their ownership and is being given to the City in perpetuity and that the donor relinquishes all control over the artwork.
4. The Committee and designated staff schedule the installation of the artwork, ensure the donor is recognized for the gift at the installation site, and send a letter of thanks to the donor on behalf of the City. The Committee is responsible for advising on the maintenance plan for the artwork, and if it should arise, determining if an artwork should be moved, repaired or deaccessioned.

6.03 Selection Criteria

The assessment of artwork can be a rather subjective endeavor. The Committee should adhere

to the following basic criteria to make the process as fair as possible and to ensure a quality public art program:

- High aesthetic level (evidence of the artist’s mastery of the medium; impact on the viewer; contributes to a diverse and high-quality collection of artwork)
- Appropriateness to the site (size, theme, historical or cultural significance, etc.)
- Impact, positive or negative, on property use and on adjacent property owners
- Practical maintenance burden (time, materials, cost)
- Safety to passersby, children, the disabled, and the environment (including but not limited to projections, materials, noise, light, and odor)
- Undue susceptibility to vandalism or theft
- In no instance should the work depict subjects that are trademarked or commercially licensed
- The donor has clear title/ownership of the work donated

7. COMMISSIONING OR PURCHASING OF ARTWORK

7.01 The most common way in which the City of Hopkins purchases artwork is through the project, ArtStreet. Each year, the Committee has the option, but not the obligation, of purchasing one or more pieces of art from the current round. The Committee will decide if any pieces in the current round are deemed appropriate for purchase. Results of the People’s Choice and Children’s Choice voting shall be an important factor in making this determination. The basic criteria listed above shall also be employed.

7.02 The pricing of the artwork in relationship to the purchase fund is another key factor. If the Committee decides to purchase a piece, a Hopkins staff person will handle the transaction. In some cases, a third party may contribute to the purchase and will be recognized at the site of installation and sent an acknowledgement.

7.03 There may be an instance when the City of Hopkins wishes to commission an artwork for a specific site or purpose. In most such cases, a request for proposals or request for qualifications will be disseminated to public artists. These will be reviewed by the Committee and staff and shared with the City Council.

8. IDENTIFICATION OF ARTWORK

8.01 Unless a donor asks to remain anonymous, individuals or groups will be recognized for their donation of public art through a small plaque near the donated work. Likewise, unless the donor prefers to be anonymous, in all cases the artist of the work will be recognized on the plaque along with the year in which the artwork was completed and the medium. All design and text of this plaque must be approved by the Hopkins Public Art Advisory Committee. If an artwork is for sale, such as through the ArtStreet initiative, this will be communicated through a brochure, the City’s website, and through QR codes on the piece if available.

9. INSTALLATION AND MAINTENANCE OF ARTWORK

9.01 The City of Hopkins is responsible for installing and maintaining all pedestals, concrete pads and securing mechanisms to be used for public art. The installation of the actual artwork shall be arranged on a case-by-case basis but in general it will be handled as follows. Any exceptions must be reviewed and approved by the Hopkins Public Art

Advisory Committee.

- 9.02 In the case where public artwork is coming directly from an artist, that artist and staff are responsible for overseeing the installation of the work by the City of Hopkins and holds all liability for loss or damage during transport and installation of the work. In the case of a short-term loan by an Artist (ex. ArtStreet), the artist is responsible for any repairs or maintenance required during the term of the loan. In addition, the artist is responsible for delivering the artwork properly prepared for installation per project guidelines or agreement (ex. steel mounting plate secured to artwork).
- 9.03 When public art is coming from a third-party donor, the donor is responsible for the transport of the artwork to its installation site and assumes all liability for loss or damage during transport. The City of Hopkins is responsible for installation of artwork and maintenance thereafter.
- 9.04 Artwork that does not conform to the specifications detailed in the program or project guidelines will not be installed unless otherwise approved by the Hopkins Public Works Department representative. At the discretion of the Hopkins Public Art Advisory Committee, plans for installations of art may be sent to the City's Inspection Department for a review of safety and security (i.e. very tall artwork). The Public Art Advisory Committee is responsible for advising on a maintenance plan and schedule for all public art in Hopkins and seeing that proper maintenance and repairs are carried out.
- 9.05 The City of Hopkins will maintain insurance on public art other than short-term loans or temporary works. It may arise that very costly artworks may require an insurance rider. This will be determined by the City Finance Director.
- 9.06 All public art that is owned by the City of Hopkins will be installed on public property. Temporary installations, such as through ArtStreet and the mural program, may occur on private property if agreed to in writing by the owner of the property on which the art is installed.
- 9.07 Ten percent of commissions collected from the sale of Hopkins ArtStreet work will be deposited in a Public Art maintenance fund. An art dedication payment is not a requirement associated with any City approval for a development project but shall be accepted as a donation to the City's Public Art Program. It is the responsibility of the donor to provide directions as to how the proceeds are to be used in accordance with all City policies. If there is not a public art project associated with the development for which the fee was donated, that fee will be applied to the Public Art Maintenance Fund, unless otherwise directed by the City Council.

10. RETENTION, RELOCATION, AND DEACCESSION OF ARTWORK

- 10.01 All artwork has a life span. The City of Hopkins is cognizant that a policy must be in a place to deal with artwork reaching the end of its life span or in which artwork has become irrelevant or no longer useful in serving the public art goals of the City. The City of Hopkins retains the right to relocate or permanently

remove an artwork from public display for any reason, at the sole discretion of the City. The City may do so for reasons such as increased hazard to public health and safety, unsightly or deteriorated conditions of the artwork, the need to access and maintain public facilities, in the interest of improving the quality of the collection, etc. In general, if such donations do not apply, artwork will be retained in the public art collection so long as:

- The artwork continues to be relevant and useful for the purposes and activities of the City, it is not redundant or a duplicate that no longer has value as part of the collection as a whole
- An appropriate site for public display is available
- A public safety problem is not created by the project and no adverse environmental effects are created
- The authenticity, attribution or genuineness of the work is not determined to be false or fraudulent
- Its condition remains good and represents no more than natural and proper aging of the work
- The artwork withstands exposure to the natural elements and/or public use
- The artwork can be properly and cost-effectively stored, maintained, preserved and/or used
- The item is located in an area where jurisdiction will not be transferred to another entity or made inaccessible to the public

10.02 If an artwork is to be deaccessioned, the artist shall be contacted (if possible) and have the option of reacquiring title and possession of the artwork upon permanent removal by the City.

10.03 Donated items will be deaccessioned only at the direction of the City Council, which shall consider the recommendations of the Hopkins Public Art Advisory Committee, City staff, and public comment. The City will contact the donor and artist (if known) and will determine the method and manner of deaccessioning with preference given to public sale. Deaccessioned items may be disposed of by means of public sale; private sale; exchange for another work; gifting to a tax-exempt public institution; recycling or destruction. Destruction may be considered the viable alternative where the physical condition of the work is severely deteriorated or will be irreparably damaged by deinstallation.

Established 4/15/2025



CITY OF HOPKINS

Planning & Economic
Development

City Council Report 2025-057

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Revée Needham, Community Development Manager

Date: April 15, 2025

Subject: Appointments to the Hopkins Public Art Advisory Committee

RECOMMENDED ACTION

MOTION TO approve the recommended appointments to the Hopkins Public Art Advisory Committee.

OVERVIEW

The Hopkins Public Art Advisory Committee was formed in 2013 in order to support the implementation of the City of Hopkins Public Art Policies and Procedures. The objectives of the policy are to meaningful cultural experiences, attract new people to Hopkins, and showcase artwork that reflects creativity, stimulates discussion, honors the City’s history and/or reflects the character of diversity of Hopkins. The policy outlines the structure of the Public Art Advisory Committee and review procedures for recommending public art in Hopkins.

Applications for the Public Art Advisory Committee were posted on the City’s website, and shared with the Connections e-newsletter and with the Hopkins Business and Civic Association.

Current committee members include:

Name	Affiliation	Term Expiration
Amy Saldanha	Hopkins Business Owner	3/31/25
Deb Zeller	Hopkins Business Owner & Artist	3/31/25
Prerna Verma	Hopkins Resident & Artist	3/31/26
Many Pedigo	Hopkins Resident & Artist	3/31/26
Kersten Elverum	Planning & Economic Development	3/31/25
Dustin Pavek	Public Works	3/31/26
Jim Clark	Hopkins Center for the Arts	3/31/25

Deb Zeller has reapplied for another term. City Council was asked to review the applications for the committee. Based on their responses, City Council recommends Peter Leih and Megan Kerber for appointment to the committee. City staff to be on the committee include Kersten Elverum, Jim Clark, and Dustin Pavek. Staff on the

committee may change based on workload and capacity. With the recommendations the committee members would include:

Name	Affiliation	Term Expiration
Megan Kerber	Hopkins Artist Business Owner & Resident	3/31/28
Deb Zeller	Hopkins Business Owner & Artist	3/31/28
Peter Leih	Hopkins Resident & Artist	3/31/28
Many Pedigo	Hopkins Resident & Artist	3/31/26
Kersten Elverum	Planning & Economic Development	3/31/28
Dustin Pavek	Public Works	3/31/26
Jim Clark	Hopkins Center for the Arts	3/31/28

SUPPORTING INFORMATION

- Public Art Policy
- Applications for the Hopkins Public Art Advisory Committee

**POLICY 7-I
PUBLIC ART POLICY**

1. PURPOSE AND VALUE OF PUBLIC ART

1.01 The City of Hopkins recognizes the value that the arts play in a vibrant community and supports public art programs and activities that meet the following objectives:

- To provide meaningful aesthetic and cultural experiences for Hopkins residents, business owners and employees, and visitors, adding to the vibrancy of the community
- To attract new residents and new visitors, including but not limited to cultural tourists
- To showcase and/or collect artwork that demonstrates the creativity and innovation practiced in the arts, stimulates discussion and exchange of ideas, honors the history and heritage of Hopkins, and/or reflects the character and diversity of Hopkins

2. PURPOSE OF THIS POLICY

2.01 The objectives of this policy are to:

- Provide uniform procedures for the review and acceptance of gifts and loans of works of art for the City of Hopkins
- Provide policies and procedures relating to the commissioning of artwork, purchase of artwork from ArtStreet or other instances of the City of Hopkins initiating the acquisition of works of art
- Maintain high artistic standards in works of art displayed in public areas of the City of Hopkins
- Advise the appropriate staff with the responsibilities to administer public art initiatives
- Advise on the planning for the placement, maintenance, and funding of works of art on City property
- Define guidelines for the retention and possible deaccession of public artworks
- Facilitate appropriate recognition of artists and donors of works of art to the City of Hopkins
- Direct the use of monetary donations including art dedication payments

3. DEFINITIONS

3.01 For the purposes of this policy, Public Art is defined as permanent, fixed, temporary, or portable artistic expressions. This may include elements integral to a public site or building indoors or outdoors; landscape elements designed as part of an architectural design; objects and amenities used in a public site that are designed by a professional artist such as but not limited to benches, lighting, tree surrounds, railings, architectural ornament, etc.; or original works of fine art by artists not associated with any building project. Examples of the latter include: sculpture (free-standing, wall-supported, suspended, kinetic, electronic, mechanical, etc.); murals; paintings; collage; earthworks; neon; glass; fiber; mosaics; clay; wood; photographs; prints; literary arts; calligraphy; film; holographic images; video; computer projections; drawings; or any hybrids/mixed media. Civic undertakings such as historical markers, memorials and monuments may fall under these guidelines if created by a professional artist. Time-based artworks such as musical performances, theater, dance created by a professional artist or team may also fall under these guidelines. For the purposes of these guidelines, the following shall be excluded from the definition of Work of Art: mass produced objects, fountains, playground constructions, landscape elements and park amenities that are of standard design and not designed by a professional artist. Also excluded from this policy are directional or functional elements such as signage, maps and graphics that are not designed by professional artists.

4. HOPKINS PUBLIC ART ADVISORY COMMITTEE

4.01 The City of Hopkins' public art program shall be advised by a Committee made up of representatives of the Planning, Public Works, and Hopkins Center for the Arts staff, community volunteers, business owners, and artists. The Committee shall be responsible for providing the community voice for the public art programs and projects undertaken by the City of Hopkins including planning, grant writing, communication, acquiring public art, and maintenance of such artworks. The Committee shall meet as needed to achieve the goals of the Public Art program as determined by the Hopkins City Council.

4.02 The Committee shall be composed of seven members comprised of:

- Two practicing artists and/or art professionals (minimum)
- Two Hopkins business owners and/or residents (minimum)
- One staff representative each from Public Works, Economic Development, and Hopkins Art Center

4.03 Volunteers shall serve staggered three-year terms. A volunteer may serve up to three consecutive terms, excluding the staff representatives. Volunteers shall be appointed to the Committee by the City Council. Staff representatives from Economic Development and Hopkins Art Center shall serve as staff liaisons to the Committee.

4.04 The Committee may also assemble smaller ad-hoc subcommittees for specific public

art projects. These subcommittees may include other stakeholders and non-committee members as appropriate.

- 4.05 Every committee member has a responsibility to act ethically in serving the City of Hopkins and its public art program. This includes but is not limited to: (1) obedience to the law, (2) loyalty to the program and faithfulness to its mission, (3) confidentiality, (4) respect for others, and (5) disclosure of potential conflicts of interest.
- 4.06 No Committee member will use their position, or the knowledge gained therefrom, in such a manner that a conflict between the interest of the Hopkins public art program or this Committee and their personal interests arises. If a Committee member has a significant financial or professional interest in a proposed transaction with the program, or has an active contract with the City, or is involved in any stage of negotiations for a City contract or is applying to show a work of art in the public art program, they must make full disclosure to the Committee of such interest. Any Committee member who is aware of a potential conflict of interest shall not participate in any discussion or vote related to the potential conflict of interest.

5. ACQUISITION OF ARTWORK

- 5.01 The City of Hopkins may acquire artwork through its own initiatives (ArtStreet, commissioning of work, etc.) or through the donation of artwork. Artwork purchased by the City of Hopkins should demonstrate community support including but not limited to being the result of a People's Choice or Children's Choice award for Hopkins ArtStreet, or commissioned artwork resulting from community input. The following sections detail the procedures and policies for the donation of artwork.

6. DONATION OF ARTWORK

6.01 Procedures for Making a Donation

- Any person, group of people or organization may request the City to accept a donation of artwork. The potential Donor should review the Donor's Guidelines for Works of Art and sample application form on the City website and will be given to anyone interested in donating artwork to the City. Durability, longevity, and required maintenance will be primary metrics when considering donations.

6.02 Acceptance Process

The purpose of this process is to ensure an equitable system for accepting or rejecting proposed donations of artwork, to ensure that a high level of artistry is consistently achieved, and to work with donors and artists to ensure that artwork meets maintenance standards and is placed appropriately. The process is:

1. A designated staff representative of the City meets with the potential donor to discuss the gift and review the Donor's Guidelines for Works of Art. Donor then completes the application form.

2. The application is referred to the Public Art Advisory Committee for review. The committee may choose to meet with the donor to clarify any issues. The Committee may also meet with business owners, neighborhood associations, or other interested parties as potential sites are considered. The Committee then makes a recommendation to the City Council as to whether or not they feel the donation should be accepted. This recommendation should include site placement and a maintenance plan as well as information on the work of art.
3. The City Council may accept the gift, deny the gift, or ask the Committee for further review. If an artwork is accepted, the City Council makes a resolution to accept the donation. If the donor holds a title to the work, that title should be conveyed to the City of Hopkins. If such a title does not exist, the donor should provide a signed letter clearly stating the work of art is their ownership and is being given to the City in perpetuity and that the donor relinquishes all control over the artwork.
4. The Committee and designated staff schedule the installation of the artwork, ensure the donor is recognized for the gift at the installation site, and send a letter of thanks to the donor on behalf of the City. The Committee is responsible for advising on the maintenance plan for the artwork, and if it should arise, determining if an artwork should be moved, repaired or deaccessioned.

6.03 Selection Criteria

The assessment of artwork can be a rather subjective endeavor. The Committee should adhere to the following basic criteria to make the process as fair as possible and to ensure a quality public art program:

- High aesthetic level (evidence of the artist’s mastery of the medium; impact on the viewer; contributes to a diverse and high-quality collection of artwork)
- Appropriateness to the site (size, theme, historical or cultural significance, etc.)
- Impact, positive or negative, on property use and on adjacent property owners
- Practical maintenance burden (time, materials, cost)
- Safety to passersby, children, the disabled, and the environment (including but not limited to projections, materials, noise, light, and odor)
- Undue susceptibility to vandalism or theft
- In no instance should the work depict subjects that are trademarked or commercially licensed
- The donor has clear title/ownership of the work donated

7. COMMISSIONING OR PURCHASING OF ARTWORK

7.01 The most common way in which the City of Hopkins purchases artwork is through the project, ArtStreet. Each year, the Committee has the option, but not the obligation, of purchasing one or more pieces of art from the current round. The Committee will decide if any pieces in the current round are deemed appropriate for purchase. Results of the People’s Choice and Children’s Choice voting shall be an important factor in making this determination. The basic criteria listed above shall also be employed.

- 7.02 The pricing of the artwork in relationship to the purchase fund is another key factor. If the Committee decides to purchase a piece, a Hopkins staff person will handle the transaction. In some cases, a third party may contribute to the purchase and will be recognized at the site of installation and sent an acknowledgement.
- 7.03 There may be an instance when the City of Hopkins wishes to commission an artwork for a specific site or purpose. In most such cases, a request for proposals or request for qualifications will be disseminated to public artists. These will be reviewed by the Committee and staff and shared with the City Council.

8. IDENTIFICATION OF ARTWORK

- 8.01 Unless a donor asks to remain anonymous, individuals or groups will be recognized for their donation of public art through a small plaque near the donated work. Likewise, unless the donor prefers to be anonymous, in all cases the artist of the work will be recognized on the plaque along with the year in which the artwork was completed and the medium. All design and text of this plaque must be approved by the Hopkins Public Art Advisory Committee. If an artwork is for sale, such as through the ArtStreet initiative, this will be communicated through a brochure, the City’s website, and through QR codes on the piece if available.

9. INSTALLATION AND MAINTENANCE OF ARTWORK

- 9.01 The City of Hopkins is responsible for installing and maintaining all pedestals, concrete pads and securing mechanisms to be used for public art. The installation of the actual artwork shall be arranged on a case-by-case basis but in general it will be handled as follows. Any exceptions must be reviewed and approved by the Hopkins Public Art Advisory Committee.
- 9.02 In the case where public artwork is coming directly from an artist, that artist and staff are responsible for overseeing the installation of the work by the City of Hopkins and holds all liability for loss or damage during transport and installation of the work. In the case of a short-term loan by an Artist (ex. ArtStreet), the artist is responsible for any repairs or maintenance required during the term of the loan. In addition, the artist is responsible for delivering the artwork properly prepared for installation per project guidelines or agreement (ex. steel mounting plate secured to artwork).
- 9.03 When public art is coming from a third-party donor, the donor is responsible for the transport of the artwork to its installation site and assumes all liability for loss or damage during transport. The City of Hopkins is responsible for installation of artwork and maintenance thereafter.
- 9.04 Artwork that does not conform to the specifications detailed in the program or project guidelines will not be installed unless otherwise approved by the Hopkins Public Works Department representative. At the discretion of the Hopkins Public Art Advisory Committee, plans for installations of art may be sent to the City’s Inspection

Department for a review of safety and security (i.e. very tall artwork). The Public Art Advisory Committee is responsible for advising on a maintenance plan and schedule for all public art in Hopkins and seeing that proper maintenance and repairs are carried out.

- 9.05 The City of Hopkins will maintain insurance on public art other than short-term loans or temporary works. It may arise that very costly artworks may require an insurance rider. This will be determined by the City Finance Director.
- 9.06 All public art that is owned by the City of Hopkins will be installed on public property. Temporary installations, such as through ArtStreet and the mural program, may occur on private property if agreed to in writing by the owner of the property on which the art is installed.
- 9.07 Ten percent of commissions collected from the sale of Hopkins ArtStreet work will be deposited in a Public Art maintenance fund. An art dedication payment is not a requirement associated with any City approval for a development project but shall be accepted as a donation to the City's Public Art Program. It is the responsibility of the donor to provide directions as to how the proceeds are to be used in accordance with all City policies. If there is not a public art project associated with the development for which the fee was donated, that fee will be applied to the Public Art Maintenance Fund, unless otherwise directed by the City Council.

10. RETENTION, RELOCATION, AND DEACCESSION OF ARTWORK

10.01 All artwork has a life span. The City of Hopkins is cognizant that a policy must be in a place to deal with artwork reaching the end of its life span or in which artwork has become irrelevant or no longer useful in serving the public art goals of the City. The City of Hopkins retains the right to relocate or permanently remove an artwork from public display for any reason, at the sole discretion of the City. The City may do so for reasons such as increased hazard to public health and safety, unsightly or deteriorated conditions of the artwork, the need to access and maintain public facilities, in the interest of improving the quality of the collection, etc. In general, if such donations do not apply, artwork will be retained in the public art collection so long as:

- The artwork continues to be relevant and useful for the purposes and activities of the City, it is not redundant or a duplicate that no longer has value as part of the collection as a whole
- An appropriate site for public display is available
- A public safety problem is not created by the project and no adverse environmental effects are created
- The authenticity, attribution or genuineness of the work is not determined to be false or fraudulent
- Its condition remains good and represents no more than natural and proper aging of the work
- The artwork withstands exposure to the natural elements and/or public use

- The artwork can be properly and cost-effectively stored, maintained, preserved and/or used
- The item is located in an area where jurisdiction will not be transferred to another entity or made inaccessible to the public

10.02 If an artwork is to be deaccessioned, the artist shall be contacted (if possible) and have the option of reacquiring title and possession of the artwork upon permanent removal by the City.

10.03 Donated items will be deaccessioned only at the direction of the City Council, which shall consider the recommendations of the Hopkins Public Art Advisory Committee, City staff, and public comment. The City will contact the donor and artist (if known) and will determine the method and manner of deaccessioning with preference given to public sale. Deaccessioned items may be disposed of by means of public sale; private sale; exchange for another work; gifting to a tax-exempt public institution; recycling or destruction. Destruction may be considered the viable alternative where the physical condition of the work is severely deteriorated or will be irreparably damaged by deinstallation.

From: noreply@civicplus.com
To: [Kersten Elverum](#); [Reeve Needham](#); [Courtney Pearsall](#); [Jim Clark](#)
Subject: Online Form Submittal: City of Hopkins Public Art Committee Application
Date: Friday, March 7, 2025 10:14:16 AM

City of Hopkins Public Art Committee Application

First Name	William
Last Name	Anderson
Email	[REDACTED]
Address	[REDACTED]
City	HOPKINS
State	MN
Zip Code	55343

Please indicate why you want to serve on this committee:

I want to serve on the Public Art Committee because I believe that art plays a crucial role in shaping the identity and vibrancy of a community. As a business owner and active member of the Hopkins community, I see firsthand how public art can attract visitors, support local businesses, and foster civic pride. I am passionate about ensuring that Hopkins continues to grow as a cultural hub, integrating public art that reflects our diverse history, heritage, and creative spirit. With my experience in business development, property ownership, and civic engagement, I can help bridge the gap between the arts and economic growth, ensuring that our public art initiatives are both impactful and sustainable.

Please describe your interest or connection to the arts:

My connection to the arts spans both personal and professional experiences. I have spent decades in the beauty and cosmetology industry, which is inherently creative, focusing on aesthetics, design, and innovation. Additionally, I have owned and developed businesses that support artistic growth and community engagement. I have a deep appreciation for visual and performing arts and understand their power to inspire and transform spaces. Through my involvement in the community, I have supported initiatives that encourage creativity and cultural expression, and I would love the opportunity to contribute my insights to Hopkins' public art vision.

The following information will help us understand who is applying for this committee. Please check the boxes that apply to you.

Do you live or work in Hopkins?	Live and Work
---------------------------------	---------------

If neither, what is your connection to Hopkins? *Field not completed.*

If you are affiliated with a business, please list: The Atelier Academy, Felix Properties, 1816 LLC

Sex *Field not completed.*

Race/Ethnic Group *Field not completed.*

Government Data Practices - Tennessee Warning: I agree

Electronic Signature william anderson

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From: noreply@civicplus.com
To: [Kersten Elverum](#); [Reeve Needham](#); [Courtney Pearsall](#)
Subject: Online Form Submittal: City of Hopkins Public Art Committee Application
Date: Friday, February 28, 2025 10:50:16 AM

City of Hopkins Public Art Committee Application

First Name	Antonia Maria
Last Name	Apolinario Wilcoxon
Email	[REDACTED]
Address	[REDACTED]
City	Hopkins
State	MN
Zip Code	55343
Please indicate why you want to serve on this committee:	I am semi-retired. I am interested in participating in civic events in my community.
Please describe your interest or connection to the arts:	Arts play an essential contribution to community health and well-being. Artists beautify our surroundings, provide respite from stressful situations, inspire us to dream, and heals us.
The following information will help us understand who is applying for this committee. Please check the boxes that apply to you.	
Do you live or work in Hopkins?	Live
If neither, what is your connection to Hopkins?	<i>Field not completed.</i>
If you are affiliated with a business, please list:	I am the president and founder of Equity Strategies, LLC, a consultancy firm offering leadership development, education and coaching.
Sex	Female
Race/Ethnic Group	African American/Black, Hispanic
Government Data Practices - Tennessee Warning:	I agree

Electronic Signature

Antonia Apolinario Wilcoxon, Ed. D

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From: noreply@civicplus.com
To: [Kersten Elverum](#); [Reeve Needham](#); [Courtney Pearsall](#); [Jim Clark](#)
Subject: Online Form Submittal: City of Hopkins Public Art Committee Application
Date: Thursday, March 13, 2025 11:13:46 AM

City of Hopkins Public Art Committee Application

First Name	Jennifer
Last Name	Burbank Jensen
Email	[REDACTED]
Address	[REDACTED]
City	Hopkins
State	MN
Zip Code	55343
Please indicate why you want to serve on this committee:	I'm grateful to live in a community that appreciates and supports the arts. I'd like to help serve in carrying on this tradition in honoring the arts as a value of Hopkins as a community.
Please describe your interest or connection to the arts:	I choose to see the beauty in the world, and call myself a beauty chaser. I believe we are all creative beings (whether we know it or not), and our creativity manifests itself in lovely, unique ways that need to be shared. I'm happiest when I'm creating. I regularly dabble in creative endeavors in my free time. I'm also a member of the Hopkins Center for the Arts.
The following information will help us understand who is applying for this committee. Please check the boxes that apply to you.	
Do you live or work in Hopkins?	Live and Work
If neither, what is your connection to Hopkins?	<i>Field not completed.</i>
If you are affiliated with a business, please list:	I work remotely from home for a business that is not based in Hopkins.
Sex	Female
Race/Ethnic Group	White
Government Data Practices - Tennessee	I agree

Warning:

Electronic Signature

Jennifer Burbank Jensen

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From: noreply@civicplus.com
To: [Kersten Elverum](#); [Reeve Needham](#); [Courtney Pearsall](#)
Subject: Online Form Submittal: City of Hopkins Public Art Committee Application
Date: Sunday, March 2, 2025 9:57:44 AM

City of Hopkins Public Art Committee Application

First Name	Ryan
Last Name	Christiansen
Email	[REDACTED]
Address	[REDACTED]
City	Hopkins
State	MN
Zip Code	55343-7375
Please indicate why you want to serve on this committee:	I have a vision of integrating public literary art into the fabric of our city. By incorporating visually and/or aurally engaging text-based art into public spaces, we can enrich the lives of current and new residents and cultural tourists alike by stimulating discussion, fostering a sense of community, and celebrating the rich history, heritage, and diversity that defines Hopkins.
Please describe your interest or connection to the arts:	I have a Master of Fine Arts in Creative Writing degree from Minnesota State University Moorhead.
The following information will help us understand who is applying for this committee. Please check the boxes that apply to you.	
Do you live or work in Hopkins?	Live
If neither, what is your connection to Hopkins?	<i>Field not completed.</i>
If you are affiliated with a business, please list:	<i>Field not completed.</i>
Sex	Male
Race/Ethnic Group	White
Government Data Practices - Tennessee	I agree

Warning:

Electronic Signature

Ryan Christiansen

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From: noreply@civicplus.com
To: [Kersten Elverum](#); [Reeve Needham](#); [Courtney Pearsall](#)
Subject: Online Form Submittal: City of Hopkins Public Art Committee Application
Date: Friday, February 28, 2025 2:11:11 PM

City of Hopkins Public Art Committee Application

First Name	Dan
Last Name	Goettsch
Email	[REDACTED]
Address	[REDACTED]
City	Hopkins
State	MN
Zip Code	55343

Please indicate why you want to serve on this committee:

My wife and I moved our family (2 young boys and a dog) to Hopkins in 2022, from our first home in NE Mpls. In addition to owning a home, we work here full-time and our boys have grown up at Harley Hopkins. We've absolutely fallen in love with the community. We both grew up in small towns (Austin, MN and Minocqua, WI) that have friendly character with historic charm. We feel like we've found that in Hopkins, plus all the amazing access to lakes, parks, trails, and culture. We run, bike, dine, and play all over the city and want to continue to invest and get involved. We both have an extensive volunteer background and are always looking for ways to give back.

Please describe your interest or connection to the arts:

I am a lifelong practicing fine artist, having shown and exhibited work over the past decade at numerous NEMA events - Art-A-Whirl, etc. as a supporting member and working out of the Casket Arts building. Since moving to Hopkins I have a home studio and workshop, but am looking for new commercial space. Professionally I am a creative director, graphic designer, and illustrator, having founded my own branding agency in 2015. I've worked with clients big and small, local to international, and in numerous creative and marketing functions. In the past I've volunteered with Free Arts MN, Art Buddies, and BigBrotherBigSisters, and really believe in building creative confidence in kids. I'd love to strategize, plan, and execute new ideas to bring art and creativity to the community.

The following information will help us understand who is applying for this committee. Please check the boxes that apply to you.

Do you live or work in	<input checked="" type="checkbox"/> Live and Work
------------------------	---

Hopkins?

If neither, what is your connection to Hopkins? *Field not completed.*

If you are affiliated with a business, please list: *Field not completed.*

Sex Male

Race/Ethnic Group White

Government Data Practices - Tennessee Warning: I agree

Electronic Signature Daniel J. Goettsch

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From: noreply@civicplus.com
To: [Kersten Elverum](#); [Revee Needham](#); [Courtney Pearsall](#)
Subject: Online Form Submittal: City of Hopkins Public Art Committee Application
Date: Tuesday, March 4, 2025 12:22:56 PM

City of Hopkins Public Art Committee Application

First Name	James
Last Name	Green
Email	[REDACTED]
Address	[REDACTED]
City	Hopkins
State	MN
Zip Code	55343
Please indicate why you want to serve on this committee:	I am an active artist living here in Hopkins and currently serve as Chair for the Friends of Hopkins Center for the Arts. My final term expires December 31, 2025 and I would like to stay involved with the arts going forward.
Please describe your interest or connection to the arts:	In addition to the above, I have been involved with the arts as an exhibitor at HCA, Cream& Amber, Munkabeans and on the 8th Ave Artery. Beside a Friends of HCA board member, in the recent past I was on the Planning and Zoning Commission where public art projects were part of proposals.
The following information will help us understand who is applying for this committee. Please check the boxes that apply to you.	
Do you live or work in Hopkins?	Live, Live and Work
If neither, what is your connection to Hopkins?	<i>Field not completed.</i>
If you are affiliated with a business, please list:	<i>Field not completed.</i>
Sex	Male
Race/Ethnic Group	White
Government Data Practices - Tennesse	I agree

Warning:

Electronic Signature

James W Green

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From: noreply@civicplus.com
To: [Kersten Elverum](#); [Reeve Needham](#); [Courtney Pearsall](#)
Subject: Online Form Submittal: City of Hopkins Public Art Committee Application
Date: Friday, February 28, 2025 2:11:17 PM

City of Hopkins Public Art Committee Application

First Name	Megan
Last Name	Kerber
Email	[REDACTED]
Address	[REDACTED]
City	Hopkins
State	MN
Zip Code	55343
Please indicate why you want to serve on this committee:	As a Hopkins resident and graphic design business owner, I am always thrilled to see our murals and sculptures around town. We walk our kids all over to see them, I talk about them to my friends who drive through, and I'm definitely guilty of posing for a picture or two for social media. I'd like to contribute to the growth of public art in Hopkins.
Please describe your interest or connection to the arts:	I have always been an artist. I took art classes as the art museum as a kid, loved my photography dark room classes in high school, and majored in graphic design in college. I worked in creative in-house for a number of Minnesota companies, and a year and a half ago opened up my own design consultancy. Art is life.
The following information will help us understand who is applying for this committee. Please check the boxes that apply to you.	
Do you live or work in Hopkins?	Live and Work
If neither, what is your connection to Hopkins?	<i>Field not completed.</i>
If you are affiliated with a business, please list:	Upbound Creative Consultancy
Sex	Female
Race/Ethnic Group	White

Government Data
Practices - Tennessen
Warning:

I agree

Electronic Signature

Megan G Kerber

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From: noreply@civicplus.com
To: [Kersten Elverum](#); [Reeve Needham](#); [Courtney Pearsall](#)
Subject: Online Form Submittal: City of Hopkins Public Art Committee Application
Date: Thursday, February 27, 2025 12:53:57 PM

City of Hopkins Public Art Committee Application

First Name	Peter
Last Name	Leih
Email	[REDACTED]
Address	[REDACTED]
City	Hopkins
State	MN
Zip Code	55343

Please indicate why you want to serve on this committee:	Public art is an indicator of strength of community and culture in any town, and how important the arts are to a citizenry. Public art can bring art to communities which may not otherwise have access to the arts, and bridge a potential gap between institution and community. Hopkins is unique in it's dynamic annual cycling of sculptural art, and the large scale paintings around town are finally catching up. I think I can be an important community voice to this advisory board.
--	---

Please describe your interest or connection to the arts:	I've had a lifelong connection to the arts. My parents believed a strong arts involvement was just as important as a traditional school curriculum growing up, and I've tried to pass that down to my daughter as well. I'm a potter, and linoblock printer (as a hobbyist, not a professional...yet. Haha), as well as much more traditional handicraft, which becomes a fiery topic of discussion, that of art vs craft. This is hard to quantify, as the arts have always been the background radiation of my universe. There's only been a few times in my life where art and the arts weren't in my immediate orbit.
--	---

The following information will help us understand who is applying for this committee. Please check the boxes that apply to you.

Do you live or work in Hopkins?	Live
If neither, what is your connection to Hopkins?	<i>Field not completed.</i>
If you are affiliated with	<i>Field not completed.</i>

a business, please list:

Sex Male

Race/Ethnic Group White

Government Data I agree
Practices - Tennessee
Warning:

Electronic Signature Peter Leih

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From: noreply@civicplus.com
To: [Kersten Elverum](#); [Reeve Needham](#); [Courtney Pearsall](#)
Subject: Online Form Submittal: City of Hopkins Public Art Committee Application
Date: Friday, February 28, 2025 12:15:54 PM

City of Hopkins Public Art Committee Application

First Name	Jacob
Last Name	Panka
Email	[REDACTED]
Address	[REDACTED]
City	Chaska
State	MN
Zip Code	55318

Please indicate why you want to serve on this committee:	I want to serve on the Hopkins Public Art Committee because as a local business owner and naturopathic doctor, I see how art enhances community wellbeing and creates vibrant public spaces. My healthcare perspective offers unique insights into how art can promote healing and connection. I'm committed to supporting public art initiatives that reflect Hopkins' diverse identity while attracting visitors to our local businesses and strengthening our community bonds.
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Please describe your interest or connection to the arts:	I approach art through the lens of holistic wellness. I appreciate how art enhances mental health, builds community connections, and stimulates local economic growth. My practice incorporates visual arts to create healing environments, and I've collaborated with local artists to display their work in my business. I value art that tells community stories while promoting wellness and have experienced firsthand how creative expression strengthens Hopkins' unique identity and draws visitors to our business district.
--	---

The following information will help us understand who is applying for this committee. Please check the boxes that apply to you.

Do you live or work in Hopkins?	Work
If neither, what is your connection to Hopkins?	<i>Field not completed.</i>
If you are affiliated with	Panka Natural Health 901 1st St. N

a business, please list:

Sex	Male
-----	------

Race/Ethnic Group	White
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Government Data Practices - Tennessee Warning:	I agree
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Electronic Signature	Jacob J. Panka
----------------------	----------------

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

From: noreply@civicplus.com
To: [Kersten Elverum](#); [Reeve Needham](#); [Courtney Pearsall](#)
Subject: Online Form Submittal: City of Hopkins Public Art Committee Application
Date: Friday, February 28, 2025 10:28:00 AM

City of Hopkins Public Art Committee Application

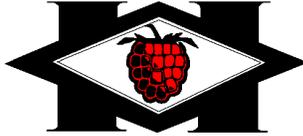
First Name	Chelsea
Last Name	Paurus
Email	[REDACTED]
Address	[REDACTED]
City	Hopkins
State	MN
Zip Code	55343
Please indicate why you want to serve on this committee:	I am the owner of Earth Goddess Gardens located here in Hopkins and I am very interested in starting to incorporate special and unique gardens around our city.
Please describe your interest or connection to the arts:	Landscaping is a form of Art - the land is your canvas, and the plants, trees and shrubs are your paint. There is something so magical about a garden that is full of color, texture and life! Creating beautiful gardens has been a passion of mine for 20 years and I would really love to share this with our city in public spaces for all to enjoy.
The following information will help us understand who is applying for this committee. Please check the boxes that apply to you.	
Do you live or work in Hopkins?	Live and Work
If neither, what is your connection to Hopkins?	<i>Field not completed.</i>
If you are affiliated with a business, please list:	Earth Goddess Gardens
Sex	Female
Race/Ethnic Group	<i>Field not completed.</i>
Government Data Practices - Tennessee	I agree

Warning:

Electronic Signature

Chelsea Paurus

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



Administration

CITY OF HOPKINS

City Council Report 2025-069

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Laila Imihy, AICP – Special Projects and Initiatives Manager

Date: April 15, 2025

Subject: Agreement to Host Civic Bridgers Fellow

RECOMMENDED ACTION

MOTION TO Authorize Staff to enter into an agreement with Civic Bridgers to host an AmeriCorps Vista Member.

OVERVIEW

The Civic Bridgers Fellowship immerses emerging professionals in a year of bridge-building service at a nonprofit or public agency. Every assignment is different, but one thing holds true: Fellows model, apply, and transfer bridging skills in service of their communities.

The City of Hopkins has been accepted to host a Civic Bridgers Fellow, a division of AmeriCorps VISTA, starting August 2025. The position will assist staff on a variety of capacity building projects, including supporting curriculum development for the ACE Program, improving city-wide community engagement, and building more connections to our diverse communities here in Hopkins. The Fellow will join the City's administration department, working 30-40 hours per week.

The total cost to host a Fellow is \$24,000 which will be paid out of the City's 2025 Equity Fund budget.

SUPPORTING INFORMATION

- Civic Bridgers Fellow Position Description



VISTA ASSIGNMENT DESCRIPTION PROGRAM DEVELOPMENT AND ENGAGEMENT FELLOW

To review Civic Bridgers Fellowship qualifications and program information, see [Civic Bridgers Fellowship: Host Overview 2025-2026.docx](#)

To see exemplar VADs, See
[2025 Civic Bridgers Assignment Description Program Engagement Coordinator Exemplar](#)
[2025 Civic Bridgers Assignment Description Enrichment Programming Developer](#)
[2025 Civic Bridgers Assignment Description Volunteer Engagement Specialist](#)
[2025 Civic Bridgers Assignment Description Program Development Fellow Exemplar](#)

General Details

Complete all fields in the right-hand column; some information has been completed for you

ORGANIZATION NAME	City of Hopkins
ORGANIZATION ADDRESS	1010 1st Street S. Hopkins MN 55343
FELLOW JOB TITLE	Program Development and Engagement Fellow
DEPARTMENT	Administration
SUPERVISOR NAME & TITLE	Laila Imihy, AICP - Special Projects and Initiatives Manager
SUPERVISOR EMAIL ADDRESS	limihy@hopkingsmn.com
SUPERVISOR PHONE	612-245-1599
FIRST DAY OF SERVICE	Monday, August 10, 2025 (Orientation with Civic Bridgers)
FIRST DAY OF WORK AT ORG	Monday, August 18, 2025
LAST DAY OF SERVICE	Sunday, August 9, 2026
HOURS OF SERVICE (WEEKLY)	35-40
LOCATION OF SERVICE	20% Remote, 80% In Person

Host Site Organization Description

What is the mission of your organization or agency?

Max 100 words.



The City of Hopkins is a local unit of government located in western Hennepin County, Minnesota with a population of 19,079 residents. The City's mission is Inspire, Educate, Involve, Communicate and our vision is Creating a spirit of community where... All people feel safe and respected, and diversity is celebrated, Business growth is supported, and a vibrant downtown is maintained and People enjoy exceptional government services, neighborhoods and outstanding schools.

Summary of Assignment Goal

What do you hope for your Fellow to accomplish? This summary must make a direct connection to how the assignment alleviates the causes or symptoms of poverty. **The assignment must also emphasize capacity-building work; Americorps VISTAs may not perform direct service as a main function of their role.**

Max 100 words.

The Program and Engagement Fellow at the City of Hopkins will increase the City's capacity to more effectively connect and engage with residents, building bridges with residents and community partners so that the City can more effectively understand and address community needs. Working between helping develop a comprehensive community engagement strategy for the organization, to working to strengthen the curriculum of the ACE Program, this position will improve organizational capacity to reach, serve, and honor all community members, this role will advance equitable access to resources and support, ultimately alleviating poverty's symptoms and addressing its underlying causes.

Objective 1: Develop and help launch the City's new commission or task force on engagement and belonging

- Conduct research on successful engagement and belonging commissions in other cities and identify best practices for inclusive community participation.
- Coordinate and host community events, workshops, and listening sessions to gather community input on the commission's structure and priorities.
- Assist in drafting the mission, goals, bylaws and structure of the commission
- Create outreach materials, develop and implement a recruitment strategy to ensure diverse representation on the commission
- Develop training and orientation for new commission members.

Objective 2: Strengthen Community Engagement and Partnership Efforts

- Conduct research on effective community engagement frameworks from other cities and organizations.
- Identify best practices for equitable and inclusive engagement strategies.
- Analyze existing community engagement efforts within the city to assess gaps and opportunities.
- Facilitate engagement with city leaders, staff and residents to understand current engagement needs and priorities.



- Design a structured framework outlining roles, responsibilities, and processes for community engagement. Including guidelines, policies, and procedures to standardize engagement efforts.
- Create strategies for ensuring inclusive participation from diverse communities.
- Develop training materials and toolkits for city staff on community engagement best practices.

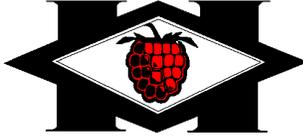
Objective 3: Develop and strengthen ACE Program Curriculum

- Review existing ACE Program training materials and identify gaps or areas for enhancement.
- Research workforce development and career readiness curriculum tailored to youth aged 16-24.
- Review and update current training curriculum for participants and supervisors to ensure the curriculum is accessible to participants with different levels of experience and education and aligned with teaching skills for jobs in high-growth, high-demand industries.
- Create 1-2 additional ACEentials programs that can be offered during the school year to teach job skills and recruit students for the program.
- Design interactive workshops, case studies, and real-world problem-solving exercises to be used with interns during summer professional development programming.
- Create a repository of resources, including reading materials, videos, and discussion guides, for interns to access during downtime.
- Develop a system for tracking participant progress and curriculum impact over time.

Qualifications

The ideal candidate will possess the following skills or qualifications:

- **Strategic Planning:** Ability to analyze complex information, identify patterns, and understand the implications of different strategies.
- **Strong Communication:** Ability to effectively communicate with individuals from diverse backgrounds
- **Relationship-Building and Networking:** Experience or interest in building and maintaining partnerships with community organizations, local businesses, and key stakeholders.
- **Problem-Solving:** Able to identify problems, develop solutions, and implement them effectively.
- **Proficiency in Common Software Applications:** Familiarity with Google Workspace tools such as docs and sheets.



CITY OF HOPKINS

City Council Report 2025-064

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Ryan Krzos, City Planner

Date: April 15, 2025

Subject: Second Reading of an Ordinance Rezoning 100 Jackson Ave N

RECOMMENDATION

The City Council is asked to, by motion, adopt for second reading Ordinance 2025-1225, rezoning the property at 100 Jackson Avenue N to IX-S, Employment Mix Suburban Center with a Planned Unit Development

REQUEST

The proposed Ordinance amends the City's zoning map to rezone the property at 100 Jackson Ave N from RX-TOD, Residential-Office Mix Transit-Oriented District (TOD) with a Planned Unit Development to IX-S, Employment Mix Suburban Center with a Planned Unit Development. The Ordinance is unchanged from the first reading conducted at the April 1, 2025 City Council meeting. Approval of a second reading of the proposed Ordinance is the next step in the process to officially adopt the regulations.

NEXT STEPS

If approved for a second reading, the Ordinance will be published in the City's official paper, as is required to make it effective.

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

ORDINANCE 2025-1225

AN ORDINANCE REZONING THE PROPERTY AT 100 JACKSON AVE N FROM RX-TOD, RESIDENTIAL-OFFICE MIX TRANSIT ORIENTED DEVELOPMENT CENTER WITH A PLANNED UNIT DEVELOPMENT TO IX-S, EMPLOYMENT MIX SUBURBAN CENTER WITH A PLANNED UNIT DEVELOPMENT

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

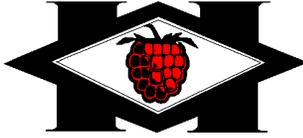
1. That the following described premises is hereby rezoned from RX-TOD, Residential-Office Mix Transit Oriented Development Center with a Planned Unit Development to IX-S, Employment Mix Suburban Center with a Planned Unit Development.
2. The property to be rezoned is legally described as Lot 3, Block 1, Excelsior Crossings 2nd Addition.

First Reading:	April 1, 2025
Second Reading:	April 15, 2025
Date of Publication:	April 15, 2025
Date Ordinance Takes Effect:	April 24, 2025

ATTEST:

Patrick Hanlon, Mayor

Amy Domeier, City Clerk



CITY OF HOPKINS

City Council Report 2025-070

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Kurt Howard, Planner

Date: April 15, 2025

Subject: Second Reading of Ordinance 2025-1224 Adopting Hopkins Sustainable Building Policy

RECOMMENDED ACTION

MOTION TO Adopt for Second Reading Ordinance 2025-1224, Amending Hopkins City Code Part II, Chapter 8, Establishing a Hopkins Sustainable Building Policy

OVERVIEW

Sustainable building policies are tools used by local jurisdictions to increase the degree to which new development contributes to improvements in public health, environmental justice, and environmental and economic sustainability. This is accomplished by requiring, incentivizing, or encouraging development to occur in ways that reduce carbon emissions, reduce waste, protect natural areas, mitigate stormwater runoff, and contribute to other sustainability goals. The Hopkins Sustainable Building Policy holds potential to advance the following goals documented by the City of Hopkins:

- The Cultivate Hopkins 2040 Comprehensive Plan encourages sustainable practices in locating, designing, constructing, and maintaining development in the city, with an associated strategy of exploring implementation of heightened development review through sustainable building regulations.
- Adopted in May of 2024, the Hopkins Energy Action Plan identifies sustainable development as one of four focus areas for achieving Hopkins' desired energy future, with an associated strategy of developing a Hopkins Sustainable Building Policy
- The City Council's formally adopted Goals and Strategic Action Plan for 2024 identifies an action step of exploring a sustainable building development policy.

At the end of 2023, the City Council directed staff to develop a Hopkins Sustainable Building Policy. With the support of funding from Hennepin County and subject matter expertise from staff at the Center for Energy and Environment, staff developed the policy detailed below, that is now proposed for adoption and detailed below.

SUPPORTING INFORMATION

- Proposed Ordinance 2025-1224
- Planning & Zoning Commission Resolution 2025-03
- Written comments received

Overview of Proposed Policy

The key components of the proposed Hopkins Sustainable Building Policy include:

- Policy Triggers: these control which types of development are subject to the policy.
- Third-party rating systems: developments subject to the policy are required to achieve certification from at least one approved third-party sustainable building rating system.
- Hopkins universal requirements: must be met by all developments subject to the policy regardless of which third-party certification is achieved.

Policy Triggers

Policy triggers enable cities to determine the scales and types of development to which a sustainable building policy applies. This helps strike an effective balance between the sustainability goals of the policy and the practical feasibility of new development.

The Hopkins Sustainable Building Policy is proposed to apply to a development if it meets the following criteria:

- It is new construction, AND
- It has at least 10,000 square feet of non-residential space and/or has 20 or more residential units, AND
- It meets at least one of the following criteria:
 - It is publicly owned, OR
 - It is receiving discretionary land use approvals, including Planned Unit Development (PUD), Rezoning, or Comprehensive Plan Amendment, OR
 - It is receiving over \$300,000 in City financial assistance, such as Tax Increment Financing, land write-downs, grant dollars from other organizations that pass through the City, etc.

Third-Party Rating Systems

Incorporating existing third-party rating systems into the policy helps establish a level of standardization across the policies of different cities in Minnesota, reduces the administrative costs of implementing the policy, and covers many of the fundamental bases of sustainable building design, including energy efficiency, greenhouse gas reduction, use of renewable energy, stormwater mitigation, and electric vehicle (EV) infrastructure. The proposed list of eligible third-party rating systems for developers to select from include:

- U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), certified Silver, Gold, or Platinum
- Minnesota Sustainable Building Guidelines (B3)
- Enterprise Green Communities
- Green Communities - MN Overlay
- Other rating systems as approved by staff

Universal Requirements

The Hopkins-specific universal requirements component of the Hopkins Sustainable Building Policy gives cities the ability customize their policy to reflect the unique sustainability goals of the community and helps fill any gaps not covered by the third-party rating systems. The universal requirements currently proposed for a Hopkins Sustainable Building Policy include:

- Reporting Predicted Greenhouse Gas Emissions
- Evaluating feasibility of
 - Installing a cool or green roof OR
 - Sourcing 2% of energy with on-site renewable energy.
- Make 5-10% of parking spots EV-ready or EV-capable, depending on land use type.
- Evaluate feasibility of activities from low-salt design checklist.

Community Input and Engagement:

Beginning in October 2024, staff undertook a stakeholder engagement process to seek input and feedback regarding the policy. The feedback received through stakeholder engagement includes:

- Positive feedback for pursuing a Hopkins Sustainable Building Policy
- It is critical to ensure that the hard and soft costs of complying with the policy be proportional to the financial and/or land use incentives received.
- Concerns about raising project costs and the ability for developers to predict cost impacts.
- Interest in adding certification programs, including the U.S. Department of Energy's Zero Energy Ready Home program and Phius Core.
- Commentary on pros and cons of proposed certification programs.

Engagement Activities:

- In-person community engagement at the Fire Station Open House on October 12, 2024
- Discussion at the Hopkins Planning and Zoning Commission meeting on October 22, 2024
- Discussion at the Hopkins Park Board meeting on October 28, 2024
- Direct outreach to development community
- Published notice of this public hearing in the City's official paper
- The Planning and Zoning Commission's public hearing on March 25, 2025

Planning & Zoning Commission Recommendation

The Planning & Zoning Commission held a public hearing regarding the proposed policy at their meeting on March 25, 2025. One member of the public commented in favor of adopting the policy. Following the public hearing, the Commission discussed the policy and voted 3-1 in favor of recommending that the City Council approve the policy with one modification to reduce the policy's square footage threshold of applicability from 15,000 square feet to 10,000 square feet. This recommended change has been incorporated into the proposed Ordinance 2025-1224.

NEXT STEPS

If approved for a second reading, the Ordinance will be published in the City's official paper, as is required to make it effective.

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

ORIDNANCE 2025-1224

**AN ORDINANCE AMENDING PART 2, CHAPTER 8 OF THE HOPKINS CITY CODE
TO ESTABLISH A HOPKINS SUSTAINABLE BUILDING POLICY**

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

SECTION 1. Hopkins City Code, Part II, Chapter 8 is hereby amended to add Article VIII, to read with the double-underlined language after as follows:

Article VIII. - Hopkins Sustainable Building Policy

Sec. 8-321. – Applicability. The Hopkins Sustainable Building Policy applies to a development if it meets the following criteria:

- (a) It is new construction, AND
- (b) It has at least 10,000 square feet of non-residential space and/or has 20 or more residential units, AND
- (c) It meets at least one of the following sub-criteria:
 - i. It is publicly owned, OR
 - ii. It is receiving discretionary land use approvals, including Planned Unit Development, Rezoning, or Comprehensive Plan Amendment, OR
 - iii. It is receiving over \$300,000 in financial assistance from Tax Increment Financing, City land write-downs, the Housing Redevelopment Authority, Local Affordable Housing Aid, grant dollars from other organizations that pass through the City, or property tax abatements.

Sec. 8-322. – Sustainable Building Rating System. All applicable projects must certify the project under the current version of one of the following rating systems and levels:

- (a) LEED Building Design and Construction or LEED Residential BD+C Multifamily Certified Silver, Gold or Platinum
- (b) State of Minnesota B3 Guidelines Certified Compliant
- (c) Enterprise Green Communities Certification or Certification Plus
- (d) Equivalent rating systems with prior staff approval

Sec. 8-323. - Hopkins Universal Requirements. All applicable projects must comply with the following Hopkins Universal Requirements:

- (a) Calculate predicted greenhouse gas emissions and report to City staff
- (b) Evaluate feasibility of sourcing 2% of energy with on-site renewable energy and install if cost-effective by B3 guidance OR evaluate feasibility of installing a cool or green roof through a similarly developed cost effectiveness assessment as used for the B3 renewables guidance.

- (c) For 5-10% of parking spots, install electric vehicle charging equipment or make EV-ready. Exact requirement is based on land use type.
- (d) Evaluate feasibility of activities from the City of Hopkins' low-salt design checklist.

Secs. 8-324 – 8-340 – Reserved.

SECTION 2. The effective date of this ordinance shall be April 24, 2025.

First Reading:	April 1, 2025
Second Reading:	April 15, 2025
Date of Publication:	April 24, 2025
Date Ordinance Takes Effect:	April 24, 2025

By: _____
Patrick Hanlon, Mayor

ATTEST:

Amy Domeier, City Clerk

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

PLANNING & ZONING COMMISSION RESOLUTION 2025-03

**RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A HOPKINS
SUSTAINABLE BUILDING POLICY**

WHEREAS, the Cultivate Hopkins 2040 Comprehensive Plan encourages sustainable practices in locating, designing, constructing, and maintaining development in the city, with an associated strategy of exploring implementation of heightened development review through sustainable building regulations.; and

WHEREAS, the Hopkins Energy Action Plan identifies sustainable development as one of four focus areas for achieving Hopkins' desired energy future, with an associated strategy of developing a Hopkins Sustainable Building Policy; and

WHEREAS, the Hopkins City Council's formally adopted Goals and Strategic Action Plan for 2024 identifies an action step of exploring a sustainable building development policy.; and

WHEREAS, the written comments and analysis of City staff were considered.

NOW THEREFORE BE IT RESOLVED, that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council of the City of Hopkins approve an ordinance adopting a Hopkins Sustainable Building Policy.

Adopted this 25th day of March, 2025.



Whitney Terrill, Chair



Miles & Associates Inc.

Construction Management / Architects

1121 Jackson Street NE Suite 127
Minneapolis, MN 55413
612 328 1981 cell
612 378 4870 office
miles@milescm.com
www.milescm.com

Memorandum

To: Kurt Howard
From: James Miles
Date: March 7, 2025
CC:
Re: Hopkins Sustainability Policy

I commend Hopkins for considering this policy, I especially am pleased that you are allowing ONE path to be followed, unlike St. Paul which requires multi paths.

I've worked on many sustainable multifamily projects and here are my comments.

- LEED
This is a robust but very expensive option and few if any developers will pick this path due to the excessive costs and administrative burden.
- B3 Guidelines
Again, not a bad option, but in my experience, this pushes projects to all electrification, at the expense of in example exterior insulation. My opinion is that mechanical systems last 15-20 years, but the building envelope is for the life of the building. Weather all electrification is the way of the future can be debated, but no doubt the most energy efficient multifamily building TODAY is gas fired magic paks, out of the question using B3 guidelines.
- Green Communities.
Requires Energy Star Certification. In Minnesota this dictates the insulation of underground parking garages, a VERY expensive option and the benefit is marginal, with no options, you must do it. This adds 10,000 dollars per unit construction costs with a pay back of 30-50 years. Makes no sense in our climate. This program is also heavy on paperwork.
- DOE Net Zero (ZERH) Program
Building needs to be wired for FUTURE electric mechanical system
Garage does not need to be insulated (1 unit needs to meet Energy Star Certification Standards), common spaces need to meet 2021 IECC Standards.
This program gives developers some flexibility with provisions being made for future changes, as economics may dictate. It is low cost (No fees), and a Rater does most of the paperwork.

I am hopeful that you will put the ZERH program on your list, if nothing else, it will expose developers to this most important program.

Thank you for your consideration.

From: [Peter Schmelzer](#)
To: [Kurt Howard](#)
Subject: Re: Proposed Hopkins Sustainable Building Policy
Date: Monday, March 10, 2025 2:12:43 PM
Attachments: [Outlook-A picture .png](#)
[Hopkins Sustainable Building Policy Handout.pdf](#)

This Message Is From an External Sender

Hello, Mr. Howard,

Congratulations on adopting a sustainability policy! This is an important step in the right direction. Thank you also for reaching out for input from the design community.

For the last 30 years, I have followed the sustainability movement, after writing my master's thesis on the topic in the early '90's. After licensure, I became LEED accredited, and then finally about 10 years ago, I became a Certified Passive House Consultant. Now I volunteer as the president of [Phius Alliance Minnesota](#), promoting passive building approaches in our great state.

Through the years, I came to understand that energy efficiency for reduced carbon emissions has not been guaranteed by sustainability standards. Design teams have had the option to score in other point categories than reducing emissions. So projects have been built and certified that use more energy than before.

That is why I joined Phius. Phius certification focuses on hitting aggressive energy reduction targets, which are micro-climate specific and cost-optimized. Phius certification means your project is as energy efficient as it can reasonably be in your location. (Phius also ensures proper ventilation, thermal comfort, less draftiness, and quieter buildings...)

I argue that Phius should be the core of every sustainability standard. Start with efficiency, so less energy is required. This means fewer power plants, wind turbines, and solar panels. It also means less impact on electric, gas, and water treatment facilities.

The sustainability aspect can then begin in earnest, once energy efficiency is required. Then we start to look at responsibly sourced materials, avoiding toxins, providing for non-motorized transit, and all the other sustainability features well-enumerated in LEED v5. In fact, Phius certification can be used to achieve points within the sustainability standards.

I have also learned that all sustainability standards have not been created equally. SB2030 and the B3 guidelines have for many years had loopholes that prevented the intended level of sustainability, and the process has been ambiguous. ICC 700 National Green Building Standard is known to be one of the easiest standards to meet, without much variation from

code-built construction. So, choose wisely your standards and the required performance tiers within.

Also, I recommend requiring actual certification. Some may argue that funding must be locked in before the certifications are finalized, but I argue that requiring certification is the only way to know that you are getting what you paid for. What does 'following' a standard mean, if certification is not required? When certification is mandatory, you can open conversation after the fact about why it might not have been attained and work out an acceptable solution. But if certification is optional, there can be no followup conversation since you'll never know how closely the standard was or was not followed.

In summary, I would recommend the following to achieve the best results for the Hopkins Sustainability Policy:

1. Adopt [Phius Core](#) as the basis of your new construction energy efficiency requirement,
2. Adopt [Phius REVIVE](#) as the basis of your retrofit energy efficiency requirement, and
3. Require a sustainability certification (non-Phius) to achieve your broader sustainability goals.

I would be happy to converse further on this, if that would be helpful.

Best regards,
Peter

Peter Schmelzer
President, Phius Alliance Minnesota
AIA, LEED AP, NCARB, CPHC
Senior Project Manager, Contract Administration



1301 American Blvd. E, Suite 100
Bloomington, MN 55425
Mobile: 507.649.9768
Office: 612.879.6000
Email: peters@kaaswilson.com
Web: www.kaaswilson.com

From: Kurt Howard <khoward@hopkinsmn.com>

Sent: Thursday, March 6, 2025 3:02 PM
To: Kurt Howard <khoward@hopkinsmn.com>
Subject: Proposed Hopkins Sustainable Building Policy

Greetings,

The City of Hopkins is considering adopting a Sustainable Building Policy and welcomes your input to help inform a decision. The details of the proposed policy are outlined in the attached handout. You are invited to review the policy and provide any feedback by Tuesday, March 18th.

Please feel free to let me know if you have questions or if it would be helpful to discuss.

Thank you,

Kurt



Kurt Howard (he/him) | Planner | City of Hopkins
1010 1st Street S | Hopkins, MN 55343 | 952-548-6339
www.hopkinsmn.com

From: [Jim Kumon](#)
To: [Kurt Howard](#)
Subject: Re: Proposed Hopkins Sustainable Building Policy
Date: Thursday, March 6, 2025 10:49:42 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hi Kurt,

Nice to meet you. While I don't have a lot of context for the tradeoffs for putting this policy in place, the number one goal of any such policy on a development project is that it does not incur more hard cost or soft costs to comply with than the revenue provided that triggered the need for compliance. While there are a couple of items here that are pretty direct and easy to predict cost impacts, there are many which have significant cost implications for the reporting or compliance that would probably put a dent in the budget where the incentive is trying to probably be used to offset other costs (depending on the order of magnitude of the incentive \$3,000 or \$300,000 would be a big swing in expectations). In general, adding these kinds of compliance mechanisms which are not directly tied to the actual costs of greening the project itself run the risk of just increasing costs.

The Minneapolis Green Cost share program is a good model because the building gets better directly through measures that help pay for that first cost improvement. Calculating energy savings or emissions is often then able to be calculated by third party agencies like Franklin Energy who are running the Utility programs that the city relies upon (and does not create secondary compliance burden) for ensuring compliance. I would suggest that if you want green outcomes, you'd have to apply some of the resources being provided to get those green outcomes, whether hard or soft costs, not a trade off for something unrelated. Or work with other partners already providing some services such that they are able to complete reporting and compliance for the project free of charge. Tacking on green elements to a project that is fundamentally not on that path will likely result in uneven and inefficient outcomes.

In short, unless the developer can clearly see the dollars, the compliance pathway and the timeline that is associated with an incentive, along with those items being right sized and curated toward that product type (residential vs commercial for instance), it would be hard to judge whether the help of the incentive is worth the harm of the strings attached. The policy as written gives me no real parameters for a sample deal or what rules apply to which types or sizes of projects. Having sample pathways for a multifamily residential, vs a warehouse vs a small commercial building along with the typical programs that are already associated with those projects (rating systems or other energy rebates), would make it much clearer.

At this juncture it's too broad and too hard to evaluate the best way to comply to provide good feedback. If you can provide a list of the types and sizes of projects that would be the most likely to be subject to these policies, plus the incentives amount range that would go with, a group of developers could probably suggest the best pathway across these types to provide the city guidance for choosing the rating system and the reporting required for each. Hopefully this general feedback is helpful to providing a loop where then more information is also the relevant information in determining these factors.

Best
Jim

On Thu, Mar 6, 2025 at 3:02 PM Kurt Howard <khoward@hopkinsmn.com> wrote:

Greetings,

The City of Hopkins is considering adopting a Sustainable Building Policy and welcomes your input to help inform a decision. The details of the proposed policy are outlined in the attached handout. You are invited to review the policy and provide any feedback by Tuesday, March 18th.

Please feel free to let me know if you have questions or if it would be helpful to discuss.

Thank you,

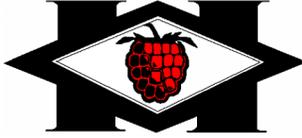
Kurt



Kurt Howard (he/him) | Planner | City of Hopkins
1010 1st Street S | Hopkins, MN 55343 | 952-548-6339
www.hopkinsmn.com

--

Jim Kumon
Principal | Electric Housing
Minneapolis, MN
612-875-1196



CITY OF HOPKINS

Engineering

City Council Report 2025-067

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Eric Klingbeil, City Engineer

Date: April 15, 2025

Subject: Adopt Assessment Roll; Central Avenues Street and Utility Improvements
– City Project 2024-10

RECOMMENDED ACTION

MOTION TO Adopt Resolution 2025-026, Resolution Adopting Assessment Roll Central Avenues Improvements Street and Utility Improvements, City Project 2024-10;

OVERVIEW

Assessment calculations were prepared based on the overall lowest bid received for the Central Avenues Street and Utility Improvements. At its March 18, 2025 meeting the Hopkins City Council ordered preparation of the assessment roll for the project. At that same meeting, the Council ordered an assessment hearing for the project to be held April 15, 2025. This assessment hearing sets in motion levying of assessments against benefiting properties. A public hearing notice has been published and mailed, along with an assessment statement, to every affected property owner. As of this writing, no written objections contesting the proposed assessments have been submitted. Written objections to Council must be submitted no later than the hearing date.

SUPPORTING INFORMATION

- Resolutions 2025-026
- Affidavits of Mailing & Publication
- Notice of Assessment Hearing
- Assessment Roll

ANALYSIS OF ISSUES

Project Costs and Assessments

Based on the low bid the total estimated project cost is \$14,931,491 which included the low bid, and soft costs. A summary of assessment impacts from previous assessment rolls to the current assessment is as follows:

- All properties will see a decrease from the proposed assessment amounts due to unit prices for private utility replacement in the bid versus the engineers estimate. Most assessments were reduced by approximately \$940.

The assessments are based on the City's assessment policy, whereby 70% of the street reconstruction cost and 50% of the sewer and water service replacement are assessed to benefiting properties residential properties and 100% to commercial properties. The policy also allows for assessments to be capped should assessments exceed previous year assessments by 20%; the costs for this project did indeed trigger the assessment cap. The 2025/2026 assessment cap for residential properties is \$109.32 per front foot; there is no cap for commercial property.

Benefit appraisals were also commissioned for commercial and institutional properties, as allowed under the policy, and considered against the policy calculation. The lower total based on this comparison was used as the assessment in the final roll.

The interest rate will be 2 percentage points above the Total Interest Cost (TIC) of the bonds sold for the project. Rate will be determined when bonds are issued in May 2025. Staff recommends adopting a 15-year term for the assessment as discussed at previous City Council meetings.

Property owners can prepay without interest through July 31, 2025. To avoid the assessment being certified on property taxes, owner must make payment prior to November 1, 2025.

The full assessment roll including all notification letters is available upon request.

Appeals

Property owners are given the opportunity to approach Council with their objections to the proposed assessments during the public hearing. Standard forms for written objections have been available at City Hall and need to be submitted no later than the hearing date.

No Appeals have been received at the time of writing this report.

Public Information

Assessments for the project were discussed at three informational meetings prior to bidding. These meetings presented the same information, which was focused on providing detailed information related to assessments including calculation methodology, interest calculation, payment options, and deferring assessments.

An additional public informational meeting was held on April 9, 2025 after bids were received. This meeting focused on assessments and covered the upcoming construction schedule, issues that commonly come up during construction, and coordination of private improvements during construction. Example calculations were presented for assessments and payments involving several different situations.

Project Schedule

Conduct Public Assessment Hearing	April 15, 2025
Adopt Assessment Roll/Award Contract	April 15, 2025
Begin Construction	Spring 2026
Complete Construction	Fall 2026

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2025-026

RESOLUTION ADOPTING ASSESSMENT ROLL

CENTRAL AVENUES IMPROVEMENTS

CITY PROJECT 2024-10

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for the improvement of Central Avenues Street and Utility Improvements, as described in the files of the City Clerk as Project 2024-10.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hopkins, Minnesota, that:

1. Such proposed assessment, as may be amended and a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of fifteen years, the first of the installments to be payable on or after the first Monday in January 2026, and shall bear interest at 2 percentage points above the Total Interest Cost of the bonds issued for the project. Bonds will be issued for the project in May, 2025. To the first installment shall be added interest on the entire assessment from July 31, 2025, until November 1, 2025. To each subsequent installment when due shall be added interest from one year on all unpaid installments.
3. It is hereby declared to be the intention of the Council to reimburse itself in the future for the portion of the cost of this improvement paid for from municipal funds by levying additional assessments, on notice and hearing as provided for the assessments herein made, upon any properties abutting on the improvement but not made, upon any properties abutting the improvement but not herein assessed for the improvement, when changed conditions relating to such properties make such assessment feasible.
4. The clerk shall forthwith transmit a certified duplicate of the assessment to the County Auditor to be extended on the property tax lists of the County, and such

assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the council this 15th day of April, 2025.

Patrick Hanlon, Mayor

Amy Domeier, City Clerk

AFFIDAVIT OF MAILING PUBLIC HEARING NOTICE

STATE OF MINNESOTA)
) SS.
COUNCIL OF HOPKINS)

Cathryn DeBaker, being first duly sworn, deposed and says:

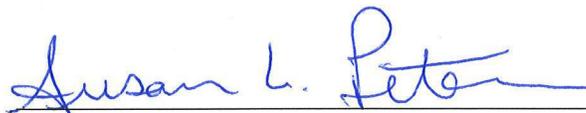
I am a United States citizen, over 21 years of age. On March 19, 2025, acting on behalf of the City of Hopkins, I caused to be deposited in the United States Post Office at the City of Burnsville, Minnesota, copies of the attached Notice of Public Hearing for the Central Avenues Improvements Phase 2, City of Hopkins, MN Project No. 2024-10, enclosed in sealed envelopes, with postage thereon fully prepaid, addressed to the following persons at the addresses appearing on the attached copy of the mailing list.

There is delivery service by United States mail between the place of mailing and the places so addressed.

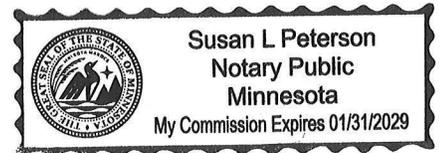


Signature

Subscribed and sworn to before me this 19th day of March, 2025.



Notary Public



AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemnly swear that the notice, as per the proof, was published in the edition of the

SS St Louis Park_Hopkins

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

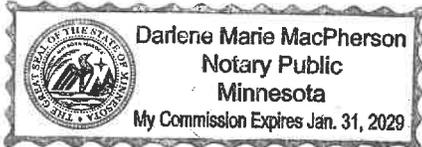
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 03/27/2025 and the last insertion being on 03/27/2025.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By:  Designated Agent

Subscribed and sworn to or affirmed before me on 03/27/2025


Notary Public



Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
\$999.99 per column inch

**CITY OF HOPKINS
CENTRAL AVENUES IMPROVEMENTS PHASE 2 ASSESSMENT HEARING**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council will meet in the Council Chambers at City Hall, 1010 1st St S, Hopkins, MN 55343, at 6:30 p.m. on Tuesday, April 15th, 2025, to consider, and possibly adopt, the proposed assessment for Improvement No. 2024-10, a street and utility reconstruction project, which is an improvement of the following corridors:

- 9th Avenue North 1st Street North to 3rd Street North;
- 10th Avenue North from 1st Street North to 4th Street North;
- 11th Avenue North from 1st Street North to Minnetonka Mills Road;
- 12th Avenue North from 1st Street North to Highway 7;
- 13th Avenue North from the Lake Minnetonka Regional Trail to South Service Drive;
- 2nd Street North from 8th Avenue North to 12th Avenue North;
- 3rd Street North from 9th Avenue North to 15th Avenue North;
- 4th Street North from 9th Avenue North to 10th Avenue North;
- and 4th Street North from 11th Avenue North to 12th Avenue North.

The total estimated cost of the improvement project is \$14,931,490.45. Adoption by the council of the proposed assessment against abutting property may occur at the hearing. The area proposed to be assessed includes all properties located along the above described roadways and as shown below.

Plat Name	Sec	Twp	Rng	Q/Q
West Minneapolis 2nd Division	24	117	22	NW/SE
West Minneapolis 2nd Division	24	117	22	NE/SW
West Minneapolis 2nd Division	24	117	22	SW/NE
West Minneapolis 2nd Division	24	117	22	SE/NW
West Minneapolis 2nd Division	24	117	22	SW/NW
West Minneapolis 2nd Division	24	117	22	NW/NW
West Minneapolis 2nd Division	24	117	22	NE/NW

The amount to be specially assessed against individual properties is on file for public inspection at the city clerk's office. Such assessment is proposed to be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January 2026, and will bear interest at the rate of 2 percentage points above the true interest cost of the bonds sold for this project per annum from the date of the adoption of the assessment resolution. To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2025. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

You may at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City of Hopkins. No interest shall be charged if the entire assessment is paid on or before July 31, 2025. You may at any time thereafter, pay the City of Hopkins the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15, 2025 or interest will be charged through December 31 of the succeeding year. If you decide not to prepay the assessment before the date given above, the rate of interest that will apply is 2 percentage points above the true interest cost of the bonds sold for this project per year. The right to partially prepay the assessment is available.

The proposed assessment roll is on file for public inspection at the city clerk's office. The total amount of the proposed assessment is \$1,953,241.21. Written or oral objection will be considered at the meeting. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

Under Minn. Stat. Sections 435.193 to 435.195, the council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older, one retired by virtue of a permanent and total disability, or a member of the National Guard or other reserves ordered to active military service for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provide in that law all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law, may, within 30 days of the confirmation of the assessment, apply to the city clerk for the prescribed form for such deferral of payment of this special assessment on his/her property.

An owner may appeal an assessment to district court pursuant to Minn. Stat. Section 429.081 by serving notice of the appeal upon the mayor or clerk of the city within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk.

David Baker, Deputy City Clerk
952-548-6366

Published in the
Sun Sailor
March 27, 2025
1458883

FINAL ASSESSMENT ROLL

CENTRAL AVENUES IMPROVEMENTS PHASE 2

CITY OF HOPKINS, MN

CITY PROJECT NO. 2024-10

PID	PROPERTY ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS (LINE 1)	TAXPAYER ADDRESS (LINE 2)	PROPOSED STREET ASSESSMENT	PROPOSED WATER SERVICE ASSESSMENT	PROPOSED SEWER SERVICE ASSESSMENT	TOTAL PROPOSED ASSESSMENT
2411722310116	117 10TH AVENUE NORTH	ANDREW V & APRIL S BARKER	117 10TH AVE N	HOPKINS MN 55343	\$ 7,324.44	\$ 854.33	\$ 868.25	\$ 9,047.02
2411722310117	121 10TH AVENUE NORTH	HARRY C & CHRISTY A SMITH	121 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310118	125 10TH AVENUE NORTH	MARK K & BRENDA M STROM	125 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310093	126 10TH AVENUE NORTH	AMY LKT PROPERTIES LLC	405 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310119	129 10TH AVENUE NORTH	DEAN M & DIANNE M SWANSON	129-10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310092	130 10TH AVENUE NORTH	MONICA POST	130 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310120	133 10TH AVENUE NORTH	JONATHAN HEIMDAL/MARIEL KISE	133 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310091	134 10TH AVENUE NORTH	CANDICE LOUISE LIND	134 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310121	137 10TH AVENUE NORTH	CAITLIN M TEGELS	137 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310090	140 10TH AVENUE NORTH	STEPHEN BELDEN & MARY BELDEN	140 10TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722310122	145 10TH AVENUE NORTH	LAURESE P LAGRANGE	145 10TH AVE N	HOPKINS MN 55343	\$ 11,041.32	\$ 854.33	\$ 868.25	\$ 12,763.90
2411722310089	146 10TH AVENUE NORTH	TONA & JOEL LUECKE	146 10TH AVE N	HOPKINS MN 55343	\$ 8,308.32	\$ 854.33	\$ 868.25	\$ 10,030.90
2411722240013	201 10TH AVENUE NORTH	NICOLE R RUNNING	201 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240034	202 10TH AVENUE NORTH	SHANNON C SMITH	202 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240014	205 10TH AVENUE NORTH	MAKAYLA TRICE ALTRICH	215 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240033	206 10TH AVENUE NORTH	MICHAEL AND CAROL PEDERSEN	206 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240015	209 10TH AVENUE NORTH	BETH A PAULSON-BENSON	209 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240032	210 10TH AVENUE NORTH	KYLE G FRISK ELIZABETH A REYNOLDS	210 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240016	213 10TH AVENUE NORTH	TIMOTHY SNEER & DALE KRUSE	213 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240031	214 10TH AVENUE NORTH	RICKY LYNN AUGUSTIN	214 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240017	217 10TH AVENUE NORTH	GUY M HARRIS	217 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240030	218 10TH AVENUE NORTH	JOSPEH SIMONS & JILL SIMONS	218 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240018	221 10TH AVENUE NORTH	PHILIP A CAUCUTT	221 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240029	222 10TH AVENUE NORTH	ERIK LANCE & NICOLE A LANCE	222 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240019	225 10TH AVENUE NORTH	SERENA MINNIHAN	225 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240028	226 10TH AVENUE NORTH	JOHN GILBERT CARON	226-10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240020	229 10TH AVENUE NORTH	DORTHEA ROSSMEISL	229 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240027	230 10TH AVENUE NORTH	GERALD & DONNA LINDBERY	230 10TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722240021	233 10TH AVENUE NORTH	C A BRENDALLEN/S K MCLAUGHLIN	233 10TH AVE N	HOPKINS MN 55343	\$ 5,028.72	\$ 854.33	\$ 868.25	\$ 6,751.30
2411722240026	234 10TH AVENUE NORTH	BRUCE QUADY TRUSTEE KATHERINE I HEDIN TRUSTEE	234 10TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722240022	237 10TH AVENUE NORTH	MATHILDA KURTZ	237 10TH AVE N	HOPKINS MN 55343	\$ 5,903.28	\$ 854.33	\$ 868.25	\$ 7,625.86
2411722240023	241 10TH AVENUE NORTH	MELANIE ANN KLASS	241 10TH AVE N	HOPKINS MN 55343	\$ 4,919.40	\$ 854.33	\$ 868.25	\$ 6,641.98
2411722240025	244 10TH AVENUE NORTH	DOUGLAS WYCKOFF INGRID WYCKOFF	244 10TH AVE N	HOPKINS MN 55343	\$ 9,510.84	\$ 854.33	\$ 868.25	\$ 11,233.42
2411722240024	245 10TH AVENUE NORTH	BENJAMIN JOHN OLSON KIMBERLY BETH OLSON	245 10TH AVE N	HOPKINS MN 55343	\$ 4,591.44	\$ 854.33	\$ 868.25	\$ 6,314.02
2411722240159	301 10TH AVENUE NORTH	NANCY PEARSON/DANIEL PLATT	301 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240136	302 10TH AVENUE NORTH	ANNE COOPER	302 10TH AVE N	HOPKINS MN 55343	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240160	305 10TH AVENUE NORTH	ORIN L RORGO	305 10TH AVE N	HOPKINS MN 55343	\$ 8,745.60	\$ 854.33	\$ 868.25	\$ 10,468.18
2411722240135	306 10TH AVENUE NORTH	CHRISTOPHER W MAURER MARIA M MAURER	306 10TH AVE N	HOPKINS MN 55343	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240134	308 10TH AVENUE NORTH	JAY FURNALD	308 10TH AVE N	HOPKINS MN 55343	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240133	314 10TH AVENUE NORTH	JOSEPH SUMMERS KATHRYN SUMMERS	314 10TH AVE N	HOPKINS MN 55343	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240161	315 10TH AVENUE NORTH	GARY & ROSEMARY NEWHOUSE	315 10TH AVE N	HOPKINS MN 55343	\$ 7,652.40	\$ 854.33	\$ 868.25	\$ 9,374.98
2411722240132	318 10TH AVENUE NORTH	JACOB & BETH KIVETT	318 10TH AVE N	HOPKINS MN 55343	\$ 3,645.44	\$ 854.33	\$ 868.25	\$ 5,368.02
2411722240162	319 10TH AVENUE NORTH	JAMES DOLYNCHUK DARON DOLYNCHUK	319 10TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722240131	324 10TH AVENUE NORTH	TIMOTHY R & SUSAN M LEWIS	324 10TH AVE N	HOPKINS MN 55343	\$ 4,738.64	\$ 854.33	\$ 868.25	\$ 6,461.22
2411722240163	325 10TH AVENUE NORTH	BRIAN J FURAN KRISTA J FURAN	325 10TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722240130	328 10TH AVENUE NORTH	JEFFREY & JENNIFER MISCHKE	328 10TH AVE N	HOPKINS MN 55343	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240164	329 10TH AVENUE NORTH	DAVID F SWATOSCH	329 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240165	333 10TH AVENUE NORTH	ROBERT C QUINN	333 10TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240129	334 10TH AVENUE NORTH	DEBORAH MATHISON	334 10TH AVE N	HOPKINS MN 55343	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240128	338 10TH AVENUE NORTH	LEO & NATALIA BINUS	338 10TH AVE N	HOPKINS MN 55343	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240166	341 10TH AVENUE NORTH	CATHERINE GULLICKSON GREGORY GULLICKSON	341 10TH AVE N	HOPKINS MN 55343	\$ 7,980.36	\$ 854.33	\$ 868.25	\$ 9,702.94
2411722240167	345 10TH AVENUE NORTH	JULIE MARIE MUSKAT ZACHARY CLIFTON	345 10TH AVE N	HOPKINS MN 55343	\$ 6,996.48	\$ 854.33	\$ 868.25	\$ 8,719.06
2411722240127	346 10TH AVENUE NORTH	JEFFREY & SUSAN RADDE	346 10TH AVE N	HOPKINS MN 55343	\$ 5,503.88	\$ 854.33	\$ 868.25	\$ 7,226.46
2411722210032	405 10TH AVENUE NORTH	ASHARE PROPERTIES LLC	8610 W 29TH ST	MINNEAPOLIS, MN 55426	\$ 3,001.34	\$ -	\$ -	\$ 3,001.34
2411722310096	101 11TH AVENUE NORTH	DAVID R WOODLEY	9974 OLD WAGON TRAIL	EDEN PRAIRIE MN 55347	\$ 5,466.00	\$ -	\$ 868.25	\$ 6,334.25

FINAL ASSESSMENT ROLL

CENTRAL AVENUES IMPROVEMENTS PHASE 2

CITY OF HOPKINS, MN

CITY PROJECT NO. 2024-10

PID	PROPERTY ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS (LINE 1)	TAXPAYER ADDRESS (LINE 2)	PROPOSED STREET ASSESSMENT	PROPOSED WATER SERVICE ASSESSMENT	PROPOSED SEWER SERVICE ASSESSMENT	TOTAL PROPOSED ASSESSMENT
2411722310077	102 11TH AVENUE NORTH	NANCY DOWELL	102 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310097	105 11TH AVENUE NORTH	JAMINI HOLDINGS LLC	124 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310076	106 11TH AVENUE NORTH	TIMOTHY E HAWKINSON SARA M ANDERSON	106 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310150	109 11TH AVENUE NORTH	PATRICK W HANLON	109 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310075	110 11TH AVENUE NORTH	JASON D & MINDY A WOODS	110 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310151	111 11TH AVENUE NORTH	COLMAN COLLINS & KARA GONOS	111 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310074	114 11TH AVENUE NORTH	PAUL A HURTH	114 11TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722310099	119 11TH AVENUE NORTH	DANIEL P IDSTROM	119 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310100	121 11TH AVENUE NORTH	RICHARD ALAN MIDGLEY	1960 WOODSTONE LN	VICTORIA MN 55386	\$ 6,996.48	\$ 854.33	\$ 868.25	\$ 8,719.06
2411722310073	124 11TH AVENUE NORTH	THOMAS & DIANNE DEJOLSVAY	124 11TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722310072	126 11TH AVENUE NORTH	JADE STOCKS WILLIAM C STOCKS	126 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310071	130 11TH AVENUE NORTH	MICHAEL MCGLENNEN	130 11TH AVE N	HOPKINS MN 55343	\$ 8,964.24	\$ 854.33	\$ 868.25	\$ 10,686.82
2411722310101	133 11TH AVENUE NORTH	JAMES F & TERI B SAPIENZA	133 11TH AVE N	HOPKINS MN 55343	\$ 7,105.80	\$ 854.33	\$ 868.25	\$ 8,828.38
2411722310102	137 11TH AVENUE NORTH	GREGORY & PATRICIA GRAHEK	137 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310070	140 11TH AVENUE NORTH	HOWARD R JOHNSON JR	140 11TH AVE N	HOPKINS MN 55343	\$ 5,247.36	\$ 854.33	\$ 868.25	\$ 6,969.94
2411722310144	145 11TH AVENUE NORTH	RICHARD A VAN SICKLE ANN T VAN SICKLE	145 11TH AVE N	HOPKINS MN 55343	\$ 11,150.64	\$ 854.33	\$ 868.25	\$ 12,873.22
2411722310069	146 11TH AVENUE NORTH	RICHARD & RHONDA PAVELKA	146 11TH AVE N	HOPKINS MN 55343	\$ 5,684.64	\$ 854.33	\$ 868.25	\$ 7,407.22
2411722240056	200 11TH AVENUE NORTH	CHRISTOPHER ADY NELSON LISA MARIE NELSON	200 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240035	201 11TH AVENUE NORTH	CARLA S SILLANPAA	201 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240036	205 11TH AVENUE NORTH	MARIA L BAILEY	205 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240055	206 11TH AVENUE NORTH	JOHANNA HENJUM	206 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240037	209 11TH AVENUE NORTH	GREGORY W & BETH A MADSEN	209 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240054	210 11TH AVENUE NORTH	JOHN J MCGINTY REVOCABLE TRS ATTN: ROBEN HUNTER	4470 W 78TH ST CIR STE 200	BLOOMINGTON MN 55435	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240038	213 11TH AVENUE NORTH	JOHN W WOOD III	213 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240053	216 11TH AVENUE NORTH	MAXWELL J FORSTER	216 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240052	218 11TH AVENUE NORTH	KRISTEN L WUBBELS	218 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240039	221 11TH AVENUE NORTH	TERRENCE & BARBARA SWEENEY	221 11TH AVE N	HOPKINS MN 55343	\$ 12,025.20	\$ 854.33	\$ 868.25	\$ 13,747.78
2411722240051	222 11TH AVENUE NORTH	ROBERT J & JACQUELYN A CROOK	222 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240040	225 11TH AVENUE NORTH	VINCENT A PAOLUCCI	225 11TH AVE N	HOPKINS MN 55343	\$ 4,919.40	\$ 854.33	\$ 868.25	\$ 6,641.98
2411722240041	227 11TH AVENUE NORTH	ROBERT J NOLL JR	227 11TH AVE N	HOPKINS MN 55343	\$ 4,919.40	\$ 854.33	\$ 868.25	\$ 6,641.98
2411722240050	228 11TH AVENUE NORTH	PATRICK & SARAH SANDON	228 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240049	232 11TH AVENUE NORTH	DEBORAH B LUMBAR	232 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240042	233 11TH AVENUE NORTH	ETHAN ROBERT KASSNER JACQUELINE SUZANNE WENDEL	233 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240048	234 11TH AVENUE NORTH	JOHN P & JULIE TROMBLEY	234 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240043	237 11TH AVENUE NORTH	MARK T WARNE	237 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240047	238 11TH AVENUE NORTH	ALEXANDER BLIXRUD MORGAN ELLIOTT	238 11TH AVE N	HOPKINS MN 55343	\$ 7,652.40	\$ 854.33	\$ 868.25	\$ 9,374.98
2411722240044	241 11TH AVENUE NORTH	JOAN MEATH	241 11TH AVE N	HOPKINS MN 55343	\$ 4,919.40	\$ 854.33	\$ 868.25	\$ 6,641.98
2411722240046	244 11TH AVENUE NORTH	LUCY ARIMOND	244 11TH AVE N	HOPKINS MN 55343	\$ 7,215.12	\$ 854.33	\$ 868.25	\$ 8,937.70
2411722240045	245 11TH AVENUE NORTH	DAVID L & KAREN A ALBRIGHT	245 11TH AVE N	HOPKINS MN 55343	\$ 4,482.12	\$ 854.33	\$ 868.25	\$ 6,204.70
2411722240137	301 11TH AVENUE NORTH	LISA BAILEY & ETHAN YANNA	4820 MINNETONKA BLVD FL 3	ST LOUIS PARK MN 55416	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240116	302 11TH AVENUE NORTH	LAUREN L PENNY	302 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240138	305 11TH AVENUE NORTH	JENNIFER A ALLARD	305 11TH AVE N	HOPKINS MN 55343	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240115	306 11TH AVENUE NORTH	NATHAN A RIGGS EMILY A RIGGS	7139 13TH AVE S	RICHFIELD MN 55423	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240139	309 11TH AVENUE NORTH	GAYLE E BARKER	309 11TH AVE N	HOPKINS MN 55343	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240114	312 11TH AVENUE NORTH	MML PROPERTIES LLC	3602 NORTHOME RD	DEEPHAVEN MN 55391	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722240140	315 11TH AVENUE NORTH	DAVID A ZAK	315 11TH AVE N	HOPKINS MN 55343	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240141	317 11TH AVENUE NORTH	THERESA A CALLAHAN	317 11TH AVE N	HOPKINS MN 55343	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240113	318 11TH AVENUE NORTH	SUSAN KAYE HARRIS	318 11TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722240142	321 11TH AVENUE NORTH	CHRIS JOHN REED & LINDA REED	321 11TH AVE N	HOPKINS MN 55343	\$ 1,459.04	\$ 854.33	\$ 868.25	\$ 3,181.62
2411722240112	322 11TH AVENUE NORTH	WENDY M DORN	322 11TH AVE N	HOPKINS MN 55343	\$ 5,684.64	\$ 854.33	\$ 868.25	\$ 7,407.22
2411722240143	323 11TH AVENUE NORTH	ELIZABETH N DOLEZAL CHARLES A HENDRIX	323 11TH AVE N	HOPKINS MN 55343	\$ 4,192.04	\$ 854.33	\$ 868.25	\$ 5,914.62
2411722240111	326 11TH AVENUE NORTH	DANIEL SINCLAIR/SARAH BERNU	326 11TH AVE N	HOPKINS MN 55343	\$ 5,247.36	\$ 854.33	\$ 868.25	\$ 6,969.94
2411722240110	330 11TH AVENUE NORTH	LEVI SCHATZ	330 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240144	333 11TH AVENUE NORTH	WILLIAM & JANET CLEMEN	333 11TH AVE N	HOPKINS MN 55343	\$ 3,864.08	\$ 854.33	\$ 868.25	\$ 5,586.66
2411722240109	334 11TH AVENUE NORTH	JACOB M POLING GWEN ROGERS-POLING	334 11TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58

FINAL ASSESSMENT ROLL

CENTRAL AVENUES IMPROVEMENTS PHASE 2

CITY OF HOPKINS, MN

CITY PROJECT NO. 2024-10

PID	PROPERTY ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS (LINE 1)	TAXPAYER ADDRESS (LINE 2)	PROPOSED STREET ASSESSMENT	PROPOSED WATER SERVICE ASSESSMENT	PROPOSED SEWER SERVICE ASSESSMENT	TOTAL PROPOSED ASSESSMENT
2411722240145	337 11TH AVENUE NORTH	DAVID A & DIANE R BANGERTER	337 11TH AVE N	HOPKINS MN 55343	\$ 4,192.04	\$ 854.33	\$ 868.25	\$ 5,914.62
2411722240108	340 11TH AVENUE NORTH	DIANA L MARIANETTI	340 11TH AVE N	HOPKINS MN 55343	\$ 6,559.20	\$ 854.33	\$ 868.25	\$ 8,281.78
2411722240146	345 11TH AVENUE NORTH	DAVID HANSON	345 11TH AVE N	HOPKINS MN 55343	\$ 2,989.52	\$ 854.33	\$ 868.25	\$ 4,712.10
2411722240107	346 11TH AVENUE NORTH	LEONARD COEQUYT	346 11TH AVE N	HOPKINS MN 55343	\$ 8,308.32	\$ 854.33	\$ 868.25	\$ 10,030.90
2411722210007	401 11TH AVENUE NORTH	DORISA NELSON DANIEL NELSON	401 11TH AVE N	HOPKINS MN 55343	\$ 2,173.08	\$ 854.33	\$ 868.25	\$ 3,895.66
2411722210014	402 11TH AVENUE NORTH	MICHAEL J FIGGINS	402 11TH AVE N	HOPKINS MN 55343	\$ 2,173.08	\$ 854.33	\$ -	\$ 3,027.41
2411722210008	405 11TH AVENUE NORTH	CATHERINE GRIGGS	405 11TH AVE N	HOPKINS MN 55343	\$ 4,906.08	\$ 854.33	\$ 868.25	\$ 6,628.66
2411722210013	406 11TH AVENUE NORTH	DEBORAH A VICK	3226 BRUNSWICK AVE S	ST LOUIS PARK MN 55416	\$ 2,173.08	\$ 854.33	\$ 868.25	\$ 3,895.66
2411722210012	410 11TH AVENUE NORTH	STEPHEN G SCHLUCK	410 11TH AVE N	HOPKINS MN 55343	\$ 2,173.08	\$ 854.33	\$ 868.25	\$ 3,895.66
2411722210011	414 11TH AVENUE NORTH	LUCRETIA JEFFERS STEVEN CHARLES ANDERSON	414 11TH AVE N	HOPKINS MN 55343	\$ 2,173.08	\$ 854.33	\$ 868.25	\$ 3,895.66
2411722210009	417 11TH AVENUE NORTH	JAMES P WELBOURN KATHRYN A WELBOURN	417 11TH AVE N	HOPKINS MN 55343	\$ 7,201.80	\$ 854.33	\$ 868.25	\$ 8,924.38
2411722210010	418 11TH AVENUE NORTH	DANIEL M WELLER	418 11TH AVE N	HOPKINS MN 55343	\$ 1,954.44	\$ 854.33	\$ 868.25	\$ 3,677.02
2411722310078	101 12TH AVENUE NORTH	TREVOR GRUYS & MAUREEN GRUYS	101 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310067	102 12TH AVENUE NORTH	JULIE A HALVERSON	102 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310079	105 12TH AVENUE NORTH	DAVID J HESTAD BRITTANY A HESTAD	105 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310066	106 12TH AVENUE NORTH	JOSEPH M & BETH A NORD	106 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310080	109 12TH AVENUE NORTH	RUTH A WILLIAMS	109 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310065	110 12TH AVENUE NORTH	MARTHA PATTERSON PRIEST	110 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310081	113 12TH AVENUE NORTH	MARGARET M HAGEL	417 13TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310082	117 12TH AVENUE NORTH	SUMMER TULLER	117 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310083	121 12TH AVENUE NORTH	LARRY A SEARCY	121 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310084	125 12TH AVENUE NORTH	PHILLIP E & PATRICIA BILBERY	125 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310085	129 12TH AVENUE NORTH	KRISTI PLUIMER/BRUCE NYQUIST	129 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310086	133 12TH AVENUE NORTH	ANDREW & JILLIEN HIGGINS	133 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310087	137 12TH AVENUE NORTH	BRANDON D HAUGH EMILY G HAUGH	137 12TH AVE N	HOPKINS MN 55343	\$ 7,324.44	\$ 854.33	\$ 868.25	\$ 9,047.02
2411722240057	201 12TH AVENUE NORTH	JOSEPH B STEEN III SUSAN MARIE STEEN	201 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240058	205 12TH AVENUE NORTH	MCKENZIE M KEE	205 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240075	210 12TH AVENUE NORTH	KENT H SALESKA	210 12TH AVE N	HOPKINS MN 55343	\$ 10,604.04	\$ 854.33	\$ 868.25	\$ 12,326.62
2411722240059	211 12TH AVENUE NORTH	BRIAN SAWTELL/JOSHUA FLOM MITCHELL R HALLSTROM	12314 SUNNYBROOK RD	EDEN PRAIRIE MN 55347	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240074	214 12TH AVENUE NORTH	JACOB E NELSON	214 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240060	215 12TH AVENUE NORTH	JERRY D MARTIN JR	10799 BREN RD E	MINNETONKA MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240061	217 12TH AVENUE NORTH	WILLIAM & ANGELA SUNDELL	217 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240073	218 12TH AVENUE NORTH	PARISH/ST GABRIEL/ARC ANGEL	218 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240062	221 12TH AVENUE NORTH	JANICE CAVIER	221 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240072	222 12TH AVENUE NORTH	MARION L STUMO	222 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240063	225 12TH AVENUE NORTH	WILLIAM K GEIS	225 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240071	228 12TH AVENUE NORTH	THADDEUS UNOLD	228 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240064	229 12TH AVENUE NORTH	MICHAEL WHALEN & JEAN WHALEN	229 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240070	232 12TH AVENUE NORTH	SAMUEL FULCO	232 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240065	233 12TH AVENUE NORTH	MICHELLE C PAURUS	233 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240069	236 12TH AVENUE NORTH	KRISTY I STRONG	236 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240066	237 12TH AVENUE NORTH	DAVID R HENDEL	237 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240169	238 12TH AVENUE NORTH	CRAIG ALAN HASSIG BRENDA JEAN HASSIG	240 12TH AVE N	HOPKINS MN 55343	\$ 6,668.52	\$ 854.33	\$ 868.25	\$ 8,391.10
2411722240168	244 12TH AVENUE NORTH	TIMOTHY K/LESLIE A MASTERSON	244 12TH AVE N	HOPKINS MN 55343	\$ 8,089.68	\$ 854.33	\$ 868.25	\$ 9,812.26
2411722240067	245 12TH AVENUE NORTH	IAN NICHOLAAS MORET GRACE A ELWELL	245 12TH AVE N	HOPKINS MN 55343	\$ 9,292.20	\$ 854.33	\$ 868.25	\$ 11,014.78
2411722240095	300 12TH AVENUE NORTH	PATRICIA A CARLSON JOHN A BUSS	300 12TH AVE N	HOPKINS MN 55343	\$ 8,389.72	\$ 854.33	\$ 868.25	\$ 10,112.30
2411722240117	301 12TH AVENUE NORTH	CHAD D MOLLER	301 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240118	305 12TH AVENUE NORTH	PATRICIA A CARLSON JOHN A BUSS	300 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240119	309 12TH AVENUE NORTH	ELOIT M/BARBARA J WILLANDER	309 12TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722240094	310 12TH AVENUE NORTH	THOMAS J QUINN	4740 BAKER RD	MINNETONKA MN 55343	\$ 5,110.12	\$ 854.33	\$ 868.25	\$ 6,832.70
2411722240093	314 12TH AVENUE NORTH	JENNIFER M COATS	314 12TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240120	317 12TH AVENUE NORTH	JEFFREY P JENSEN JENNIFER R JENSEN	317 12TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722240092	318 12TH AVENUE NORTH	JUSTIN P DORR	318 12TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240121	321 12TH AVENUE NORTH	JOANNE M LYNCH	321 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58

FINAL ASSESSMENT ROLL

CENTRAL AVENUES IMPROVEMENTS PHASE 2

CITY OF HOPKINS, MN

CITY PROJECT NO. 2024-10

PID	PROPERTY ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS (LINE 1)	TAXPAYER ADDRESS (LINE 2)	PROPOSED STREET ASSESSMENT	PROPOSED WATER SERVICE ASSESSMENT	PROPOSED SEWER SERVICE ASSESSMENT	TOTAL PROPOSED ASSESSMENT
2411722240091	322 12TH AVENUE NORTH	PATRICK J MCNALLY OONAGH PARK MCNALLY	322 12TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240122	325 12TH AVENUE NORTH	MORONI J & KARLA A ST JOHN	325 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240090	326 12TH AVENUE NORTH	JOSE N HERNANDEZ-ARRIOLA	326 12TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240123	329 12TH AVENUE NORTH	CORRINE J GACHNE	329 12TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240171	330 12TH AVENUE NORTH	HEIDI MARIA GARRIDO	330 12TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240170	334 12TH AVENUE NORTH	PHILLIP W SLAWSON JR	334 12TH AVE N	HOPKINS MN 55343	\$ 4,235.56	\$ 854.33	\$ 868.25	\$ 5,958.14
2411722240124	335 12TH AVENUE NORTH	CURTIS B & AMY K NELSON	8075 CORCORAN TRAIL W	HAMEL MN 55340	\$ 5,247.36	\$ 854.33	\$ 868.25	\$ 6,969.94
2411722240125	337 12TH AVENUE NORTH	THOMAS SODERLING KATIE J SODERLING	337 12TH AVE N	HOPKINS MN 55343	\$ 9,073.56	\$ 854.33	\$ 868.25	\$ 10,796.14
2411722240088	338 12TH AVENUE NORTH	SCOTT L & DENISE M PRICE	338 12TH AVE N	HOPKINS MN 55343	\$ 3,798.28	\$ 854.33	\$ 868.25	\$ 5,520.86
2411722240087	342 12TH AVENUE NORTH	KIMBERLY A STAHL	7417 WHITEHALL RD	SHAKOPEE MN 55379	\$ 2,923.72	\$ 854.33	\$ 868.25	\$ 4,646.30
2411722240086	346 12TH AVENUE NORTH	PETER CLARKE ZOE ILLIES	346 12TH AVE N	HOPKINS MN 55343	\$ 3,470.32	\$ 854.33	\$ 868.25	\$ 5,192.90
2411722240126	347 12TH AVENUE NORTH	BARTON CHESTER LAY	347 12TH AVE N	HOPKINS MN 55343	\$ 5,903.28	\$ 854.33	\$ 868.25	\$ 7,625.86
2411722210034	401 12TH AVENUE NORTH	SHANE BARI & PAULA BARI	401 12TH AVE N	HOPKINS MN 55343	\$ 2,173.08	\$ 854.33	\$ 868.25	\$ 3,895.66
2411722210024	402 12TH AVENUE NORTH	ERIC SVENSSON DAWN SVENSSON	402 12TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722210023	404 12TH AVENUE NORTH	MAXWELL MARK REITAN GEISLER	404 12TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722210035	405 12TH AVENUE NORTH	KENNETH SALDANHA ET AL AMY SALDANHA	405 12TH AVE N	HOPKINS MN 55343	\$ 2,173.08	\$ 854.33	\$ 868.25	\$ 3,895.66
2411722210016	409 12TH AVENUE NORTH	JAMES A SPEICH	409 12TH AVE N	HOPKINS MN 55343	\$ 2,173.08	\$ 854.33	\$ 868.25	\$ 3,895.66
2411722210022	410 12TH AVENUE NORTH	JOAN M & BRUCE W JOHNSTON	410 12TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722210017	413 12TH AVENUE NORTH	LAURA SIETSEMA GAVEN SIETSEMA	413 12TH AVE N	HOPKINS MN 55343	\$ 4,906.08	\$ 854.33	\$ 868.25	\$ 6,628.66
2411722210021	414 12TH AVENUE NORTH	JACALYN J CULP	414 12TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722210020	418 12TH AVENUE NORTH	JONATHAN O NELSON ELIZABETH G NELSON	418 12TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722210018	421 12TH AVENUE NORTH	GAVNAT PROPERTIES LLC	1791 SHORELINE BLVD	PRIOR LAKE MN 55379	\$ 5,999.28	\$ 854.33	\$ 868.25	\$ 7,721.86
2411722210019	424 12TH AVENUE NORTH	BENJAMIN VANHOVE	424 12TH AVE N	HOPKINS MN 55343	\$ 4,381.12	\$ 854.33	\$ 868.25	\$ 6,103.69
2411722240079	213 13TH AVENUE NORTH	THOMAS D BILLIET SHELLEY R BILLIET	213 13TH AVE N	HOPKINS MN 55343	\$ 11,259.96	\$ 854.33	\$ 868.25	\$ 12,982.54
2411722240080	221 13TH AVENUE NORTH	CHRISTOPHER EVAN DAHL	221 13TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722230081	222 13TH AVENUE NORTH	MICHAEL LAMSER & AMY FURAN	222 13TH AVE N	HOPKINS MN 55343	\$ 6,668.52	\$ 854.33	\$ 868.25	\$ 8,391.10
2411722240172	225 13TH AVENUE NORTH	CHISTOPHER P HARRIMAN	225 13TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722230080	228 13TH AVENUE NORTH	CHRISTOPHER & JAMIE ELLIOTT	228 13TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240173	229 13TH AVENUE NORTH	JOSEPH G KERLIN NICOLE JH KERLIN	229 13TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722230079	232 13TH AVENUE NORTH	WARREN PHILIP NASH	232 13TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722240082	233 13TH AVENUE NORTH	BERNARD BECHARA ADRIANA DOBRZYCKA BECHARA	233 13TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240083	237 13TH AVENUE NORTH	CHRISTOPHER ELLIOTT JAMIE ELLIOTT	237 13TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722230078	238 13TH AVENUE NORTH	EMILY ELIZABETH ABERLE JOSHUA JOHN ABERLE	238 13TH AVE N	HOPKINS MN 55343	\$ 8,199.00	\$ 854.33	\$ 868.25	\$ 9,921.58
2411722240084	241 13TH AVENUE NORTH	AMY LKT PROPERTIES LLC	405 12TH AVE N	HOPKINS MN 55343	\$ 4,372.80	\$ 854.33	\$ 868.25	\$ 6,095.38
2411722230077	242 13TH AVENUE NORTH	ELIZABETH A ALEXANDER	242 13TH AVE N	HOPKINS MN 55343	\$ 4,700.76	\$ 854.33	\$ 868.25	\$ 6,423.34
2411722240085	245 13TH AVENUE NORTH	GERALD J MASHEK	245 13TH AVE N	HOPKINS MN 55343	\$ 4,810.08	\$ 854.33	\$ 868.25	\$ 6,532.66
2411722230076	246 13TH AVENUE NORTH	COOPER R & ALYSSA J A WARNE	246 13TH AVE N	HOPKINS MN 55343	\$ 4,372.80	\$ 854.33	\$ 868.25	\$ 6,095.38
2411722240096	301 13TH AVENUE NORTH	LORI S HIVELY	301 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ -	\$ 4,871.25
2411722230132	302 13TH AVENUE NORTH	AMY D MAHMUD	302 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240097	305 13TH AVENUE NORTH	ANTONIO V MENA MARTE MAURA MENA	305 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722230131	306 13TH AVENUE NORTH	GREG FULLERTON SUSAN PATRICIA FULLERTON	306 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240098	309 13TH AVENUE NORTH	MATTHEW HEYN & MICHELLE HEYN	309 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722230130	310 13TH AVENUE NORTH	BRYAN ANDERSON	310 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240099	313 13TH AVENUE NORTH	BARBIE ANNE JOARNT	313 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722230129	314 13TH AVENUE NORTH	JAMES R DEMARAIS	314 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240100	315 13TH AVENUE NORTH	AMY SCHNEIDER	315 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722230128	318 13TH AVENUE NORTH	JULIE A BENEKE	318 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240101	319 13TH AVENUE NORTH	LOUISE M SEGRETO TRUSTEE KEVIN L CRUDDEN TRUSTEE	6720 INDIAN HILLS RD	EDINA MN 55439	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722230127	322 13TH AVENUE NORTH	RICHARD & NANCY KILLMER	322 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240102	325 13TH AVENUE NORTH	THOMAS HUDOCK III REBEKAH HUDOCK	325 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722230126	326 13TH AVENUE NORTH	TECH MAN INC	20 NATHAN LN N #2	PLYMOUTH MN 55441	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240103	329 13TH AVENUE NORTH	PAUL E/STEPHANIE A PEDERSON	329 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722230125	330 13TH AVENUE NORTH	MICHAEL C VILAFRANCA SARAH M VILAFRANCA	7023 DOWN RD	EDINA MN 55439	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240104	333 13TH AVENUE NORTH	ROSANNE H CAULEY	333 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722230124	334 13TH AVENUE NORTH	SANDRA K SEELYE	334 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50

FINAL ASSESSMENT ROLL

CENTRAL AVENUES IMPROVEMENTS PHASE 2

CITY OF HOPKINS, MN

CITY PROJECT NO. 2024-10

PID	PROPERTY ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS (LINE 1)	TAXPAYER ADDRESS (LINE 2)	PROPOSED STREET ASSESSMENT	PROPOSED WATER SERVICE ASSESSMENT	PROPOSED SEWER SERVICE ASSESSMENT	TOTAL PROPOSED ASSESSMENT
2411722240105	337 13TH AVENUE NORTH	MOLLY GABRIELE KATIE GABRIELE	337 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722230123	338 13TH AVENUE NORTH	THOMAS ALLEN PATTERSON	338 13TH AVE N	HOPKINS MN 55343	\$ 4,016.92	\$ 854.33	\$ 868.25	\$ 5,739.50
2411722240106	345 13TH AVENUE NORTH	RICHARD A BRAUSEN	345 13TH AVE N	HOPKINS MN 55343	\$ 7,733.80	\$ 854.33	\$ 868.25	\$ 9,456.38
2411722230122	346 13TH AVENUE NORTH	P A SHOLTZ & J I SHOLTZ	346 13TH AVE N	HOPKINS MN 55343	\$ 7,624.48	\$ 854.33	\$ 868.25	\$ 9,347.06
2411722210025	401 13TH AVENUE NORTH	GREGORY R OLSON	401 13TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722220044	402 13TH AVENUE NORTH	MATTHEW OLSON & ANDREA OLSON	402 13TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722210026	405 13TH AVENUE NORTH	ASHLEY ZAGAROS COLTON VAN DORPE	405 13TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722220043	406 13TH AVENUE NORTH	406 13TH AVE N LLC	241 14TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722210027	409 13TH AVENUE NORTH	BETHANY M GILBERTSON LEVI A GILBERTSON	409 13TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722220042	410 13TH AVENUE NORTH	MICHAEL L & AMANDA R HAUGEN	410 13TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722210028	413 13TH AVENUE NORTH	STEVEN KUHN	413 13TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722220041	414 13TH AVENUE NORTH	COURTNEY L CULLEN	414 13TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722210029	417 13TH AVENUE NORTH	MARGARET M HAGEL	417 13TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722220040	418 13TH AVENUE NORTH	RIGZIN DOLMA ARNESON	418 13TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722220039	422 13TH AVENUE NORTH	PARKER TOFTE JOHNSON MAYA RAPP JOHNSON	422 13TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722210030	425 13TH AVENUE NORTH	BENJAMIN DAVID BARNARD	425-13TH AVE N	HOPKINS MN 55343	\$ 8,753.92	\$ 854.33	\$ 868.25	\$ 10,476.49
2411722220038	426 13TH AVENUE NORTH	TRACIE BRISTOL	426 13TH AVE N	HOPKINS MN 55343	\$ 3,287.92	\$ 854.33	\$ 868.25	\$ 5,010.49
2411722310134	901 1ST STREET NORTH	FBR PROPERTY LLC	3932 YORK AVE S	MINNEAPOLIS MN 55410	\$ 8,400.00	\$ 4,937.10	\$ 868.25	\$ 14,205.35
2411722310105	904 2ND STREET NORTH	JWN - 904-908 LLC	P O BOX 5541	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722420092								
2411722420209	101 9TH AVENUE NORTH	TERRY H KLUGMAN	101 9TH AVE N	HOPKINS MN 55343	\$ 5,247.36	\$ 854.33	\$ 868.25	\$ 6,969.94
2411722420093	105 9TH AVENUE NORTH	DANA ANDERON-HELSTROM	105 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310114	106 9TH AVENUE NORTH	BRIDGE SFR IV SEED BOR LLC	6836 MORRISON BLVD SUITE 320	CHARLOTTE NC 28211	\$ 3,935.52	\$ 854.33	\$ 868.25	\$ 5,658.10
2411722420094	109 9TH AVENUE NORTH	JERRY MARTIN KATHRYN M SHINNICK	10799 BREN RD E	MINNETONKA MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722420095	113 9TH AVENUE NORTH	ANTHONY DALBEC AMANDA MARK	113 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310113	114 9TH AVENUE NORTH	TYLER KEEHR	114 9TH AVE N	HOPKINS MN 55343	\$ 7,652.40	\$ 854.33	\$ 868.25	\$ 9,374.98
2411722310112	118 9TH AVENUE NORTH	KENNETH R ELL	118 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310111	122 9TH AVENUE NORTH	JAMES WILLIAM GAMBLE	122 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722420096	123 9TH AVENUE NORTH	JANET K HUIBREGTSE	123 9TH AVE N	HOPKINS MN 55343	\$ 10,932.00	\$ 854.33	\$ 868.25	\$ 12,654.58
2411722420097	125 9TH AVENUE NORTH	NATHAN J STANEK KIMBERLY I STANEK	125 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310110	126 9TH AVENUE NORTH	BRIAN R BARLAGE	126 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722420098	129 9TH AVENUE NORTH	LAURA BETH KENNEDY	129 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310109	130 9TH AVENUE NORTH	MICHAEL & LINDA SCHOMMER	130 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722420099	133 9TH AVENUE NORTH	JENNER MORETTO	133 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310108	134 9TH AVENUE NORTH	JEFFREY & ABBIE SEBA	134 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722420100	137 9TH AVENUE NORTH	RICHARD C/NANCEE J GENDREAU	25900 SMITHTOWN RD	SHOREWOOD MN 55331	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310107	138 9TH AVENUE NORTH	ERIN C BOE	138 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722310106	142 9TH AVENUE NORTH	DAVID PAUL LAWSON	142 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722420101	143 9TH AVENUE NORTH	KARI MARGET LARSON	143 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722420102	147 9TH AVENUE NORTH	ANDREW LEE STEINFELDT ERIN BRIANNA COLLINS	147 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722130088								
2411722130089								
3411722130090	201 9TH AVENUE NORTH	CHURCH OF THE CROSS	201 9TH AVE N	HOPKINS MN 55343	\$ 24,292.17	\$ 4,937.10	\$ 868.25	\$ 30,097.52
2411722240012	202 9TH AVENUE NORTH	JOSH MONTGOMERY	202 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240011	206 9TH AVENUE NORTH	ANDREW ARTHUR JENSEN ALLISON EMMA JENSEN	206 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240010	210 9TH AVENUE NORTH	BRIAN SMOLIAK SARAH R MOBERG	210 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722130091	213 9TH AVENUE NORTH	CHRISTIAN J SANCHEZ KRISTIANE R SANCHEZ	213 9TH AVE N	HOPKINS MN 55343	\$ 2,087.86	\$ 854.33	\$ 868.25	\$ 3,810.43
2411722240009	214 9TH AVENUE NORTH	JACQUELINE M GRAHAM ALEXANDER J GRAHAM	214 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722130092	217 9TH AVENUE NORTH	SARAH SCHERSCHLIGT JAMES ADDISON	217 9TH AVE N	HOPKINS MN 55343	\$ 2,087.86	\$ 854.33	\$ 868.25	\$ 3,810.43
2411722240008	218 9TH AVENUE NORTH	REMY A DOEGA/TRACY L IMSDAHL	218 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722130093	221 9TH AVENUE NORTH	BARBARA ANN HANSEN	221 9TH AVE N	HOPKINS MN 55343	\$ 2,087.86	\$ 854.33	\$ 868.25	\$ 3,810.43
2411722240007	222 9TH AVENUE NORTH	LEVI PETERSON	222 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722130094	225 9TH AVENUE NORTH	DOUGLAS C MITCHELL	225 9TH AVE N	HOPKINS MN 55343	\$ 2,087.86	\$ 854.33	\$ 868.25	\$ 3,810.43
2411722240006	226 9TH AVENUE NORTH	NANCY-FRANCE T OHMANN	226 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722130095	229 9TH AVENUE NORTH	ALEX BRUNING SAMANTHA STRUBEL	229 9TH AVE N	HOPKINS MN 55343	\$ 2,087.86	\$ 854.33	\$ 868.25	\$ 3,810.43
2411722240005	230 9TH AVENUE NORTH	DUNCAN MACLACHLAN	5345 LAKE SARAH HEIGHTS DR	INDEPENDENCE MN 55357	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58

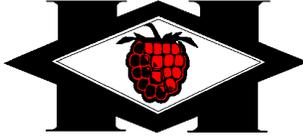
FINAL ASSESSMENT ROLL

CENTRAL AVENUES IMPROVEMENTS PHASE 2

CITY OF HOPKINS, MN

CITY PROJECT NO. 2024-10

PID	PROPERTY ADDRESS	TAXPAYER NAME	TAXPAYER ADDRESS (LINE 1)	TAXPAYER ADDRESS (LINE 2)	PROPOSED STREET ASSESSMENT	PROPOSED WATER SERVICE ASSESSMENT	PROPOSED SEWER SERVICE ASSESSMENT	TOTAL PROPOSED ASSESSMENT
2411722130096	233 9TH AVENUE NORTH	JOSEPH KERBER & MEGAN KERBER	233 9TH AVE N	HOPKINS MN 55343	\$ 2,087.86	\$ 854.33	\$ 868.25	\$ 3,810.43
2411722240004	234 9TH AVENUE NORTH	TIM YUICHUP WONG	234 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722130097	237 9TH AVENUE NORTH	MARY F HATCHER	237 9TH AVE N	HOPKINS MN 55343	\$ 2,087.86	\$ 854.33	\$ 868.25	\$ 3,810.43
2411722240003	238 9TH AVENUE NORTH	CHRISTOPHER J LEEDAHL	238 9TH AVE N	HOPKINS MN 55343	\$ 5,466.00	\$ 854.33	\$ 868.25	\$ 7,188.58
2411722240002	240 9TH AVENUE NORTH	ANDREW WRIGHT REBECCA WRIGHT	240 9TH AVE N	HOPKINS MN 55343	\$ 4,919.40	\$ 854.33	\$ 868.25	\$ 6,641.98
2411722130098	241 9TH AVENUE NORTH	PAMELA K KNOLLS	241 9TH AVE N	HOPKINS MN 55343	\$ 1,541.26	\$ 854.33	\$ 868.25	\$ 3,263.83
2411722130099	245 9TH AVENUE NORTH	MICHAEL FALK KIMBERLY FALK	245 9TH AVE N	HOPKINS MN 55343	\$ 1,322.62	\$ 854.33	\$ 868.25	\$ 3,045.19
2411722240001	246 9TH AVENUE NORTH	HOLLIE KROEHLER	246 9TH AVE N	HOPKINS MN 55343	\$ 4,700.76	\$ 854.33	\$ 868.25	\$ 6,423.34
TOTAL AMOUNT TO BE ASSESSED							\$	1,954,095.54



CITY OF HOPKINS

Planning & Economic
Development

City Council Report 2025-059

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Revée Needham, Community Development Manager

Date: April 15, 2025

Subject: First Reading of Ordinance 2025-1226 Establishing Summit on 7 Housing Improvement Area

RECOMMENDED ACTION

MOTION TO Approve First Reading of Ordinance 2025-1226 Establishing Summit on 7 Housing Improvement Area.

OVERVIEW

The City Council is asked to:

1. Hold a Public Hearing on the proposed Housing Improvement Area (HIA) for Summit on 7.
2. Consider comments by the public, stakeholders, and staff.
3. By motion approve the first reading of Ordinance 2025-1226 Establishing Summit on 7 Housing Improvement Area.

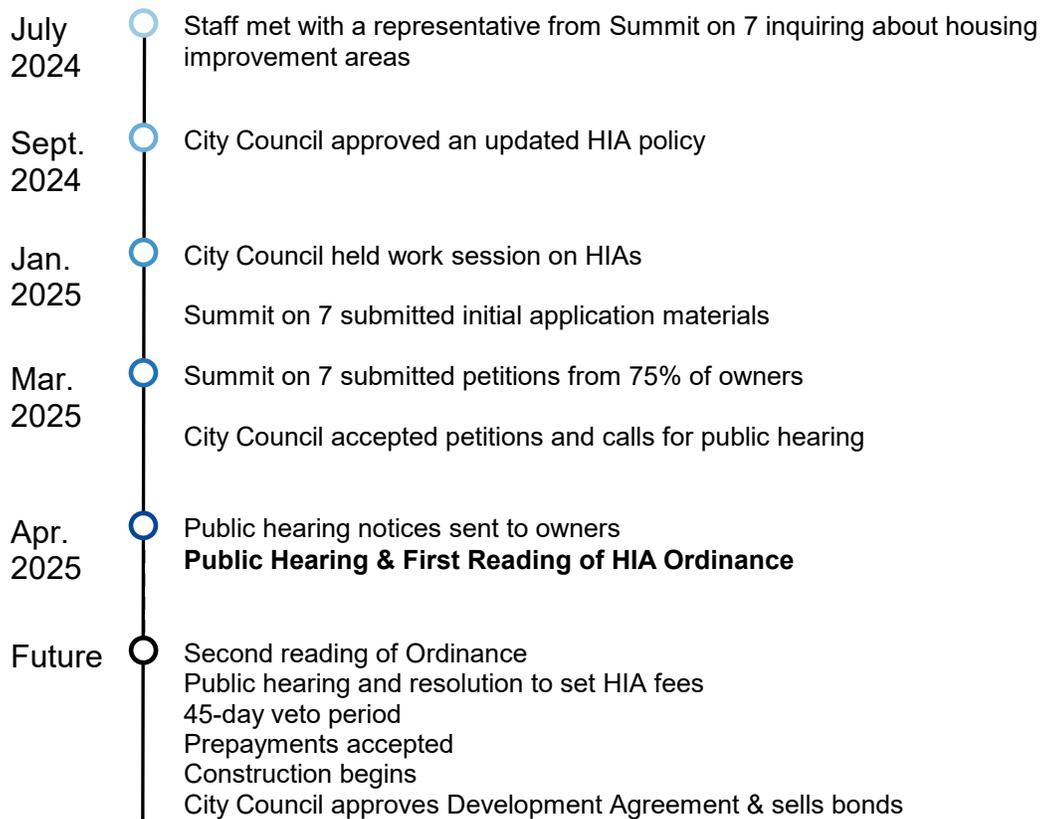
HIA Overview

A Housing Improvement Area (HIA), authorized under the Minnesota Statutes Chapter 428A, allows cities to help arrange and finance rehabilitation for common areas of owner-occupied residential buildings, such as condominiums or townhouses. HIAs cannot be used for private area improvements that are the responsibility of individual owners.

An HIA is a defined area where private housing improvements are made and where costs associated with the improvements are paid for by fees imposed on property owners. Within an HIA, the city has the authority to finance housing improvements through levying fees and assessments, and may issue bonds to pay for those improvements.

The association submitted signed petitions March 10, 2025 from a majority of owners requesting the City Council schedule a public hearing to establish the HIA and impose fees. Per state statute, cities may only establish an HIA when 50% or more of the association owners petition the city to do so. The City set a higher 75% threshold in the HIA policy. Petitions were received from 75% of the owners at Summit on 7 and certified by staff. The establishment of the HIA is a request of the Summit on 7 condominium association and is not something the City has proposed to the residents. On March 18, 2025 the City Council accepted the petitions and called for the public hearing.

Background Timeline



Ideally, an association reserves money from association dues to make needed improvements. In reality, associations often fail to reserve adequate funds due to a number of factors including limitations in annual dues increases set by the association bylaws, failure to complete an accurate needs assessment and/or lack of an adequate corresponding budget. A one-time assessment to pay for major improvements is also problematic in that the high cost of repairs often puts a project out of reach for most homeowners and an assessment is often unaffordable if not allowed to be financed over time. It can also be more difficult for a condominium under shared ownership to obtain private financing for improvements, due to insufficient collateral as common areas have no real value that can be liened as security. Failure to obtain financing for needed improvements can result in entire developments being restricted from obtaining new mortgage lending, greatly impacting current owners' ability to sell and decreasing property values. HIAs are considered a financing of last resort. To apply for HIA financing, an association needs to demonstrate that they have exhausted other means of financing by submitting at least two denial letters from lenders. The association would need to have an accredited third party complete thirty-year plans to review their current reserves, assess future necessary improvements, and ensure the association is sufficiently on track to cover future expenses, avoiding the need for another HIA.

HIA Policy Analysis

An analysis of how the project meets the City's HIA Policy is attached.

Community Input and Engagement

- No community members commented on this item as of the writing of this report.
- Staff will provide an update to the City Council on all public comments received during the public hearing.

Engagement Activities:

- The City Council's public hearing.
- Mailed notice of the public hearing to property owners of Summit on 7.
- Published notice of this public hearing in the City's official paper.

Association Information

Summit on 7 is located at 1502 5th St N. The building was a hotel converted to condominiums in 2006, and the association is comprised of 62 condominium units. The condominiums are a mix of one-bedroom, two-bedroom, and three-bedroom units ranging in size from 770 sq. ft. to 1450 sq. ft. The median estimated market value is \$227,550 and the range is \$174,200 to \$261,600. The Association bylaws limit the number of rental units to six units in total.

Affordable Homeownership

All units at Summit on 7, even with HIA fees, will be affordable to households at 80% Area Median Income (AMI) based on the affordable homeownership limit of \$290,300 set by the Department of Housing and Urban Development. The creation of the Summit on 7 HIA will preserve affordable homeownership in Hopkins.

Proposed Scope of Work

Based on an initial engineering assessment by Encompass, the scope of work includes: roof replacement, façade/siding replacement, renovation of balconies, and replacement of all windows and doors. The construction costs include a contingency and if that contingency is not fully used, the Association may complete the following projects: replacement of common area carpeting, repainting of common areas, replacement of the driveway and parking lot pavement.

Initial Cost Estimates

Summit on 7 requests \$4,260,000 in funding which includes approximately \$3,714,312 in hard costs and \$545,688 in soft costs and contingency. They received five bids for the improvements. Initial estimates for the cost of bond issuance would equate to \$4,640,000 in total costs including funding for construction costs, bond issuance costs, and City administrative, legal, and financial costs.

The requested loan term is 20 years. The loan would be repaid by a fee collected as part of the each condominium owner's property tax payment. Hennepin County would receive the payments and pass through to the City. This is a low-risk way for the City to assist with bringing the property up to date to ensure many years of continued use for current and future owners. Preliminary estimates of the fees to be imposed on the housing units are based on the current interest rate, which is subject to change based on market conditions. Initial estimates, attached, range from an annual payment of \$5,033 to \$9,478 per unit. There will be a public hearing on May 6, 2025 to set the fees.

Financing

The HIA would be funded using general obligation special assessment bonds. In order to decrease the cost burden for homeowners, the City will directly issue bonds and the Association will not utilize a temporary construction loan.

HIA financing has been well-tested in the Twin Cities region and has not had a negative impact on the City's bond rating or resulted in negative cash flow for bond payments. The City has previously created four HIAs and had no collection issues. HIA Fees are not included in the calculation of levies or limits on levies imposed under any law or charter. The City is protected from financial risk in several ways:

- Repayment of the loan is made through the owner's real estate tax payments.
- In foreclosure events, tax liabilities, including special assessments, must be paid by any party that purchases the unit. In cases of foreclosure, HIA fees have been treated the same as special assessments.
- There would be 105% debt coverage when the City issues bonds.
- A development agreement is required which will provide additional contractual conditions to ensure the financial stability of the association.

Next Steps

The next step in the process is the second reading of the Ordinance and a public hearing to set the fees on May 6, 2025. Then the Ordinance would be published and mailed to the Commissioner of Revenue. There is a 45-day period where owners can object to the creation of the HIA. If less than 45% of owners file an objection, then the HIA would be established. The City will accept prepayments until June 20, 2025. Construction would begin and the City would approve a Development Agreement with the Association. The City will issue bonds to cover the construction costs.

SUPPORTING INFORMATION

- Resolution 2025-025
- Ordinance 2025-1226
- HIA Policy Analysis of Summit on 7 Request
- Initial Cost Estimates
- [Hyperlink to HIA Policy](#)
- [Hyperlink to March 18, 2025 Council Session](#)
- [Hyperlink to January 14, 2025 Council Work Session](#)

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION NO. 2025-025

A RESOLUTION APPROVING THE FIRST READING OF ORDINANCE 2025-1226

WHEREAS, on April 15, 2025, pursuant to a petition from the owners of at least seventy five percent (75%) of the housing units within the proposed area of a Summit on 7 Housing Improvement Area (the "Housing Improvement Area"), the Hopkins City Council was presented with Ordinance 2025-1226 regarding the proposed establishment of the Housing Improvement Area.

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

1. That the City Council hereby approves the first reading of Ordinance 2025-1226.
2. Pursuant to Minnesota Statutes, Chapter 428A, a duly noticed public hearing shall be held during the regular city council meeting on May 6, 2025 in order to allow for public input regarding the imposition of a fee on the owners with the housing units within the proposed Housing Improvement Area.
3. Following the aforementioned public hearing, City staff shall also present Ordinance 2025-1226 for a second reading on May 6, 2025, as required by the Hopkins City Charter.

Adopted this 15th Day of April 2025.

Patrick Hanlon, Mayor

ATTEST:

Amy Domeier, City Clerk

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

ORDINANCE NO. 2025-1226

AN ORDINANCE ESTABLISHING SUMMIT ON 7 HOUSING IMPROVEMENT AREA

THE CITY OF HOPKINS ORDAINS:

SECTION 1. Background.

1.01. The City of Hopkins, Minnesota (the “City”) is authorized under Minnesota Statutes, Sections 428A.11 through 428A.21, as amended (the “Act”), to establish by ordinance a housing improvement area within which housing improvements are made or constructed and the costs of the improvements are paid in whole or in part from fees imposed within the area.

1.02. The City Council of the City (the “Council”) adopted a Housing Improvement Area Policy on September 18, 2024 (the “Policy”).

1.03. The City has determined a need to establish the Summit on 7 Housing Improvement Area (the “Area”) as further defined below, in order to facilitate certain improvements to property known as the “Summit on 7” all in accordance with the Policy.

1.04. The City has consulted with The Summit Condominium Association, Inc. a Minnesota nonprofit corporation (the “Association”), and with residents in the proposed Area regarding the establishment of the Area and the housing improvements to be constructed and financed under this ordinance.

SECTION 2. Findings.

2.01. The Council finds that, in accordance with Section 428A.12 of the Act and the Policy, owners of at least seventy five percent (75%) of the housing units within the proposed Area have filed a petition with the City Clerk requesting a public hearing regarding establishment of such Area.

2.02. On April 15, 2025, the Council conducted a public hearing, duly noticed in accordance with Section 428A.13, subdivision 2 of the Act, regarding adoption of this ordinance, at which all persons, including owners of property within the proposed Area, were given an opportunity to be heard.

2.03. The Council finds that, without establishment of the Area, the Housing Improvements (as defined below) could not be made by the Association for, or by the housing unit owners in, the Summit on 7.

2.04. The Council further finds that designation of the Area is needed to maintain and preserve the housing units within such Area.

2.05. The City has provided full disclosure of public expenditures, loans, bonds, or other financing arrangements in connection with the Area, and has determined that the Association will contract for the Housing Improvements.

2.05. The City will be the implementing entity for the Area and the improvement fee

pursuant to Section 427A.14.

2.07. The Council finds that the Area meets each of the approval criteria contained in the Policy, including the criterion that a majority of the Summit on 7 owners support the project and the Area financing. The Association presented evidence to the Council adequate to demonstrate that these criteria were met, including presentation to the Council of the petitions described in Section 2.01 above.

SECTION 3. Housing Improvement Area Defined.

3.01. The Area is defined as the area of the City legally described in Exhibit A attached hereto.

3.02. The Area contains sixty two (62) housing units as of the date of adoption of this ordinance.

SECTION 4. Housing Improvements Defined.

4.01. For the purposes of this ordinance and the Area, the term "Housing Improvements" means the following improvements to housing units and common areas within the Area: (a) roof replacement, (b) façade and siding replacement, (c) renovation of balconies, (d) replacement of windows, (e) replacement of doors, and (f) if all the contingency is not used, the following improvements may be completed: replacement of common area carpeting, repainting of common areas, replacement of the driveway and parking lot pavement. Any remaining unused contingency will be placed in the City designated fund for the Association/Area for use on future debt service for any bonds issued by the City in connection with the Housing Improvements. The estimated total cost is \$4,640,000, including construction costs, administrative fees and costs, soft costs, costs of issuing bonds to finance the improvements, and capitalized interest.

4.02. Housing Improvements also include the following:

- (a) all costs of architectural services, engineering services and consultant services for establishing an Area in connection with the activities described in Section 4.01 hereof;
- (b) all administration, legal and consultant costs in connection with the Area, including without limitation all costs related to financing or issuance of bonds, if any.

SECTION 5. Housing Improvement Fee.

5.01. The City may, by resolution adopted in accordance with the hearing and notice procedures required under Section 428A.14 of the Act, impose a fee (the "Housing Improvement Fee") on the housing units within the Area, at a rate, term or amount sufficient to produce revenues required to provide the Housing Improvements, subject to the terms and conditions set forth in this Section.

5.02. The Housing Improvement Fee will be based on the square footage (percentage of common expense obligation) of each unit, which is consistent with Section 428A.14, subdivision 1 of the Act and with the "Common Interest Community No. 1422 (Condominium) The Summit Condominiums Restated Declaration."

5.03. The Housing Improvement Fee will be imposed and payable for a period no greater than 20 years after the first installment is due and payable.

5.04. Housing unit owners will be permitted to prepay the Housing Improvement Fee in accordance with the terms specified in the resolution imposing the fee.

5.05. The Housing Improvement Fee will not exceed the amount specified in the notice of public hearing regarding the approval of such fee; provided, however, that the Housing Improvement Fee may be reduced after approval of the resolution setting the Housing Improvement Fee, in the manner specified in the resolution.

5.06. The Housing Improvement Fee shall be collected at the same time and in the same manner as provided for payment and collection of ad valorem taxes, in accordance with Section 428A.15 of the Act and Minnesota Statutes, Section 428A.05. As set forth in Section 428A.14, subdivision 2 of the Act, the Housing Improvement Fee is not included in the calculation of levies or limits on levies imposed under any law or charter.

SECTION 6. Annual Reports.

6.01. By August 15, 2026, and by each August 15th thereafter until the Housing Improvement Fees have been paid in full and any bonds issued are no longer outstanding (or any later date specified in an agreement between the City and the Association), the Association (and any successor in interest) must submit to the City Clerk a copy of the Association's audited financial statements.

6.02. The Association (and any successor in interest) must also submit to the City any other reports or information at the times and as required by any contract entered into between that entity and the City.

SECTION 7. Notice of Right to File Objections.

7.01. Within five days after the adoption of this ordinance, the City Clerk is directed to mail to the owner of each housing unit in the Area the following: a summary of this ordinance; notice that owners subject to the proposed Housing Improvement Fee have a right to veto this ordinance if owners of at least forty-five percent (45%) of the housing units within the Area file a written objection with the City Clerk before the effective date of this ordinance; and notice that a copy of this ordinance is on file with the City Clerk for public inspection.

SECTION 8. Amendment.

8.01. This ordinance may be amended by the Council upon compliance with the public hearing and notice requirements set forth in Section 428A.13 of the Act.

SECTION 9. Summary Publication.

9.01. In accordance with Section 3.03 of the City Charter and Minnesota Statutes, Section 412.191, the City Council determines the publication of the title and a summary of the Ordinance would clearly inform the public of its intent and effect, and so City staff shall have the following summary printed in the official City newspaper in lieu of the complete ordinance:

ORDINANCE NO. 2025-1226

AN ORDINANCE ESTABLISHING SUMMIT ON 7 HOUSING IMPROVEMENT AREA

On April 15, 2025, the Hopkins City Council adopted Ordinance 2025-1226. The purpose of the ordinance is to establish the Summit on 7 Housing Improvement Area. The ordinance defines the housing improvement area, housing improvements, and authority to impose a housing improvement fee. The ordinance also provides certain findings, outlines annual reporting requirements, and identifies the rights of owners within the housing improvement area. A printed copy of the ordinance is available for inspection during regular business hours at Hopkins City Hall and at the Hopkins Library and is available online at the City's website located at www.hopkinsmn.com.

SECTION 10. Effective Date.

10.01. This ordinance is effective forty-five (45) days after adoption, or thirty (30) days after publication, whichever is later, subject to the veto rights of housing unit owners under Section 428A.18 of the Housing Improvement Act.

First Reading:	April 15, 2025
Second Reading:	May 6, 2025
Date of Publication:	May 15, 2025
Date Ordinance Takes Effect:	June 20, 2025

By _____
Patrick Hanlon, Mayor

ATTEST:

Amy Domeier, City Clerk

EXHIBIT A

Legal Description

Original Underlying Description. The Original Declaration established Common Interest Community No. 1422, Hennepin County, Minnesota, under the name The Summit Condominiums. It is a condominium (and not a planned community or cooperative), and is not subject to a master association. The underlying real estate included within this CIC was legally described in the Original Declaration as follows:

Lot 1, Block 1, Crossroads, Hennepin County, Minnesota.

Present Description. The real estate included in this CIC is now legally described as follows:

Units 200 through 205, inclusive, 207 through 213, inclusive;

Units 300 through 305, inclusive, 307 through 313, inclusive;

Units 401 through 405, inclusive, 407 through 413, inclusive;

Units 500 through 505, inclusive, 508 through 513, inclusive;

Units 600 through 605, inclusive;

Units 700 through 705, inclusive,

The Summit Condominiums, Common Interest Community No. 1422, Hennepin County, Minnesota.

Housing Improvement Area Policy Analysis for Summit on 7

HIA APPROVAL CRITERIA

4.01 In order to be eligible for HIA financing through the City, the association must submit a housing improvement project application along with all required fees as set by the Council and must follow the HIA review process set forth in this Policy. All HIA loans financed through the City of Hopkins must meet the following minimum approval criteria. A proposed housing improvement project that meets these criteria is not automatically approved. Meeting these criteria creates no contractual rights on the part of the City or any association.

The Association submitted the HIA application and required fees.

4.02 The project must be in accordance with the Comprehensive Plan and Zoning Ordinances, or required changes to the Plan and Ordinances must be under active consideration by the City at the time of approval.

The project is in accordance with the Comprehensive Plan and Zoning Ordinances.

4.03 The HIA financing shall be provided within applicable state legislative restrictions, debt limit guidelines, and other City financial requirements and policies.

The HIA financing will meet applicable state legislative requirements, debt limit guidelines, and other City financial requirements and policies.

4.04 The project must meet one or more of the above adopted HIA Goals of the City of Hopkins as noted in Section 4.

The project meets the following HIA goals:

- a) To promote neighborhood stabilization and revitalization, removing blight and/or upgrading the existing housing stock in a neighborhood.
- c) To maintain or obtain Federal Housing Authority (FHA) mortgage eligibility for a particular condominium or townhome association home within the designated HIA.
- d) To increase or prevent the loss of the tax base of the City to ensure the City has a long-term ability to provide adequate services for its residents.
- e) To preserve or increase valuation and provide for the long-term maintenance of the property.
- f) To preserve naturally occurring affordable housing.

4.05 The association shall designate an administrator to be the City's point of contact throughout the process for HIA financing.

Summit on 7 designated Doug Strandness as the administrator.

4.06 The term of the HIA should be the shortest term possible while still making the annual fee affordable to the association members. The term of the bonds or other debt incurred for the HIA should mature in 20 years or less. The City has the

sole discretion to determine the source(s) of financing, and sources other than issuing bonds may be used.

The term of the HIA will be 20 years.

4.07 Service charges, including, but not limited to, construction/housing improvement project costs, cost of issuance of bonds and other pertinent costs association with the proposed housing improvement project, will be imposed on the association members in the same ratio as common elements or other such uniform method as proposed by the applicant.

The service charges will be imposed on the association members based on the square footage of the unit (percentage of undivided ownership) as prescribed in Exhibit A to the Summit on 7 Condominium Declaration.

4.08 The association applying for the HIA must provide adequate financial guarantees to ensure the repayment of the Housing Improvement Area financing and the performance of the administrative requirements of the development agreement. Financial guarantees may include, but are not limited to, the pledge of the association's assets including reserves, operating funds and/or property.

The financial guarantees will be outlined within the Development Agreement.

4.09 All taxes, fees, assessments, and charges for shared or common areas must be current.

The taxes are current for the common areas.

4.10 The proposed housing improvement project, including the use of HIA financing, must be supported, in writing, by at least seventy-five percent (75%) of the association members. The association must include the results of a vote by a minimum of 75% of association members with its HIA application along with the petitions to create the area.

The Association submitted petitions from 75% of association members. The City will waive the vote requirement, given the logistical issues with coordinating a meeting with all association members at one time.

4.11 The minimum housing improvement project cost for the issuance of bonds is \$750,000.

The project cost exceeds \$750,000.

4.12 The association must have a replacement reserve study (the "Reserve Study") prepared by an independent third party, with designation as a Community Associations Institute (CAI) certified reserve specialist. The Reserve Study must conform to CAI Reserve Study standards and Minnesota Statutes 515B.3-114 through 515B.3-1141. The components of the Reserve Study must include a thirty-year replacement reserve plan (the "Reserve Plan"), and the Reserve Study and Reserve Plan must be submitted with the proposed housing improvement project application and will be reviewed by the City's financial advisor. The association must also have an independent third party prepare a thirty-year reserve plan (the "HIA Reserve Plan") with the components of the

proposed project for housing improvements removed from the Reserve Plan. The independent third party must also prepare a thirty-year financial plan (the “Financial Plan”) that reflects the annual replacement reserve contributions based on the HIA Reserve Plan. The Financial Plan will provide a plan for the association’s operating budget with cost increases over time to finance maintenance and operation of the common elements within the association and a long-range plan to conduct and finance capital improvements therein, that does not rely upon the subsequent use of the HIA tool. The HIA Reserve Plan and the Financial Plan must be submitted with the proposed housing improvement project application and will be reviewed by the City’s financial advisor.

The Association has submitted their Reserve Study, Reserve Plan, and Financial Plan. The City’s Financial Advisor has reviewed the plans. The Association is currently updating their Reserve Study and will resubmit in September 2025, with any necessary changes reflected in the Reserve Plan and Financial Plan.

4.13 HIA financial assistance is last resort financing and will not be provided to proposed housing improvement projects that have the financial stability to proceed without the benefit of HIA financing. Evidence that the association has sought other financing for the project must be provided at the time of application and should include an explanation and verification that an assessment is not feasible, along with rejection letters from at least two private lenders or other evidence indicating a lack of financing options.

The project could not proceed without HIA financing, as a financing of last resort. The Association submitted two rejection letters from two private lenders.

4.14 The average market value of units in the association should not exceed 80% of the Area Median Income as set by the U.S. Department of Housing and Urban Development.

All units at Summit on 7, even with HIA fees, will be affordable to households at 80% Area Median Income (AMI) based on the affordable homeownership limit of \$290,300 set by the Department of Housing and Urban Development.

4.15 The association shall obtain temporary construction financing from a private lender, and the City shall provide a take-out commitment to the lender, detailing the terms of payoff of the construction financing. Upon project approval and issuance of a certificate of completion, the City will issue bonds or notes to satisfy the temporary construction loan.

The City will waive the temporary construction financing requirement in order to minimize the cost burden for homeowners.

4.16 The association must enter into a development agreement, prepared by the City, which may include, but is not limited to, the following terms:

- a) Establishment of a reserve fund
- b) Staffing requirements
- c) Annual reporting and financial auditing requirements, including regular

- updates to the financial plan not less than once every five years
- d) **Conditions of disbursement**
 - e) **Limitations on prepayment of fees, if any**
 - f) **Required dues increases**
 - g) **Notification to all new owners of levied fees, including to individuals that purchase property after the initial project**
 - h) **Requirement of multiple bids for proposed housing improvement project construction**
 - i) **Assessments, including interest and City fees**

A development agreement will be approved by City Council after the 45-day veto period.

4.17 The improvements financed through the HIA should be exterior improvements and, in the case of a homeowner's association, the improvements should be restricted to Limited Common Elements defined within the association's governing documents. The improvements must be of a permanent nature. The association must have a third party conduct a facility needs assessment to determine and prioritize the scope of improvements.

The improvements are limited common elements including exterior elements. Encompass Engineering conducted an assessment to determine the scope of the improvements.

4.18 HIA financing should not be provided to projects that are not in the public interest, as determined by the Council, including: poor project quality; projects that do not comply with the Comprehensive Plan, zoning, or redevelopment plans, and City policies; projects that provide no significant improvement to the neighborhood and/or the City; and projects that do not provide a significant increase in the tax base and/or prevent the loss of tax base.

The project is in the public interest, meeting the City's policies and goals.

4.19 The financial structure of the project must receive a favorable review by the City's Finance Director and Financial Advisor. Legal components will be reviewed by the City's legal counsel. If applicable, the review will include an analysis of performance and level of outstanding debt related to any previously approved HIAs.

There is no outstanding debt related to other HIAs in the City. The City Attorney, Finance Director, and Financial Advisor have reviewed the financial structure and legal components of the project.

4.20 If bonds are to be issued, legal components will be reviewed by the City bond counsel.

The Financial Advisor has reviewed initial estimates and will review the final bond issuance.

4.21 All rental units within the HIA must be licensed according to City ordinance.

There are two rental licenses currently for units at Summit on 7.

4.22 The City will charge an administrative fee of 1% of the total project amount or \$7,500, whichever is greater. The Association is responsible for all City out of pocket expenses, which can be financed with the project costs or paid from the escrow. Any unused portion of the escrow shall be refundable to the Association.

The Association has paid the initial escrow to cover administrative fees and the initial bond cost estimates include administrative costs. The City will return any unused portion of the escrow.

4.23 The City reserves the right to deny funding for specific improvements if they are determined to not be in keeping with the intent of the policy.

City of Hopkins

Summit Housing Improvement Area Financing Summary - *DRAFT March 20, 2025*

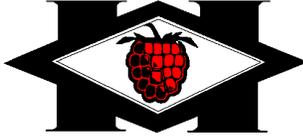
Sources and Uses of Funds	Amount
SOURCES OF FUNDS	
Par Amount of Bonds	\$ 4,640,000
Prepaid Assessments	\$ -
Association Funds	\$ -
TOTAL	\$ 4,640,000
USES OF FUNDS	
HIA Project Budget - Hard Costs	\$ 3,714,312
HIA Project Budget - Soft Costs	\$ 245,688
Contingency	\$ 300,000
Rebate of prepaids special assessments	\$ -
Total Project Costs	\$ 4,260,000
Soft Costs (see detail below)	\$ 57,800
Underwriters Discount	\$ 55,680
Cost of Issuance	\$ 74,000
Capitalized Interest (Bond)	\$ 143,729
Rounding Amount	\$ 2,391
City Admin Fee (1%)	\$ 46,400
Total Soft and Loan Costs	\$ 380,000
TOTAL	\$ 4,640,000
Financing Information	
Term (years)	20
All Inclusive Cost	5.20%
All Inclusive Cost Plus 200 bps	7.20%
Average Annual Debt Service	\$ 444,815
Required Coverage (105%)	\$ 467,055
Annual Dues Paid	\$ 467,055
Average Annual Assessment - Per Unit	\$ 7,533
Average Assessment if Monthly - Per Unit	\$ 628
Average Total Assessment - Per Unit - If Prepaid	\$ 74,839
Project Soft Costs Detail (included in Bond Amount)	
City Legal Fees (estimate)	\$ 20,000
City Financial Advisor Fees (estimate)	\$ 15,000
Public Hearing/Legal Notice Fees	\$ 1,500
Ongoing Bond Consulting Expenses - To City (Con Disc, Pay Agent) - .05% of Bond Amount	\$ 21,300
TOTAL	\$ 57,800

City of Hopkins

Summit HIA

Assessment Allocation - March 2025

#	PID	Building	Unit No.	Sq. Ft	Percentage Interest	Total Common Area Construction Cost	Total Financing & Soft Costs	Total Costs (BEFORE BOND SALE)	Annual Fee (105% of Total Costs)	Total P & I Paid Per Unit (105%) - Non prepaid only	Rebate to Owners for Prepaid Assessments	Total Annual Fee With \$10 City Admin. Charge
1	241172220078	1502 5th Str. N	200	770	1.0776%	\$45,905.81	\$4,094.88	\$50,000.70	\$5,033	\$100,660		\$5,043
2	241172220079	1502 5th Str. N	201	1,000	1.3995%	\$59,617.94	\$5,318.03	\$64,935.97	\$6,536	\$130,727		\$6,546
3	241172220080	1502 5th Str. N	202	1,086	1.5198%	\$64,745.08	\$5,775.38	\$70,520.47	\$7,098	\$141,970		\$7,108
4	241172220081	1502 5th Str. N	203	787	1.1014%	\$46,919.32	\$4,185.29	\$51,104.61	\$5,144	\$102,882		\$5,154
5	241172220082	1502 5th Str. N	204	1,105	1.5464%	\$65,877.83	\$5,876.43	\$71,754.25	\$7,223	\$144,453		\$7,233
6	241172220083	1502 5th Str. N	205	787	1.1014%	\$46,919.32	\$4,185.29	\$51,104.61	\$5,144	\$102,882		\$5,154
7	241172220084	1502 5th Str. N	207	826	1.1560%	\$49,244.42	\$4,392.69	\$53,637.11	\$5,399	\$107,981		\$5,409
8	241172220085	1502 5th Str. N	208	1,448	2.0265%	\$86,326.78	\$7,700.51	\$94,027.29	\$9,465	\$189,293		\$9,475
9	241172220086	1502 5th Str. N	209	1,445	2.0223%	\$86,147.93	\$7,684.56	\$93,832.48	\$9,445	\$188,901		\$9,455
10	241172220087	1502 5th Str. N	210	1,450	2.0292%	\$86,446.01	\$7,711.15	\$94,157.16	\$9,478	\$189,554		\$9,488
11	241172220088	1502 5th Str. N	211	1,450	2.0292%	\$86,446.01	\$7,711.15	\$94,157.16	\$9,478	\$189,554		\$9,488
12	241172220089	1502 5th Str. N	212	1,298	1.8165%	\$77,384.09	\$6,902.81	\$84,286.89	\$8,484	\$169,684		\$8,494
13	241172220090	1502 5th Str. N	213	1,012	1.4163%	\$60,333.36	\$5,381.85	\$65,715.21	\$6,615	\$132,296		\$6,625
14	241172220091	1502 5th Str. N	300	770	1.0776%	\$45,905.81	\$4,094.88	\$50,000.70	\$5,033	\$100,660		\$5,043
15	241172220092	1502 5th Str. N	301	1,000	1.3995%	\$59,617.94	\$5,318.03	\$64,935.97	\$6,536	\$130,727		\$6,546
16	241172220093	1502 5th Str. N	302	1,086	1.5198%	\$64,745.08	\$5,775.38	\$70,520.47	\$7,098	\$141,970		\$7,108
17	241172220094	1502 5th Str. N	303	787	1.1014%	\$46,919.32	\$4,185.29	\$51,104.61	\$5,144	\$102,882		\$5,154
18	241172220095	1502 5th Str. N	304	1,105	1.5464%	\$65,877.83	\$5,876.43	\$71,754.25	\$7,223	\$144,453		\$7,233
19	241172220096	1502 5th Str. N	305	787	1.1014%	\$46,919.32	\$4,185.29	\$51,104.61	\$5,144	\$102,882		\$5,154
20	241172220097	1502 5th Str. N	307	1,030	1.4415%	\$61,406.48	\$5,477.57	\$66,884.05	\$6,732	\$134,649		\$6,742
21	241172220098	1502 5th Str. N	308	1,448	2.0265%	\$86,326.78	\$7,700.51	\$94,027.29	\$9,465	\$189,293		\$9,475
22	241172220099	1502 5th Str. N	309	1,445	2.0223%	\$86,147.93	\$7,684.56	\$93,832.48	\$9,445	\$188,901		\$9,455
23	241172220100	1502 5th Str. N	310	1,450	2.0292%	\$86,446.01	\$7,711.15	\$94,157.16	\$9,478	\$189,554		\$9,488
24	241172220101	1502 5th Str. N	311	1,450	2.0292%	\$86,446.01	\$7,711.15	\$94,157.16	\$9,478	\$189,554		\$9,488
25	241172220102	1502 5th Str. N	312	1,298	1.8165%	\$77,384.09	\$6,902.81	\$84,286.89	\$8,484	\$169,684		\$8,494
26	241172220103	1502 5th Str. N	313	1,195	1.6724%	\$71,243.44	\$6,355.05	\$77,598.49	\$7,811	\$156,219		\$7,821
27	241172220104	1502 5th Str. N	401	1,000	1.3995%	\$59,617.94	\$5,318.03	\$64,935.97	\$6,536	\$130,727		\$6,546
28	241172220105	1502 5th Str. N	402	1,086	1.5198%	\$64,745.08	\$5,775.38	\$70,520.47	\$7,098	\$141,970		\$7,108
29	241172220106	1502 5th Str. N	403	787	1.1014%	\$46,919.32	\$4,185.29	\$51,104.61	\$5,144	\$102,882		\$5,154
30	241172220107	1502 5th Str. N	404	1,105	1.5464%	\$65,877.83	\$5,876.43	\$71,754.25	\$7,223	\$144,453		\$7,233
31	241172220108	1502 5th Str. N	405	787	1.1014%	\$46,919.32	\$4,185.29	\$51,104.61	\$5,144	\$102,882		\$5,154
32	241172220109	1502 5th Str. N	407	1,030	1.4415%	\$61,406.48	\$5,477.57	\$66,884.05	\$6,732	\$134,649		\$6,742
33	241172220110	1502 5th Str. N	408	1,448	2.0265%	\$86,326.78	\$7,700.51	\$94,027.29	\$9,465	\$189,293		\$9,475
34	241172220111	1502 5th Str. N	409	1,445	2.0223%	\$86,147.93	\$7,684.56	\$93,832.48	\$9,445	\$188,901		\$9,455
35	241172220112	1502 5th Str. N	410	1,450	2.0292%	\$86,446.01	\$7,711.15	\$94,157.16	\$9,478	\$189,554		\$9,488
36	241172220113	1502 5th Str. N	411	1,450	2.0292%	\$86,446.01	\$7,711.15	\$94,157.16	\$9,478	\$189,554		\$9,488
37	241172220114	1502 5th Str. N	412	1,298	1.8165%	\$77,384.09	\$6,902.81	\$84,286.89	\$8,484	\$169,684		\$8,494
38	241172220115	1502 5th Str. N	413	1,195	1.6724%	\$71,243.44	\$6,355.05	\$77,598.49	\$7,811	\$156,219		\$7,821
39	241172220116	1502 5th Str. N	500	798	1.1168%	\$47,575.12	\$4,243.79	\$51,818.91	\$5,216	\$104,320		\$5,226
40	241172220117	1502 5th Str. N	501	1,187	1.6612%	\$70,766.50	\$6,312.50	\$77,079.00	\$7,759	\$155,173		\$7,769
41	241172220118	1502 5th Str. N	502	1,086	1.5198%	\$64,745.08	\$5,775.38	\$70,520.47	\$7,098	\$141,970		\$7,108
42	241172220119	1502 5th Str. N	503	1,160	1.6234%	\$69,156.81	\$6,168.92	\$75,325.73	\$7,582	\$151,643		\$7,592
43	241172220120	1502 5th Str. N	504	1,105	1.5464%	\$65,877.83	\$5,876.43	\$71,754.25	\$7,223	\$144,453		\$7,233
44	241172220121	1502 5th Str. N	505	1,255	1.7564%	\$74,820.52	\$6,674.13	\$81,494.65	\$8,203	\$164,063		\$8,213
45	241172220122	1502 5th Str. N	508	1,448	2.0265%	\$86,326.78	\$7,700.51	\$94,027.29	\$9,465	\$189,293		\$9,475
46	241172220123	1502 5th Str. N	509	1,445	2.0223%	\$86,147.93	\$7,684.56	\$93,832.48	\$9,445	\$188,901		\$9,455
47	241172220124	1502 5th Str. N	510	1,450	2.0292%	\$86,446.01	\$7,711.15	\$94,157.16	\$9,478	\$189,554		\$9,488
48	241172220125	1502 5th Str. N	511	1,450	2.0292%	\$86,446.01	\$7,711.15	\$94,157.16	\$9,478	\$189,554		\$9,488
49	241172220126	1502 5th Str. N	512	1,298	1.8165%	\$77,384.09	\$6,902.81	\$84,286.89	\$8,484	\$169,684		\$8,494
50	241172220127	1502 5th Str. N	513	1,195	1.6724%	\$71,243.44	\$6,355.05	\$77,598.49	\$7,811	\$156,219		\$7,821
51	241172220128	1502 5th Str. N	600	798	1.1168%	\$47,575.12	\$4,243.79	\$51,818.91	\$5,216	\$104,320		\$5,226
52	241172220129	1502 5th Str. N	601	1,187	1.6612%	\$70,766.50	\$6,312.50	\$77,079.00	\$7,759	\$155,173		\$7,769
53	241172220130	1502 5th Str. N	602	1,086	1.5198%	\$64,745.08	\$5,775.38	\$70,520.47	\$7,098	\$141,970		\$7,108
54	241172220131	1502 5th Str. N	603	1,160	1.6234%	\$69,156.81	\$6,168.92	\$75,325.73	\$7,582	\$151,643		\$7,592
55	241172220132	1502 5th Str. N	604	1,105	1.5464%	\$65,877.83	\$5,876.43	\$71,754.25	\$7,223	\$144,453		\$7,233
56	241172220133	1502 5th Str. N	605	1,255	1.7564%	\$74,820.52	\$6,674.13	\$81,494.65	\$8,203	\$164,063		\$8,213
57	241172220134	1502 5th Str. N	700	798	1.1168%	\$47,575.12	\$4,243.79	\$51,818.91	\$5,216	\$104,320		\$5,226
58	241172220135	1502 5th Str. N	701	1,187	1.6612%	\$70,766.50	\$6,312.50	\$77,079.00	\$7,759	\$155,173		\$7,769
59	241172220136	1502 5th Str. N	702	1,086	1.5198%	\$64,745.08	\$5,775.38	\$70,520.47	\$7,098	\$141,970		\$7,108
60	241172220137	1502 5th Str. N	703	1,160	1.6234%	\$69,156.81	\$6,168.92	\$75,325.73	\$7,582	\$151,643		\$7,592
61	241172220138	1502 5th Str. N	704	1,105	1.5464%	\$65,877.83	\$5,876.43	\$71,754.25	\$7,223	\$144,453		\$7,233
62	241172220139	1502 5th Str. N	705	1,255	1.7564%	\$74,820.52	\$6,674.13	\$81,494.65	\$8,203	\$164,063		\$8,213
TOTAL				71,455	100%	\$4,260,000	\$380,000	\$4,640,000	\$467,055.32	\$9,341,106.49	\$0.00	\$467,675.32



Finance Department

CITY OF HOPKINS

City Council Report 2025-068

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Nick Bishop, Finance Director

Date: April 15, 2025

Subject: Public Hearing Regarding a Health Care Facility and Consenting to the Issuance of Revenue Obligations by the City of St. Bonifacius for the Benefit of Augustana Chapel View Homes

RECOMMENDED ACTION

MOTION TO adopt Resolution 2025-030 Giving Host Approval to the Issuance by the City of St. Bonifacius, Minnesota of its Healthcare Revenue Bonds (Augustana Chapel View Homes, Inc. Project), Series 2025 Under Minnesota Statutes, Sections 469.152 through 469.165

OVERVIEW

Augustana Chapel View Homes intends to issue approximately \$35 million of healthcare revenue bonds through the City of St. Bonifacius. The bonds will be used to acquire, construct and equip an 88-bed/84-unit skilled nursing facility to be located at 412 5th Avenue North, Hopkins, MN 55343. The project will be owned and operated by Augustana Chapel View Homes, LLC.

The bonds will be issued through the City of St. Bonifacius. The bonds will not be a general obligation of the City of Hopkins and will not be secured by or payable from any assets or taxing authority of the City of Hopkins.

The redevelopment project was previously approved by City Council in the fall of 2023. An overview of the approval process can be found here:

<https://www.hopkinsmn.com/1155/Cassia-Chapel-View-Care-Center>

SUPPORTING INFORMATION

- Resolution 2025-030

Extract of Minutes of a Meeting of the
City Council of the City of Hopkins, Minnesota

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Hopkins, Minnesota, was duly held on Tuesday, April 15, 2025, commencing at 6:30 P.M.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 2025-030

RESOLUTION GIVING HOST APPROVAL TO THE ISSUANCE
BY THE CITY OF ST. BONIFACIUS, MINNESOTA
OF ITS HEALTHCARE REVENUE BONDS
(AUGUSTANA CHAPEL VIEW HOMES, INC. PROJECT), SERIES 2025
UNDER MINNESOTA STATUTES, SECTIONS 469.152 THROUGH 469.165

BE IT RESOLVED, by the City Council (the "Council") of the City of Hopkins, Minnesota (the "City"), as follows:

Section 1. Statutory Authorizations. The purpose of Minnesota Statutes, Sections 469.152 through 469.165, as amended, (the "Act"), is, among other things, to promote the welfare of the State of Minnesota (the "State") by the provision of necessary health care facilities, so that adequate health care services are available to residents of the state at reasonable cost. The Act authorizes municipalities to issue revenue obligations for the purpose of financing the cost of properties, real or personal, used or useful in connection with a revenue producing enterprise engaged in providing health care services, including hospitals, nursing homes, and related medical facilities and to enter into agreements necessary or convenient in the exercise of powers granted by the Act. Pursuant to Minnesota Statutes, Section 471.656, as amended, if the property is located outside of the corporate boundaries of the municipality issuing the obligations, that municipality may nevertheless issue obligations to finance the acquisition or improvement of the property if the property constitutes a single project and the governing body of the city in which the project is located consents by resolution to the issue of the obligations.

Section 2. Description of the Project.

(a) The City has received a proposal from Augustana Chapel View Homes, Inc., a Minnesota nonprofit corporation (the "Borrower"), the sole member of which is Augustana Care, a Minnesota nonprofit corporation and 501(c)(3) organization, the sole member of which is Cassia, a Minnesota nonprofit corporation and 501(c)(3) organization ("Cassia"), that the City consent to the issuance by the City of St. Bonifacius, Minnesota (the "Issuer"), of the Issuer's

Healthcare Revenue Bonds (Augustana Chapel View Homes, Inc. Project), Series 2025 (the “Obligations”), pursuant to the Act, in an amount not to exceed \$35,000,000, for the purpose of (i) financing the acquisition, construction, and equipping of an 88-bed/84-unit skilled nursing facility (the “Facility”), located at 412 5th Avenue North, in the City, (ii) funding any required reserve funds; (iii) funding any capitalized interest, and (iv) paying all or a portion of costs of issuance of the Obligations (the “Project”). The Project will be owned and operated by the Borrower.

(b) The City has been advised that the Obligations, as and when issued, will not constitute a charge, lien, or encumbrance, legal or equitable, upon any property of the City or the Issuer, except the revenues to be derived from one or more loan agreements (the “Loan Agreement”) to be entered into between the Issuer and the Borrower. The Obligations will not give rise to a pecuniary liability of the City or the Issuer or be a charge against the general credit or taxing powers of the City or the Issuer, but are payable from sums to be paid by the Borrower pursuant to the Loan Agreement.

Section 3. Recital of Representations Made by the Borrowers.

(a) The Borrower has agreed to pay any and all costs incurred by the City in connection with the issuance of the Obligations, whether or not such issuance is carried to completion.

(b) The Borrower has represented to the City that no public official of the City or the Issuer has either a direct or indirect financial interest in the Project nor will any public official either directly or indirectly benefit financially from the Project.

Section 4. Public Hearing.

(a) As required by the Act and Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), a Notice of Public Hearing was published in the City’s official newspaper and newspaper of general circulation, for a public hearing on the proposed issuance of the Obligations by the Issuer and the proposal to undertake and finance the Project.

(b) As required by the Act and Section 147(f) of the Code, the City Council of the City has on this same date held a public hearing on the issuance of the Obligations by the Issuer and the proposal to undertake and finance the Project located within the jurisdictional limits of the City, at which all those appearing who desired to speak were heard and written comments were accepted.

Section 5. Host Approval. The City Council hereby gives the host approval required under Section 147(f) of the Code and pursuant to Minnesota Statutes, Section 471.656, Subdivision 2(2), the City Council hereby consents to the issuance of the Obligations by the Issuer.

(The remainder of this page is intentionally left blank.)

Adopted by the City Council of the City of Hopkins, Minnesota, on April 15, 2025.

Mayor

ATTEST:

City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member _____, and after full discussion thereof and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

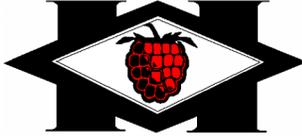
whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF HOPKINS)

I, the undersigned, being the duly qualified and acting City Clerk of the City of Hopkins, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City duly called and held on the date therein indicated, insofar as such minutes relate to giving host approval to the issuance of a revenue obligation for a project in the City.

WITNESS my hand this ____ day of _____, 2025.

City Clerk



CITY OF HOPKINS

Engineering

City Council Report 2025-068

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Eric Klingbeil, City Engineer

Date: April 15, 2025

Subject: Accept Bids and Award Contract; Central Avenues Street and Utility Improvements – City Project 2024-10

RECOMMENDED ACTION

MOTION TO Adopt Resolution 2025-027, Resolution Accepting Bids, Central Avenues Street and Utility Improvements, City Project 2024-10; and Adopt Resolution 2025-028, Resolution for Award of Contract, Central Avenues Street and Utility Improvements, City Project 2024-10.

OVERVIEW

The bid opening for the Central Avenues Street and Utility Improvements was March 7, 2025. The low bid was submitted by RL Larson Excavating, Inc. The bid was \$11,479,980.92. A total of seven (7) bids were received. RL Larson Excavating, Inc. has a good reputation with previous similar projects in the wider metro area. Staff is recommending award of the project contract to RL Larson Excavating, Inc..

SUPPORTING INFORMATION

- Resolutions 2025-027, 2025-028
- Consultant Recommendation
- Tabulation and Abstract of Bid

ANALYSIS OF ISSUES

Bid Results and Analysis

Contractor	Base Bid
RL Larson Excavating, Inc.	\$11,479,980.92
Northwest Asphalt	\$11,948,755.84
S.M. Hentges & Sons, Inc.	\$12,776,964.00
Northdale Construction Company	\$12,863,923.70
Kuechle Underground Inc.	\$13,088,414.91
Park Construction Company	\$13,696,286.98
Ryan Contracting	\$15,040,700.40
Engineers Estimate	\$14,180,294.50

All bids were submitted with required bid security made by qualified contractors.

Project Costs

Based on the low bid the total estimated project cost is \$14,931,490 which includes the low bid, and soft costs.

Funding Source	CIP Budget Street Reconstruction	Additional Work CIP Budget	Total CIP Budget	Estimated Cost*
PI-PIR/General Obligation Bonds	\$6,037,000	\$1,692,500	7,729,500	\$5,552,452
Assessments	2,092,000		2,092,000	1,954,096
Storm Sewer Fund	1,248,000	39,000	1,287,000	2,594,800
Sanitary Sewer Fund	3,176,000	140,000	3,316,000	2,164,218
Water Fund	3,170,000		3,170,000	2,665,926
Total	\$15,723,000	1,871,500	\$17,594,500	\$14,931,490

*due to rounding, totals may not add up

Bids received were lower than the Engineers Estimate. In discussion with contractors, suppliers, and manufacturers it appears that construction material prices have begun to stabilize and return toward pre-covid levels. Total project costs are tracking more than \$2,500,000 under CIP budgeted amount.

Project Schedule

Conduct Public Assessment Hearing	April 15, 2025
Adopt Assessment Roll/Award Contract	April 15, 2025
Begin Construction	Spring 2025
Complete Construction	Fall 2026

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2025-027

**RESOLUTION ACCEPTING BIDS
CENTRAL AVENUES STREET AND UTILITY IMPROVEMENTS
CITY PROJECT 2024-10**

WHEREAS, pursuant to an advertisement for bids for the improvement of 9th Avenue N from 1st Street N to 3rd Street N, 10th Avenue N from 1st Street N to 4th Street N, 11th Avenue N from 1st Street N to Minnetonka Mills Road, 12th Avenue N from 1st Street N to Minnetonka Mills Road, 13th Avenue N from the regional trail N to Minnetonka Mills Road, 2nd Street N from 8th Avenue N to 12th Avenue N, 3rd Street N from 9th Avenue N to 15th Avenue N, and 4th Street N from 9th Avenue N to 10th Avenue N and 11th Avenue N to 12th Avenue N; including pavement, curbing, sidewalk, signage, drainage, water and sanitary sewer improvements and all necessary appurtenances, and bids were received, opened, and tabulated according to law, and the following base bids were received complying with the advertisement:

RL Larson Excavating, Inc.	\$11,479,980.92
Northwest Asphalt	\$11,948,755.84
S.M. Hentges & Sons, Inc.	\$12,776,964.00
Northdale Construction Company	\$12,863,923.70
Kuechle Underground Inc.	\$13,088,414.91
Park Construction Company	\$13,696,286.98
Ryan Contracting	\$15,040,700.40

AND WHEREAS, it appears that RL Larson Excavating, Inc. of St. Cloud, MN is the lowest responsible bidder,

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Hopkins

1. The Mayor and City manager are hereby authorized and directed to enter a contract with RL Larson Excavating, Inc. of St. Cloud, MN in the name of the City of Hopkins for the improvements noted above according to the plans and specifications therefore approved by the city council and on file in the office of the city clerk.
2. The city clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council of the City of Hopkins this 15th day of April 2025.

By: _____
Patrick Hanlon, Mayor

ATTEST:

Amy Domeier, City Clerk

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2025-028

**RESOLUTION FOR AWARD OF CONTRACT
CENTRAL AVENUES STREET AND UTILITY IMPROVEMENTS
CITY PROJECT 2024-10**

WHEREAS, Bids for the Central Avenues Street and Utility Improvements, City Project 2024-10 have been accepted

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Hopkins

1. That the base bid of RL Larson Excavating, Inc. in the amount of \$11,479,980.92 is the lowest responsible base bid for the Central Avenues Street and Utility Improvements, City Project 2024-10, and the Mayor and City Manager are hereby authorized and directed to enter into a contract with said bidder for and on behalf of the City.

Adopted by the City Council of the City of Hopkins this 15th day of April, 2025.

By: _____
Patrick Hanlon, Mayor

ATTEST:

Amy Domeier, City Clerk



**BOLTON
& MENK**

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12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

April 7, 2025

Mr. Eric Klingbeil, P.E., City Engineer
City of Hopkins
1010 1st St S
Hopkins, MN 55343

RE: Central Avenues Improvements Phase 2
City of Hopkins, Minnesota
City Project No. 2024-10
Project No.: 24X.134763

Dear Mr. Klingbeil,

Bids on the above-referenced project were opened at 10:00 a.m. on March 7, 2025. There were seven bidders for the project; a tabulation of bids received and a detailed bid abstract are enclosed. The low bidder on the project is R.L. Larson Excavating, Inc. with a bid of \$11,479,980.92. R.L. Larson Excavating has previous experience on projects of this size and complexity in the Twin Cities metro area.

Based on R.L. Larson's experience, acceptable bid prices, and the competitive bids the City received, we recommend the City of Hopkins award the project to R.L. Larson Excavating, Inc. following the Public Assessment Hearing on April 15, 2025.

If you have any questions regarding this award recommendation, please contact me at your convenience.

Sincerely,

Bolton & Menk, Inc.

Nicholas J. Amatuuccio, P.E.
Municipal Project Manager | Principal



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BID TABULATION
Central Avenues Improvements Phase 2
City of Hopkins
Hopkins, MN
24X.134763

Bid Taken: 3/07/2025
Time: 10:00 a.m.

Addendums: #1 – 3/04/2025

	BIDDERS	TOTAL AMOUNT BID
1	RL Larson Excavating Inc.	\$11,479,980.92
2	Northwest	\$11,948,755.84
3	S.M. Hentges & Sons, Inc.	\$12,776,964.00
4	Northdale Construction Co., Inc.	\$12,863,923.70
5	Kuechle Underground Inc.	\$13,088,414.91
6	Park Construction Company	\$13,696,286.98
7	Ryan Contracting Co.	\$15,040,700.40

ABSTRACT

Central Avenues Improvements Phase 2

City of Hopkins, MN

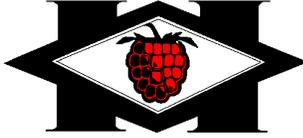
BMI Project No. 24X.134763

03/07/2025 10:00 AM CST

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Engineer Estimate		1 RL Larson Excavating Inc.		2 Northwest		3 S.M. Hentges & Sons, Inc.		4 Northdale Construction Co., Inc.		5 Kuechle Underground Inc.		6 Park Construction Company		7 Ryan Contracting Co.	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
	1	-	MOBILIZATION	LUMP SUM	1	\$700,000.00	\$700,000.00	\$400,000.00	\$400,000.00	\$489,335.00	\$489,335.00	\$595,500.00	\$595,500.00	\$256,760.00	\$256,760.00	\$102,000.00	\$102,000.00	\$832,200.00	\$832,200.00	\$650,000.00	\$650,000.00
	2	-	CLEARING	EACH	167	\$300.00	\$50,100.00	\$314.00	\$52,438.00	\$309.00	\$51,603.00	\$387.00	\$64,629.00	\$367.50	\$61,372.50	\$300.00	\$50,100.00	\$368.00	\$61,456.00	\$500.00	\$83,500.00
	3	-	GRUBBING	EACH	175	\$150.00	\$26,250.00	\$209.00	\$36,575.00	\$206.00	\$36,050.00	\$175.00	\$30,625.00	\$220.50	\$38,587.50	\$300.00	\$52,500.00	\$221.00	\$38,675.00	\$400.00	\$70,000.00
	4	-	DECIDUOUS TREE 2" CAL B&B	EACH	167	\$650.00	\$108,550.00	\$601.50	\$100,450.50	\$497.70	\$83,115.90	\$840.00	\$140,280.00	\$497.70	\$83,115.90	\$470.00	\$78,490.00	\$604.00	\$100,868.00	\$500.00	\$83,500.00
	5	-	REMOVE SIGN POST	EACH	106	\$50.00	\$5,300.00	\$41.85	\$4,436.10	\$26.25	\$2,782.50	\$45.00	\$4,770.00	\$42.00	\$4,452.00	\$40.00	\$4,240.00	\$42.00	\$4,452.00	\$20.00	\$2,120.00
	6	-	REMOVE SIGN PANEL	EACH	135	\$50.00	\$6,750.00	\$41.85	\$5,649.75	\$26.25	\$3,543.75	\$45.00	\$6,075.00	\$42.00	\$5,670.00	\$40.00	\$5,400.00	\$42.00	\$5,670.00	\$20.00	\$2,700.00
	7	-	REMOVE CURB AND GUTTER	LIN FT	22490	\$7.50	\$168,675.00	\$3.30	\$74,217.00	\$2.78	\$62,522.20	\$4.50	\$101,205.00	\$4.23	\$95,132.70	\$4.00	\$89,960.00	\$2.55	\$57,349.50	\$5.00	\$112,450.00
	8	-	REMOVE BITUMINOUS DRIVEWAY/TRAIL PAVEMENT	SQ YD	863	\$7.00	\$6,041.00	\$6.60	\$5,695.80	\$5.55	\$4,789.65	\$4.00	\$3,452.00	\$7.93	\$6,843.59	\$3.00	\$2,589.00	\$11.10	\$9,579.30	\$12.00	\$10,356.00
	9	-	REMOVE BITUMINOUS STREET PAVEMENT	SQ YD	42396	\$4.00	\$169,584.00	\$7.90	\$334,928.40	\$1.07	\$45,363.72	\$4.50	\$190,782.00	\$2.91	\$123,372.36	\$5.00	\$211,980.00	\$1.15	\$48,755.40	\$5.00	\$211,980.00
	10	-	REMOVE CONCRETE WALK	SQ FT	110264	\$1.50	\$165,396.00	\$0.85	\$93,724.40	\$0.46	\$50,721.44	\$0.50	\$55,132.00	\$1.06	\$116,879.84	\$1.00	\$110,264.00	\$1.05	\$115,777.20	\$1.50	\$165,396.00
	11	-	REMOVE CONCRETE STEP	EACH	159	\$100.00	\$15,900.00	\$49.30	\$7,838.70	\$100.00	\$15,900.00	\$200.00	\$31,800.00	\$528.85	\$84,087.15	\$75.00	\$11,925.00	\$161.00	\$25,599.00	\$50.00	\$7,950.00
	12	-	REMOVE CONCRETE DRIVEWAY/ALLEY PAVEMENT	SQ YD	1300	\$12.00	\$15,600.00	\$7.90	\$10,270.00	\$9.45	\$12,285.00	\$6.00	\$7,800.00	\$10.58	\$13,754.00	\$8.00	\$10,400.00	\$14.60	\$18,980.00	\$12.00	\$15,600.00
	13	-	REMOVE TRAFFIC SIGNAL SYSTEM (MINNETONKA MILLS/5TH AVE LUMP SUM	LUMP SUM	1	\$15,000.00	\$15,000.00	\$9,890.00	\$9,890.00	\$7,350.00	\$7,350.00	\$14,000.00	\$14,000.00	\$9,922.50	\$9,922.50	\$9,500.00	\$9,500.00	\$9,920.00	\$9,920.00	\$9,450.00	\$9,450.00
	14	-	REMOVE PEDESTRIAN FLASHER SYSTEM (11TH AVE S)	LUMP SUM	1	\$10,000.00	\$10,000.00	\$4,180.00	\$4,180.00	\$4,200.00	\$4,200.00	\$5,300.00	\$5,300.00	\$4,194.75	\$4,194.75	\$4,000.00	\$4,000.00	\$4,190.00	\$4,190.00	\$4,000.00	\$4,000.00
	15	-	SALVAGE SIGN PANEL	EACH	33	\$30.00	\$990.00	\$41.85	\$1,381.05	\$26.25	\$866.25	\$44.00	\$1,452.00	\$42.00	\$1,386.00	\$40.00	\$1,320.00	\$42.00	\$1,386.00	\$20.00	\$660.00
	16	-	SALVAGE FLASHING STOP SIGNS	EACH	2	\$250.00	\$500.00	\$104.50	\$209.00	\$525.00	\$1,050.00	\$110.00	\$220.00	\$105.00	\$210.00	\$100.00	\$200.00	\$105.00	\$210.00	\$300.00	\$600.00
	17	-	SALVAGE LIGHT POLE	EACH	3	\$750.00	\$2,250.00	\$489.50	\$1,468.50	\$1,837.50	\$5,512.50	\$615.00	\$1,845.00	\$491.40	\$1,474.20	\$470.00	\$1,410.00	\$491.00	\$1,473.00	\$500.00	\$1,500.00
	18	-	REMOVE LIGHT POLE FOUNDATION	EACH	3	\$750.00	\$2,250.00	\$1,830.00	\$5,490.00	\$1,837.50	\$5,512.50	\$660.00	\$1,980.00	\$317.31	\$951.93	\$900.00	\$2,700.00	\$493.00	\$1,479.00	\$500.00	\$1,500.00
	19	-	SALVAGE BENCH	EACH	1	\$500.00	\$500.00	\$265.00	\$265.00	\$200.00	\$200.00	\$350.00	\$350.00	\$528.85	\$528.85	\$1,500.00	\$1,500.00	\$1,580.00	\$1,580.00	\$250.00	\$250.00
	20	-	SALVAGE PAVERS	SQ FT	1082	\$6.00	\$6,492.00	\$7.30	\$7,898.60	\$7.35	\$7,952.70	\$4.00	\$4,328.00	\$7.35	\$7,952.70	\$7.00	\$7,574.00	\$7.40	\$8,006.80	\$22.00	\$23,804.00
	21	-	SALVAGE RAILING	LIN FT	20	\$20.00	\$400.00	\$26.00	\$520.00	\$15.00	\$300.00	\$66.00	\$1,320.00	\$30.56	\$611.20	\$150.00	\$3,000.00	\$52.50	\$1,050.00	\$15.00	\$300.00
	22	-	REMOVE RAILING	LIN FT	26	\$35.00	\$910.00	\$21.00	\$546.00	\$10.00	\$260.00	\$25.00	\$650.00	\$10.58	\$275.08	\$100.00	\$2,600.00	\$61.30	\$1,593.80	\$15.00	\$390.00
	23	-	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	1888	\$6.00	\$11,328.00	\$7.40	\$13,971.20	\$4.00	\$7,552.00	\$5.00	\$9,440.00	\$4.73	\$8,930.24	\$3.00	\$5,664.00	\$4.75	\$8,968.00	\$6.50	\$12,272.00
	24	-	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	2426	\$3.50	\$8,491.00	\$3.00	\$7,278.00	\$3.00	\$7,278.00	\$3.00	\$7,278.00	\$1.94	\$4,706.44	\$4.00	\$9,704.00	\$1.95	\$4,730.70	\$5.50	\$13,343.00
	25	-	SALVAGE FENCE	LIN FT	15	\$40.00	\$600.00	\$83.70	\$1,255.50	\$76.00	\$1,140.00	\$55.00	\$825.00	\$84.00	\$1,260.00	\$80.00	\$1,200.00	\$84.00	\$1,260.00	\$20.00	\$300.00
	26	-	REMOVE RETAINING WALL	LIN FT	593	\$22.00	\$13,046.00	\$11.45	\$6,789.85	\$4.00	\$2,372.00	\$45.00	\$26,685.00	\$10.58	\$6,273.94	\$10.00	\$5,930.00	\$15.40	\$9,132.20	\$18.00	\$10,674.00
	27	-	SALVAGE BLOCK RETAINING WALL	LIN FT	100	\$25.00	\$2,500.00	\$14.65	\$1,465.00	\$14.75	\$1,475.00	\$55.00	\$5,500.00	\$14.70	\$1,470.00	\$14.00	\$1,400.00	\$14.90	\$1,490.00	\$25.00	\$2,500.00
	28	-	SALVAGE BOULDER RETAINING WALL	LIN FT	100	\$50.00	\$5,000.00	\$17.80	\$1,780.00	\$17.85	\$1,785.00	\$75.00	\$7,500.00	\$17.85	\$1,785.00	\$17.00	\$1,700.00	\$18.00	\$1,800.00	\$25.00	\$2,500.00
	29	-	REMOVE HYDRANT	EACH	18	\$450.00	\$8,100.00	\$437.50	\$7,875.00	\$150.00	\$2,700.00	\$112.00	\$2,016.00	\$528.85	\$9,519.30	\$360.00	\$6,480.00	\$561.00	\$10,098.00	\$550.00	\$9,900.00
	30	-	REMOVE WATERMAIN	LIN FT	9904	\$7.50	\$74,280.00	\$3.10	\$30,702.40	\$8.75	\$86,660.00	\$2.00	\$19,808.00	\$4.23	\$41,893.92	\$3.56	\$35,258.24	\$4.50	\$44,568.00	\$8.00	\$79,232.00
	31	-	ABANDON WATERMAIN	LIN FT	1125	\$12.00	\$13,500.00	\$5.20	\$5,850.00	\$8.75	\$9,843.75	\$9.00	\$10,125.00	\$12.47	\$14,028.75	\$10.00	\$11,250.00	\$13.20	\$14,850.00	\$18.00	\$20,250.00
	32	-	REMOVE DRAINAGE STRUCTURE	EACH	81	\$550.00	\$44,550.00	\$446.50	\$36,166.50	\$480.00	\$38,880.00	\$550.00	\$44,550.00	\$846.15	\$68,538.15	\$610.00	\$49,410.00	\$897.00	\$72,657.00	\$550.00	\$44,550.00
	33	-	REMOVE STORM SEWER PIPE	LIN FT	2705	\$15.00	\$40,575.00	\$12.85	\$34,759.25	\$10.00	\$27,050.00	\$24.00	\$64,920.00	\$15.87	\$42,928.35	\$14.00	\$37,870.00	\$16.80	\$45,444.00	\$25.00	\$67,625.00
	34	-	REMOVE SANITARY SEWER PIPE	LIN FT	9279	\$5.00	\$46,395.00	\$2.10	\$19,485.90	\$7.00	\$64,953.00	\$3.00	\$27,837.00	\$2.12	\$19,671.48	\$3.56	\$33,033.24	\$2.25	\$20,877.75	\$5.00	\$46,395.00
	35	-	ABANDON SANITARY SEWER PIPE	LIN FT	1200	\$12.00	\$14,400.00	\$6.10	\$7,320.00	\$7.00	\$8,400.00	\$8.00	\$9,600.00	\$13.54	\$16,248.00	\$12.00	\$14,400.00	\$14.40	\$17,280.00	\$22.00	\$26,400.00
	36	-	REMOVE SANITARY MANHOLE	EACH	46	\$725.00	\$33,350.00	\$474.00	\$21,804.00	\$490.00	\$22,540.00	\$240.00	\$11,040.00	\$846.15	\$38,922.90	\$610.00	\$28,060.00	\$897.00	\$41,262.00	\$550.00	\$25,300.00
	37	-	EXPLORATORY EXCAVATION	hour	40	\$750.00	\$30,000.00	\$700.00	\$28,000.00	\$385.00	\$15,400.00	\$1,200.00	\$48,000.00	\$1,375.00	\$55,000.00	\$890.00	\$35,600.00	\$1,460.00	\$58,400.00	\$550.00	\$22,000.00
	38	-	COMMON EXCAVATION (P)	CU YD	36972	\$30.00	\$1,109,160.00	\$25.15	\$929,845.80	\$24.31	\$898,789.32	\$18.00	\$665,496.00	\$29.80	\$1,101,765.60	\$24.00	\$887,328.00	\$34.90	\$1,290,322.80	\$43.00	\$1,589,796.00
	39	-	SUBGRADE EXCAVATION (EV)	CU YD	1582	\$30.00	\$47,460.00	\$40.00	\$63,280.00	\$24.31	\$38,458.42	\$23.00	\$36,386.00	\$29.80	\$47,143.60	\$24.00	\$37,968.00	\$29.50	\$46,669.00	\$35.00	\$55,370.00
	40	-	RECLAIM BITUMINOUS SURFACE (IN PLACE)	SQ YD	4572	\$3.50	\$16,002.00	\$3.60	\$16,459.20	\$2.41	\$11,018.52	\$1.50	\$6,858.00	\$6.09	\$27,843.48	\$7.00	\$32,004.00	\$3.90	\$17,830.80	\$5.50	\$25,146.00
	41	-	SUBGRADE PREPARATION	SQ YD	3509	\$3.00	\$10,527.00	\$1.90	\$6,667.10	\$1.98	\$6,947.82	\$9.00	\$31,581.00	\$5.29	\$18,562.61	\$8.00	\$28,072.00	\$1.00	\$3,509.00	\$2.50	\$8,772.50
	42	-	GEOTEXTILE FABRIC TYPE V	SQ YD	44862	\$1.50	\$67,293.00	\$1.40	\$62,806.80	\$1.60	\$71,779.20	\$1.50	\$67,293.00	\$2.02	\$90,621.24	\$1.42	\$63,704.04	\$0.96	\$43,067.52	\$2.00	\$89,724.00
	43	-	STABILIZING AGGREGATE (CV)	CU YD	1582	\$60.00	\$94,920.00	\$0.01	\$15.82	\$50.45	\$79,811.90	\$90.00	\$142,380.00	\$15.87	\$25,106.34	\$59.00	\$93,338.00	\$44.00	\$69,608.00	\$62.00	\$98,084.00
	44	-	SELECT GRANULAR BORROW	TON	27254	\$16.50	\$449,691.00	\$18.65	\$508,287.10	\$20.10	\$547,805.40	\$9.00	\$245,286.00	\$22.44	\$611,579.76	\$19.00	\$517,826.00	\$20.30	\$553,256.20	\$35.00	\$953,890.00
	45	-	CLASS 5 AGGREGATE BASE	TON	18325	\$25.00	\$458,125.00	\$16.80	\$307,860.00	\$19.76	\$362,102.00	\$25.00	\$458,125.00	\$26.36	\$483,047.00	\$16.00	\$293,200.00	\$			

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	1		2		3		4		5		6		7			
						Engineer Estimate		RL Larson Excavating Inc.		Northwest		S.M. Hentges & Sons, Inc.		Northdale Construction Co., Inc.		Kuechle Underground Inc.		Park Construction Company		Ryan Contracting Co.	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
65	-	24" RC STORM PIPE		LIN FT	196	\$100.00	\$19,600.00	\$84.50	\$16,562.00	\$74.36	\$14,574.56	\$100.00	\$19,600.00	\$92.16	\$18,063.36	\$98.00	\$19,208.00	\$97.80	\$19,168.80	\$83.00	\$16,268.00
66	-	27" RC STORM PIPE		LIN FT	42	\$125.00	\$5,250.00	\$105.00	\$4,410.00	\$97.49	\$4,094.58	\$120.00	\$5,040.00	\$110.47	\$4,639.74	\$119.00	\$4,998.00	\$117.00	\$4,914.00	\$92.00	\$3,864.00
67	-	30" RC STORM PIPE		LIN FT	39	\$150.00	\$5,850.00	\$122.00	\$4,758.00	\$107.48	\$4,191.72	\$120.00	\$4,680.00	\$120.85	\$4,713.15	\$133.00	\$5,187.00	\$128.00	\$4,992.00	\$112.00	\$4,368.00
68	-	36" RC STORM PIPE		LIN FT	27	\$200.00	\$5,400.00	\$176.00	\$4,752.00	\$138.27	\$3,733.29	\$265.00	\$7,155.00	\$196.62	\$5,308.74	\$170.00	\$4,590.00	\$209.00	\$5,643.00	\$145.00	\$3,915.00
69	-	STORM MANHOLE (48")		EACH	38	\$3,200.00	\$121,600.00	\$2,910.00	\$110,580.00	\$2,373.00	\$90,174.00	\$3,000.00	\$114,000.00	\$2,992.64	\$113,720.32	\$4,300.00	\$163,400.00	\$3,170.00	\$120,460.00	\$3,180.00	\$120,840.00
70	-	STORM MANHOLE (60")		EACH	14	\$6,000.00	\$84,000.00	\$4,740.00	\$66,360.00	\$4,348.00	\$60,872.00	\$5,200.00	\$72,800.00	\$5,189.18	\$72,648.52	\$5,900.00	\$82,600.00	\$5,500.00	\$77,000.00	\$4,800.00	\$67,200.00
71	-	STORM MANHOLE (72")		EACH	7	\$10,000.00	\$70,000.00	\$7,570.00	\$52,990.00	\$7,015.00	\$49,105.00	\$7,800.00	\$54,600.00	\$8,707.27	\$60,950.89	\$8,600.00	\$60,200.00	\$9,230.00	\$64,610.00	\$7,235.00	\$50,645.00
72	-	STORM MANHOLE (84")		EACH	4	\$12,500.00	\$50,000.00	\$11,800.00	\$47,200.00	\$11,272.00	\$45,088.00	\$13,000.00	\$52,000.00	\$12,862.20	\$51,448.80	\$13,000.00	\$52,000.00	\$13,600.00	\$54,400.00	\$10,660.00	\$42,640.00
73	-	48" DIA STORM SEWER OVERFLOW STRUCTURE		EACH	1	\$12,000.00	\$12,000.00	\$2,820.00	\$2,820.00	\$4,646.00	\$4,646.00	\$6,500.00	\$6,500.00	\$3,423.38	\$3,423.38	\$7,700.00	\$7,700.00	\$3,630.00	\$3,630.00	\$6,500.00	\$6,500.00
74	-	15" RC PIPE APRON		EACH	2	\$1,800.00	\$3,600.00	\$1,060.00	\$2,120.00	\$1,075.00	\$2,150.00	\$1,400.00	\$2,800.00	\$1,346.35	\$2,692.70	\$2,200.00	\$4,400.00	\$1,430.00	\$2,860.00	\$2,550.00	\$5,100.00
75	-	RANDOM RIPRAP CLASS III (LV)		CU YD	16	\$100.00	\$1,600.00	\$154.00	\$2,464.00	\$95.00	\$1,520.00	\$200.00	\$3,200.00	\$203.87	\$3,261.92	\$127.00	\$2,032.00	\$216.00	\$3,456.00	\$100.00	\$1,600.00
76	-	STORM CATCH BASIN (3'X2')		EACH	63	\$2,000.00	\$126,000.00	\$1,890.00	\$119,070.00	\$1,650.00	\$103,950.00	\$2,000.00	\$126,000.00	\$2,139.62	\$134,796.06	\$1,900.00	\$119,700.00	\$2,270.00	\$143,010.00	\$2,450.00	\$154,350.00
77	-	48" DIA STORM STRUCTURE SPECIAL (SAFL BAFFLE W/ 4' SUMP)		EACH	7	\$12,000.00	\$84,000.00	\$10,600.00	\$74,200.00	\$11,554.00	\$80,878.00	\$11,000.00	\$77,000.00	\$11,756.85	\$82,297.95	\$10,000.00	\$70,000.00	\$12,500.00	\$87,500.00	\$11,500.00	\$80,500.00
78	-	60" DIA STORM STRUCTURE SPECIAL (SAFL BAFFLE W/ 4' SUMP)		EACH	1	\$15,000.00	\$15,000.00	\$13,600.00	\$13,600.00	\$14,526.00	\$14,526.00	\$14,000.00	\$14,000.00	\$14,781.69	\$14,781.69	\$12,000.00	\$12,000.00	\$15,700.00	\$15,700.00	\$14,500.00	\$14,500.00
79	-	48" DIA STORM STRUCTURE SPECIAL (SNOUT SKIMMER W/ 3' SUM)		EACH	1	\$10,000.00	\$10,000.00	\$4,840.00	\$4,840.00	\$4,745.00	\$4,745.00	\$5,000.00	\$5,000.00	\$6,089.92	\$6,089.92	\$6,300.00	\$6,300.00	\$6,460.00	\$6,460.00	\$8,900.00	\$8,900.00
80	-	CASTING ASSEMBLY (R-3067-V)(STORM)		EACH	86	\$1,000.00	\$86,000.00	\$818.00	\$70,348.00	\$692.00	\$59,512.00	\$1,000.00	\$86,000.00	\$1,144.05	\$98,388.30	\$1,000.00	\$86,000.00	\$907.00	\$78,002.00	\$980.00	\$84,280.00
81	-	CASTING ASSEMBLY (R-3067-C)(STORM)		EACH	5	\$1,050.00	\$5,250.00	\$754.50	\$3,772.50	\$626.00	\$3,130.00	\$950.00	\$4,750.00	\$1,144.05	\$5,720.25	\$960.00	\$4,800.00	\$836.00	\$4,180.00	\$980.00	\$4,900.00
82	-	CASTING ASSEMBLY SPECIAL (R-1733)(STORM)		EACH	44	\$1,250.00	\$55,000.00	\$624.50	\$27,478.00	\$990.00	\$43,560.00	\$800.00	\$35,200.00	\$1,216.64	\$53,532.16	\$1,600.00	\$70,400.00	\$1,150.00	\$50,600.00	\$1,050.00	\$46,200.00
83	-	ADJUST FRAME & RING CASTINGS (STORM)		EACH	27	\$875.00	\$23,625.00	\$532.00	\$14,364.00	\$512.00	\$13,824.00	\$380.00	\$10,260.00	\$964.85	\$26,050.95	\$980.00	\$26,460.00	\$1,150.00	\$31,050.00	\$650.00	\$17,550.00
84	-	CONNECT TO EXISTING STORM PIPE		EACH	42	\$1,750.00	\$73,500.00	\$1,400.00	\$58,800.00	\$1,000.00	\$42,000.00	\$630.00	\$26,460.00	\$1,823.39	\$76,582.38	\$2,000.00	\$84,000.00	\$1,930.00	\$81,060.00	\$2,850.00	\$119,700.00
85	-	CONNECT TO EXISTING DRAINAGE STRUCTURE		EACH	11	\$2,100.00	\$23,100.00	\$1,520.00	\$16,720.00	\$1,000.00	\$11,000.00	\$6,300.00	\$69,300.00	\$2,564.17	\$28,205.87	\$4,000.00	\$44,000.00	\$2,720.00	\$29,920.00	\$3,250.00	\$35,750.00
86	-	INFILTRATION BASIN EXCAVATION (EV)		CU YD	2148	\$40.00	\$85,920.00	\$27.10	\$58,210.80	\$24.31	\$52,217.88	\$23.00	\$49,404.00	\$29.80	\$64,010.40	\$22.00	\$47,256.00	\$29.70	\$63,795.60	\$26.00	\$55,848.00
87	-	INFILTRATION BASIN SELECT GRANULAR BACKFILL		TON	2845	\$22.50	\$64,012.50	\$18.85	\$53,628.25	\$22.00	\$62,590.00	\$18.00	\$51,210.00	\$24.55	\$69,844.75	\$21.00	\$59,745.00	\$22.60	\$64,297.00	\$22.00	\$62,590.00
88	-	PERENNIAL PLANTINGS (INFILTRATION BASIN/RAIN GARDEN)		EACH	1415	\$40.00	\$56,600.00	\$8.10	\$11,461.50	\$18.65	\$26,389.75	\$35.00	\$49,525.00	\$18.38	\$26,007.70	\$18.00	\$25,470.00	\$32.60	\$46,129.00	\$18.00	\$25,470.00
89	-	8" PVC SDR 35 SANITARY SEWER PIPE		LIN FT	6693	\$60.00	\$401,580.00	\$47.30	\$316,578.90	\$48.32	\$323,405.76	\$60.00	\$401,580.00	\$61.13	\$409,143.09	\$83.00	\$555,519.00	\$64.80	\$433,706.40	\$85.00	\$568,905.00
90	-	10" PVC SDR 35 SANITARY SEWER PIPE		LIN FT	1297	\$75.00	\$97,275.00	\$59.55	\$77,236.35	\$62.79	\$81,438.63	\$65.00	\$84,305.00	\$71.40	\$92,605.80	\$88.00	\$114,136.00	\$75.70	\$98,182.90	\$95.00	\$123,215.00
91	-	12" PVC SDR 35 SANITARY SEWER PIPE		LIN FT	639	\$85.00	\$54,315.00	\$60.05	\$38,371.95	\$70.27	\$44,902.53	\$85.00	\$54,315.00	\$77.86	\$49,752.54	\$94.00	\$60,066.00	\$82.60	\$52,781.40	\$100.00	\$62,900.00
92	-	15" PVC SDR 26 SANITARY SEWER PIPE		LIN FT	674	\$150.00	\$101,100.00	\$96.10	\$64,771.40	\$117.79	\$79,390.46	\$144.00	\$97,056.00	\$135.53	\$91,347.22	\$190.00	\$128,060.00	\$144.00	\$97,056.00	\$120.00	\$80,880.00
93	-	8" DUCTILE IRON SANITARY PIPE		LIN FT	80	\$85.00	\$6,800.00	\$93.10	\$7,448.00	\$86.58	\$6,926.40	\$115.00	\$9,200.00	\$92.94	\$7,435.20	\$122.00	\$9,760.00	\$98.60	\$7,888.00	\$90.00	\$7,200.00
94	-	10" DUCTILE IRON SANITARY PIPE		LIN FT	20	\$95.00	\$1,900.00	\$138.00	\$2,760.00	\$108.93	\$2,178.60	\$130.00	\$2,600.00	\$108.15	\$2,163.00	\$137.00	\$2,740.00	\$115.00	\$2,300.00	\$105.00	\$2,100.00
95	-	12" DUCTILE IRON SANITARY PIPE		LIN FT	20	\$115.00	\$2,300.00	\$138.00	\$2,760.00	\$125.60	\$2,512.00	\$145.00	\$2,900.00	\$128.32	\$2,566.40	\$170.00	\$3,400.00	\$136.00	\$2,720.00	\$125.00	\$2,500.00
96	-	CONSTRUCT 8" SANITARY OUTSIDE DROP		LIN FT	17	\$1,500.00	\$25,500.00	\$610.50	\$10,378.50	\$655.00	\$11,135.00	\$1,650.00	\$28,050.00	\$529.99	\$9,009.83	\$650.00	\$11,050.00	\$562.00	\$9,554.00	\$1,250.00	\$21,250.00
97	-	CONSTRUCT 10" SANITARY OUTSIDE DROP		LIN FT	4	\$2,000.00	\$8,000.00	\$818.00	\$3,272.00	\$775.00	\$3,100.00	\$2,000.00	\$8,000.00	\$839.50	\$3,358.00	\$1,100.00	\$4,400.00	\$890.00	\$3,560.00	\$1,800.00	\$7,200.00
98	-	CONSTRUCT 12" SANITARY OUTSIDE DROP		LIN FT	4	\$2,500.00	\$10,000.00	\$839.00	\$3,356.00	\$875.00	\$3,500.00	\$2,200.00	\$8,800.00	\$987.57	\$3,950.28	\$1,200.00	\$4,800.00	\$1,050.00	\$4,200.00	\$2,000.00	\$8,000.00
99	-	COARSE AGGREGATE BEDDING (TYPE B)		LIN FT	1000	\$10.00	\$10,000.00	\$16.80	\$16,800.00	\$6.50	\$6,500.00	\$31.00	\$31,000.00	\$14.17	\$14,170.00	\$49.00	\$49,000.00	\$20.10	\$20,100.00	\$24.00	\$24,000.00
100	-	8" CIPP LINING		LIN FT	1947	\$55.00	\$107,085.00	\$37.65	\$73,304.55	\$37.80	\$73,596.60	\$40.00	\$77,880.00	\$37.80	\$73,596.60	\$45.00	\$87,615.00	\$38.60	\$75,154.20	\$37.00	\$72,039.00
101	-	10" CIPP LINING		LIN FT	668	\$65.00	\$43,420.00	\$42.90	\$28,657.20	\$43.05	\$28,757.40	\$45.00	\$30,060.00	\$43.05	\$28,757.40	\$50.00	\$33,400.00	\$43.90	\$29,325.20	\$41.00	\$27,388.00
102	-	12" CIPP LINING		LIN FT	322	\$75.00	\$24,150.00	\$62.75	\$20,205.50	\$63.00	\$20,286.00	\$66.00	\$21,252.00	\$63.00	\$20,286.00	\$69.00	\$22,218.00	\$64.30	\$20,704.60	\$60.00	\$19,320.00
103	-	SEAL SANITARY MANHOLE		EACH	2	\$5,000.00	\$10,000.00	\$4,130.00	\$8,260.00	\$4,147.50	\$8,295.00	\$4,400.00	\$8,800.00	\$4,147.50	\$8,295.00	\$4,000.00	\$8,000.00	\$4,230.00	\$8,460.00	\$4,100.00	\$8,200.00
104	-	TRIM PROTRUDING TAP		EACH	3	\$550.00	\$1,650.00	\$523.00	\$1,569.00	\$525.00	\$1,575.00	\$550.00	\$1,650.00	\$525.00	\$1,575.00	\$500.00	\$1,500.00	\$536.00	\$1,608.00	\$500.00	\$1,500.00
105	-	6" PVC SDR 26 SANITARY SEWER SERVICE PIPE		LIN FT	9700	\$45.00	\$436,500.00	\$26.00	\$252,200.00	\$45.25	\$438,925.00	\$35.00	\$339,500.00	\$38.18	\$370,346.00	\$46.00	\$446,200.00	\$40.50	\$392,850.00	\$48.00	\$465,600.00
106	-	6" PVC SDR 26 SANITARY SEWER SERVICE RISER PIPE		LIN FT	430	\$50.00	\$21,500.00	\$20.45	\$8,793.50	\$57.83	\$24,866.90	\$35.00	\$15,050.00	\$72.81	\$31,308.30	\$56.00	\$24,080.00	\$77.20	\$33,196.00	\$52.00	\$22,360.00
107	-	8" X 6" SDR 26 PVC SERVICE WYE		EACH	197	\$675.00	\$133,975.00	\$690.00	\$135,930.00	\$678.67	\$133,697.99	\$285.00	\$56,145.00	\$322.91	\$63,613.27	\$1,200.00	\$236,400.00	\$342.00	\$67,374.00	\$650.00	

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Engineer Estimate		1 RL Larson Excavating Inc.		2 Northwest		3 S.M. Hentges & Sons, Inc.		4 Northdale Construction Co., Inc.		5 Kuechle Underground Inc.		6 Park Construction Company		7 Ryan Contracting Co.	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
136	-		CONNECT TO EXISTING WATERMAIN	EACH	11	\$2,750.00	\$30,250.00	\$1,250.00	\$13,750.00	\$1,000.00	\$11,000.00	\$1,200.00	\$13,200.00	\$2,209.25	\$24,301.75	\$3,800.00	\$41,800.00	\$2,340.00	\$25,740.00	\$2,500.00	\$27,500.00
137	-		4" POLYSTYRENE INSULATION	SQ YD	100	\$55.00	\$5,500.00	\$31.10	\$3,110.00	\$36.00	\$3,600.00	\$40.00	\$4,000.00	\$50.91	\$5,091.00	\$60.00	\$6,000.00	\$54.00	\$5,400.00	\$30.00	\$3,000.00
138	-		FORD TYPE A-1 CURB BOX COVER	EACH	50	\$275.00	\$13,750.00	\$174.50	\$8,725.00	\$185.00	\$9,250.00	\$443.00	\$22,150.00	\$302.12	\$15,106.00	\$180.00	\$9,000.00	\$192.00	\$9,600.00	\$195.00	\$9,750.00
139	-		TEMPORARY WATER SERVICE	EACH	276	\$500.00	\$138,000.00	\$483.50	\$133,446.00	\$433.42	\$119,623.92	\$1,100.00	\$303,600.00	\$528.85	\$145,962.60	\$450.00	\$124,200.00	\$561.00	\$154,836.00	\$550.00	\$151,800.00
140	-		4" CONCRETE WALK	SQ FT	100678	\$8.00	\$805,424.00	\$5.90	\$594,000.20	\$6.41	\$645,345.98	\$8.00	\$805,424.00	\$6.31	\$635,278.18	\$6.08	\$612,122.24	\$5.80	\$583,932.40	\$7.50	\$755,085.00
141	-		CONCRETE STEP	EACH	159	\$320.00	\$50,880.00	\$235.50	\$37,444.50	\$183.75	\$29,216.25	\$620.00	\$98,580.00	\$236.25	\$37,563.75	\$230.00	\$36,570.00	\$318.00	\$50,562.00	\$185.00	\$29,415.00
142	-		CONCRETE CURB & GUTTER DESIGN B618	LIN FT	22556	\$20.00	\$451,120.00	\$19.90	\$448,864.40	\$18.38	\$414,579.28	\$23.00	\$518,788.00	\$19.95	\$449,992.20	\$19.00	\$428,564.00	\$20.50	\$462,398.00	\$23.50	\$530,066.00
143	-		6" CONCRETE WALKS (PED RAMPS)	SQ YD	1160	\$150.00	\$174,000.00	\$148.50	\$172,260.00	\$136.51	\$158,351.60	\$130.00	\$150,800.00	\$163.23	\$189,346.80	\$135.00	\$156,600.00	\$134.00	\$155,440.00	\$95.00	\$110,200.00
144	-		6" CONCRETE DRIVEWAY	SQ YD	1001	\$95.00	\$95,095.00	\$85.95	\$86,035.95	\$87.07	\$87,157.07	\$95.00	\$95,095.00	\$100.23	\$100,330.23	\$75.00	\$75,075.00	\$80.40	\$80,480.40	\$95.00	\$95,095.00
145	-		8" CONCRETE DRIVEWAY/ALLEY	SQ YD	1115	\$115.00	\$128,225.00	\$94.75	\$105,646.25	\$115.00	\$128,225.00	\$116.00	\$129,340.00	\$113.88	\$126,976.20	\$88.00	\$98,120.00	\$87.50	\$97,562.50	\$105.00	\$117,075.00
146	-		TRUNCATED DOMES	SQ FT	1680	\$72.50	\$121,800.00	\$76.35	\$128,268.00	\$52.50	\$88,200.00	\$66.00	\$110,880.00	\$77.71	\$130,552.80	\$73.00	\$122,640.00	\$53.00	\$89,040.00	\$75.00	\$126,000.00
147	-		INSTALL SALVAGED PAVERS	SQ FT	322	\$15.00	\$4,830.00	\$33.45	\$10,770.90	\$33.60	\$10,819.20	\$22.00	\$7,084.00	\$33.60	\$10,819.20	\$32.00	\$10,304.00	\$33.90	\$10,915.80	\$22.00	\$7,084.00
148	-		INSTALL SALVAGED FENCE	LIN FT	15	\$80.00	\$1,200.00	\$131.00	\$1,965.00	\$105.00	\$1,575.00	\$55.00	\$825.00	\$131.25	\$1,968.75	\$100.00	\$1,500.00	\$131.00	\$1,965.00	\$25.00	\$375.00
149	-		INSTALL SALVAGED BLOCK RETAINING WALL	LIN FT	100	\$75.00	\$7,500.00	\$50.20	\$5,020.00	\$50.40	\$5,040.00	\$16.00	\$1,600.00	\$50.40	\$5,040.00	\$48.00	\$4,800.00	\$80.70	\$8,070.00	\$50.00	\$5,000.00
150	-		INSTALL SALVAGED BOULDER RETAINING WALL	LIN FT	100	\$100.00	\$10,000.00	\$50.20	\$5,020.00	\$50.40	\$5,040.00	\$76.00	\$7,600.00	\$50.40	\$5,040.00	\$48.00	\$4,800.00	\$80.70	\$8,070.00	\$50.00	\$5,000.00
151	-		TRAFFIC CONTROL	LUMP SUM	1	\$75,000.00	\$75,000.00	\$57,500.00	\$57,500.00	\$36,460.00	\$36,460.00	\$61,000.00	\$61,000.00	\$57,750.00	\$57,750.00	\$55,000.00	\$55,000.00	\$63,000.00	\$63,000.00	\$50,000.00	\$50,000.00
152	-		PEDESTRIAN CROSSWALK FLASHER SYSTEM (11TH AVE S)	SYSTEM	1	\$35,000.00	\$35,000.00	\$24,300.00	\$24,300.00	\$26,250.00	\$26,250.00	\$30,000.00	\$30,000.00	\$24,373.65	\$24,373.65	\$25,000.00	\$25,000.00	\$24,400.00	\$24,400.00	\$24,000.00	\$24,000.00
153	-		SIGN POST U CHANNEL	EACH	43	\$275.00	\$11,825.00	\$157.00	\$6,751.00	\$105.00	\$4,515.00	\$165.00	\$7,095.00	\$157.50	\$6,772.50	\$150.00	\$6,450.00	\$158.00	\$6,794.00	\$125.00	\$5,375.00
154	-		SIGN POST WITH FOUNDATION	EACH	67	\$450.00	\$30,150.00	\$314.00	\$21,038.00	\$332.00	\$22,444.00	\$330.00	\$22,110.00	\$315.00	\$21,105.00	\$300.00	\$20,100.00	\$315.00	\$21,105.00	\$75.00	\$50,585.00
155	-		SIGN PANELS TYPE C	SQ FT	516	\$35.00	\$18,060.00	\$36.60	\$18,885.60	\$76.65	\$39,551.40	\$39.00	\$20,124.00	\$36.75	\$18,963.00	\$35.00	\$18,060.00	\$36.80	\$18,988.80	\$38.00	\$19,608.00
156	-		SIGN PANELS TYPE D	SQ FT	203	\$45.00	\$9,135.00	\$47.05	\$9,551.15	\$42.00	\$8,526.00	\$50.00	\$10,150.00	\$47.25	\$9,591.75	\$45.00	\$9,135.00	\$47.30	\$9,601.90	\$55.00	\$11,165.00
157	-		INSTALL SALVAGED SIGN PANEL	EACH	33	\$100.00	\$3,300.00	\$104.50	\$3,448.50	\$78.75	\$2,598.75	\$111.00	\$3,663.00	\$105.00	\$3,465.00	\$100.00	\$3,300.00	\$105.00	\$3,465.00	\$150.00	\$4,950.00
158	-		INSTALL SALVAGED FLASHING STOP SIGNS	EACH	2	\$750.00	\$1,500.00	\$366.00	\$732.00	\$1,207.50	\$2,415.00	\$387.00	\$774.00	\$367.50	\$735.00	\$350.00	\$700.00	\$368.00	\$736.00	\$350.00	\$700.00
159	-		STREET SWEEPER WITH OPERATOR	hour	120	\$175.00	\$21,000.00	\$167.50	\$20,100.00	\$175.00	\$21,000.00	\$165.00	\$19,800.00	\$168.00	\$20,160.00	\$180.00	\$21,600.00	\$179.00	\$21,480.00	\$145.00	\$17,400.00
160	-		LIGHT FOUNDATION - DESIGN E MODIFIED	EACH	3	\$1,500.00	\$4,500.00	\$1,630.00	\$4,890.00	\$2,625.00	\$7,875.00	\$2,100.00	\$6,300.00	\$1,634.85	\$4,904.55	\$1,600.00	\$4,800.00	\$1,630.00	\$4,890.00	\$1,600.00	\$4,800.00
161	-		INSTALL SALVAGED LIGHT POLE	EACH	3	\$1,500.00	\$4,500.00	\$1,460.00	\$4,380.00	\$3,150.00	\$9,450.00	\$2,000.00	\$6,000.00	\$1,465.80	\$4,397.40	\$1,400.00	\$4,200.00	\$1,470.00	\$4,410.00	\$1,400.00	\$4,200.00
162	-		INSTALL SALVAGED BENCH	EACH	1	\$1,000.00	\$1,000.00	\$550.00	\$550.00	\$395.00	\$395.00	\$680.00	\$680.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00	\$1,580.00	\$1,580.00	\$1,500.00	\$1,500.00
163	-		STABILIZED CONSTRUCTION EXIT	EACH	6	\$2,000.00	\$12,000.00	\$1,570.00	\$9,420.00	\$1,800.00	\$10,800.00	\$3,500.00	\$21,000.00	\$1,586.54	\$9,519.24	\$900.00	\$5,400.00	\$0.01	\$0.06	\$1,500.00	\$9,000.00
164	-		STORM DRAIN INLET PROTECTION	EACH	174	\$200.00	\$34,800.00	\$148.00	\$25,752.00	\$100.00	\$17,400.00	\$135.00	\$23,490.00	\$126.92	\$22,084.08	\$670.00	\$116,580.00	\$212.00	\$36,888.00	\$135.00	\$23,490.00
165	-		TOPSOIL BORROW (SPECIAL) (LV)	CU YD	1200	\$40.00	\$48,000.00	\$42.45	\$50,940.00	\$48.00	\$57,600.00	\$33.00	\$39,600.00	\$43.66	\$52,392.00	\$40.00	\$48,000.00	\$54.70	\$65,640.00	\$34.00	\$40,800.00
166	-		FILTER TOPSOIL BORROW (ENGINEERED SOIL MIX) (LV)	CU YD	630	\$50.00	\$31,500.00	\$44.15	\$27,814.50	\$54.00	\$34,020.00	\$55.00	\$34,650.00	\$43.66	\$27,505.80	\$48.00	\$30,240.00	\$65.40	\$41,202.00	\$42.00	\$26,460.00
167	-		HYDROMULCH & SEED MIX 25-131	SQ YD	2916	\$3.00	\$8,748.00	\$1.90	\$5,540.40	\$1.05	\$3,061.80	\$3.00	\$8,748.00	\$1.94	\$5,657.04	\$1.85	\$5,394.60	\$1.05	\$3,061.80	\$1.05	\$3,061.80
168	-		EROSION CONTROL BLANKET & SEED MIX 33-261	SQ YD	950	\$4.00	\$3,800.00	\$2.20	\$2,090.00	\$2.30	\$2,185.00	\$3.00	\$2,850.00	\$2.21	\$2,099.50	\$2.10	\$1,995.00	\$2.35	\$2,232.50	\$2.50	\$2,375.00
169	-		SODDING TYPE LAWN	SQ YD	26110	\$8.00	\$208,880.00	\$8.30	\$216,713.00	\$8.39	\$219,062.90	\$9.00	\$234,990.00	\$8.30	\$216,713.00	\$7.90	\$206,269.00	\$8.40	\$219,324.00	\$8.00	\$208,880.00
170	-		SILT FENCE	LIN FT	460	\$4.00	\$1,840.00	\$2.00	\$920.00	\$2.88	\$1,324.80	\$3.00	\$1,380.00	\$2.00	\$920.00	\$1.90	\$874.00	\$2.90	\$1,334.00	\$3.00	\$1,380.00
171	-		BIOROLL	LIN FT	735	\$4.00	\$2,940.00	\$2.80	\$2,058.00	\$3.10	\$2,278.50	\$3.00	\$2,205.00	\$2.84	\$2,087.40	\$2.70	\$1,984.50	\$3.10	\$2,278.50	\$3.00	\$2,205.00
172	-		HARDWOOD MULCH (4" THICK)	SQ YD	50	\$20.00	\$1,000.00	\$31.35	\$1,567.50	\$68.55	\$3,427.50	\$33.00	\$1,650.00	\$68.25	\$3,412.50	\$65.00	\$3,250.00	\$52.50	\$2,625.00	\$65.00	\$3,250.00
173	-		STONE BLOCKS	EACH	8	\$1,250.00	\$10,000.00	\$418.50	\$3,348.00	\$425.00	\$3,400.00	\$1,000.00	\$8,000.00	\$420.00	\$3,360.00	\$400.00	\$3,200.00	\$424.00	\$3,392.00	\$850.00	\$6,800.00
174	-		INSTALL SALVAGED RAILING	LIN FT	20	\$150.00	\$3,000.00	\$75.00	\$1,500.00	\$132.40	\$2,648.00	\$135.00	\$2,700.00	\$342.30	\$6,846.00	\$300.00	\$6,000.00	\$158.00	\$3,160.00	\$20.00	\$400.00
175	-		FABRICATED RAILING	LIN FT	26	\$325.00	\$8,450.00	\$341.00	\$8,866.00	\$218.50	\$5,681.00	\$350.00	\$9,100.00	\$342.30	\$8,899.80	\$350.00	\$9,100.00	\$342.00	\$8,892.00	\$200.00	\$5,200.00
176	-		CROSSWALK SPECIAL - STAMPED BITUMINOUS	SQ FT	269	\$69.00	\$18,561.00	\$62.75	\$16,879.75	\$63.10	\$16,973.90	\$67.00	\$18,023.00	\$63.00	\$16,947.00	\$60.00	\$16,140.00	\$63.00	\$16,947.00	\$60.00	\$16,140.00
177	-		4" BROKEN YELLOW - MULTI COMPONENT LIQUID	LIN FT	2658	\$1.50	\$3,987.00	\$0.40	\$1,063.20	\$0.42	\$1,116.36	\$0.50	\$1,329.00	\$0.42	\$1,116.36	\$0.40	\$1,063.20	\$0.43	\$1,142.94	\$0.40	\$1,063.20
178	-		4" DOUBLE YELLOW - MULTI COMPONENT LIQUID	LIN FT	183	\$2.00	\$366.00	\$2.50	\$457.50	\$2.52	\$461.16	\$3.00	\$549.00	\$2.52	\$461.16	\$2.40	\$439.20	\$2.55	\$466.65	\$2.40	\$439.20
179	-		4" SOLID WHITE - MULTI COMPONENT LIQUID	LIN FT	67	\$1.00	\$67.00	\$1.30	\$87.10	\$1.26	\$84.42	\$1.50	\$100.50	\$1.26	\$84.42	\$1.20	\$80.40	\$1.30	\$87.10	\$1.20	\$80.40
180	-		24" SOLID WHITE STOP BAR - THERMOPLASTIC (GR IN)	LIN FT	151	\$27.50	\$4,152.50	\$18.85	\$2,846.35	\$18.90	\$2,853.90	\$20.00	\$3,020.00	\$18.90	\$2,853.90	\$18.00	\$2,718.00	\$19.20	\$2,899.20	\$18.00	\$2,718.00
18																					



Finance Department

CITY OF HOPKINS

City Council Report 2025-067

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Nick Bishop, Finance Director

Date: April 15, 2024

Subject: Authorize Sale of \$7,645,000 General Obligation Bonds Series 2025A

RECOMMENDED ACTION

MOTION TO adopt Resolution 2025-029: Providing for the Sale of \$7,645,000 General Obligation Bonds, Series 2025A.

OVERVIEW

The Series 2025A bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged. The preliminary authorization is for \$7.645 million and is based on actual contract amounts. The bonds are being sold to finance two purposes.

- The first phase of the 2025/2026 street and utility reconstruction project in Central Avenues. The bonds for this purpose will be issued with a 16 year term to come from general tax levy, special assessments and utility revenues. Principal payments will be made over 12 years from 2030 to 2041.
- 2025 Water & Sewer SCADA Fiber Project. The bonds for this purpose will be issued with a 16 year term to come from utility revenues. Principal payments will be made over 12 years from 2030 to 2041.

Adopting the resolution will allow City Staff to work with its municipal advisor Ehlers & Associates to prepare an official statement for the bond sale. The City's last bond rating was AA+ with a stable outlook. Standard and Poor's will update the rating before the bonds are sold. City Council is scheduled to award the sale of bonds on May 20, 2025.

SUPPORTING INFORMATION

- Resolution No. 2025-029
- Bond Pre-Sale Report

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2025-029

**Resolution Providing for the Sale of \$7,645,000
General Obligation Bonds, Series 2025A**

WHEREAS, the City Council of the City of Hopkins, Minnesota has heretofore determined that it is necessary and expedient to issue the City's \$7,645,000 General Obligation Bonds, Series 2025A (the "bonds"), to finance the 2025 road and utility reconstruction project and 2025 water and sewer SCADA project; and

WHEREAS, the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent municipal advisor for the bonds in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9)

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Hopkins, Minnesota, as follows:

1. Authorization; Findings. The City Council hereby authorizes Ehlers to assist the City for the sale of the Bonds.
2. Meeting; Proposal Opening. The City Council shall meet at 6:30 p.m. on May 20, 2025 for the purpose of considering proposals for and awarding the sale of the Bonds.
3. Official Statement. In connection with said sale, the officers or employees of the City are hereby authorized to cooperate with Ehlers and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

Adopted by the City Council of the City of Hopkins this 15th day of April, 2025.

By: _____
Patrick Hanlon, Mayor

ATTEST:

Amy Domeier, City Clerk

April 15, 2025

PRE-SALE REPORT FOR

City of Hopkins, Minnesota

\$7,645,000 General Obligation Bonds, Series 2024A



Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, MN 55113

Advisors:

Stacie Kvilvang, Senior Municipal Advisor
Jason Aarsvold, Senior Municipal Advisor
Keith Dahl, Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

\$7,645,000 General Obligation Bonds, Series 2024A

Purposes:

The proposed issue includes financing for the following purposes:

To finance the 2025 road and utility reconstruction projects.

- **Road Improvements** - \$3,420,000. This portion of the Bonds is being issued for 16 years. Debt service will be paid from special assessments and ad valorem property taxes.
- **Utilities** - \$4,225,000. This portion of the Bonds is being issued for 16 years. Debt service will be paid from utility revenues.

Authority:

The Bonds are being issued pursuant to Minnesota Statutes, Chapters:

- 429 - Road Improvement
- 444 - Utilities
- 475 - General Bonding Authority

2025 Road Improvement Portion: Because the City is assessing at least 20% of the project costs, this portion of the Bonds may be a general obligation without a referendum and will not count against the City's debt limit. The City intends to levy a total of \$977,048 in special assessments to benefitting property owners, of which \$390,819 (40%) is anticipated to be collected in pre-paid assessments (this portion of the Bond issue was reduced accordingly). The remaining \$586,229 of special assessments will be collected in years 2026 to 2040 at a rate of 2% over the True Interest Costs (TIC) of the Bonds. Annual assessments are paid on an equal principal basis. In addition, we have capitalized interest through the 2/1/28 payment and are paying interest only through 8/1/29 to offset the tax levy requirement.

Utility Portion: Chapter 444 allows cities to issue debt without limitation as long as debt service is expected to be paid from water and sewer revenues.

The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged.

Term/Call Feature:

The Bonds are being issued for a term of 16 years. Principal on the Bonds will be due on February 1 in the years 2030 through 2041. Interest will be due every six months beginning February 1, 2026.

The Bonds will be subject to prepayment at the discretion of the City on February 1, 2033 or any date thereafter.

Bank Qualification:

Because the City is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year, the City will be able to designate the Bonds as “bank qualified” obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.

Rating:

S&P Global Ratings "AA+"

The City’s most recent bond issues were rated by S&P Global Ratings. The current rating on those bonds is “AA+”. The City will request a new rating for the Bonds.

If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City’s bond rating in the event that the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Bonds and long-term financial capacity, as well as the tax status considerations related to the Bonds and the structure, timing and other similar matters related to the Bonds, we are recommending the issuance of Bonds as a suitable option.

Method of Sale/Placement:

We are recommending the Bonds be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Bonds from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or “discount”) but will pay the remainder of the premium to the City. The amount of the premium varies, but it is not uncommon to see premiums for new issues in the

range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a \$2,000,000 offering may receive bids that result in proceeds of \$2,040,000 to \$2,200,000.

For this issue of Bonds we have been directed to use the net premium to reduce the size of the issue for the project. The resulting adjustments may slightly change the true interest cost of the issue, either up or down.

The amount of premium can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended impacts with respect to debt service payment. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the City's objectives for this financing.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time. We are working with staff on possibly refinancing the 2023A temporary bonds later this year.

We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has more than \$10,000,000 in outstanding debt (including this issue) and this issue is over \$1,000,000, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City's specific arbitrage responsibilities will be detailed in the Tax Certificate (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

The Bonds may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the City within 30 days after the sale date to review the City's specific responsibilities for the Bonds. The City is currently receiving arbitrage services from Ehlers in relation to the Bonds.

Investment of Bond Proceeds:

You have retained Ehlers Investment Partners to invest your Bond proceeds until the funds are needed to pay project costs.

Risk Factors:

Special Assessments: We have assumed \$390,819 in pre-paid special assessments. If the City receives a significant amount more of pre-paid assessments or does not levy the assessments, it may need to increase the levy portion of the debt service to make up for lower interest earnings than the expected assessment interest rate.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Kennedy & Graven, Chartered

Paying Agent: Bond Trust Services Corporation

Rating Agency: S&P Global Ratings (S&P)

Summary:

The decisions to be made by the City Council are as follows:

- Accept or modify the finance assumptions described in this report
- Adopt the resolution attached to this report.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by City Council:	April 15, 2025
Conference with Rating Agency and Due Diligence Call to Review Official Statement:	Week of May 12th
Distribute Official Statement:	Week of May 5, 2025
City Council Meeting to Award Sale of the Bonds:	May 20, 2025
Estimated Closing Date:	June 10, 2025

Attachments

Estimated Sources and Uses of Funds

Estimated Proposed Debt Service Schedule

Resolution Authorizing Ehlers to Proceed with Bond Sale (Provided by Kennedy & Graven)

EHLERS' CONTACTS

Stacie Kvilvang, Senior Municipal Advisor	(651) 697-8506
Jason Aarsvold, Senior Municipal Advisor	(651) 697-8512
Keith Dahl, Municipal Advisor	(651) 697-8595
Silvia Johnson, Lead Public Finance Analyst	(651) 697-8580
Alicia Gage, Senior Financial Analyst	(651) 697-8551

City of Hopkins, Minnesota

\$7,645,000 General Obligation Bonds, Series 2025A

Issue Summary

Assumes Current Market BQ AA+ Rates plus 50bps

Total Issue Sources And Uses

Dated 06/10/2025 | Delivered 06/10/2025

	Improvements	Water	Sewer	Storm Sewer	Issue Summary
Sources Of Funds					
Par Amount of Bonds	\$3,420,000.00	\$1,575,000.00	\$1,315,000.00	\$1,335,000.00	\$7,645,000.00
Prepaid Assessments	390,819.00	-	-	-	390,819.00
Total Sources	\$3,810,819.00	\$1,575,000.00	\$1,315,000.00	\$1,335,000.00	\$8,035,819.00
Uses Of Funds					
Total Underwriter's Discount (1.200%)	41,040.00	18,900.00	15,780.00	16,020.00	91,740.00
Costs of Issuance	50,998.04	23,485.93	19,608.90	19,907.13	114,000.00
Deposit to Capitalized Interest (CIF) Fund	257,749.15	-	-	-	257,749.15
Deposit to Project Construction Fund	3,456,774.00	1,532,963.00	1,282,109.00	1,297,400.00	7,569,246.00
Rounding Amount	4,257.81	(348.93)	(2,497.90)	1,672.87	3,083.85
Total Uses	\$3,810,819.00	\$1,575,000.00	\$1,315,000.00	\$1,335,000.00	\$8,035,819.00

City of Hopkins, Minnesota

\$7,645,000 General Obligation Bonds, Series 2025A

Issue Summary

Assumes Current Market BQ AA+ Rates plus 50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+	Fiscal Total
06/10/2025	-	-	-	-	-
02/01/2026	-	-	199,978.62	199,978.62	199,978.62
08/01/2026	-	-	155,827.50	155,827.50	-
02/01/2027	-	-	155,827.50	155,827.50	311,655.00
08/01/2027	-	-	155,827.50	155,827.50	-
02/01/2028	-	-	155,827.50	155,827.50	311,655.00
08/01/2028	-	-	155,827.50	155,827.50	-
02/01/2029	-	-	155,827.50	155,827.50	311,655.00
08/01/2029	-	-	155,827.50	155,827.50	-
02/01/2030	525,000.00	3.600%	155,827.50	680,827.50	836,655.00
08/01/2030	-	-	146,377.50	146,377.50	-
02/01/2031	545,000.00	3.650%	146,377.50	691,377.50	837,755.00
08/01/2031	-	-	136,431.25	136,431.25	-
02/01/2032	560,000.00	3.750%	136,431.25	696,431.25	832,862.50
08/01/2032	-	-	125,931.25	125,931.25	-
02/01/2033	580,000.00	3.800%	125,931.25	705,931.25	831,862.50
08/01/2033	-	-	114,911.25	114,911.25	-
02/01/2034	595,000.00	3.900%	114,911.25	709,911.25	824,822.50
08/01/2034	-	-	103,308.75	103,308.75	-
02/01/2035	615,000.00	4.000%	103,308.75	718,308.75	821,617.50
08/01/2035	-	-	91,008.75	91,008.75	-
02/01/2036	635,000.00	4.100%	91,008.75	726,008.75	817,017.50
08/01/2036	-	-	77,991.25	77,991.25	-
02/01/2037	660,000.00	4.200%	77,991.25	737,991.25	815,982.50
08/01/2037	-	-	64,131.25	64,131.25	-
02/01/2038	690,000.00	4.300%	64,131.25	754,131.25	818,262.50
08/01/2038	-	-	49,296.25	49,296.25	-
02/01/2039	715,000.00	4.350%	49,296.25	764,296.25	813,592.50
08/01/2039	-	-	33,745.00	33,745.00	-
02/01/2040	745,000.00	4.400%	33,745.00	778,745.00	812,490.00
08/01/2040	-	-	17,355.00	17,355.00	-
02/01/2041	780,000.00	4.450%	17,355.00	797,355.00	814,710.00
Total	\$7,645,000.00	-	\$3,367,573.62	\$11,012,573.62	-

Yield Statistics

Bond Year Dollars	\$4,152.46
Average Life	7.083 Years
Average Coupon	6.2999996%
Net Interest Cost (NIC)	6.2999996%
True Interest Cost (TIC)	6.3018187%
Bond Yield for Arbitrage Purposes	6.3018187%
All Inclusive Cost (AIC)	6.3018187%

IRS Form 8038

Net Interest Cost	6.2999996%
Weighted Average Maturity	7.083 Years

City of Hopkins, Minnesota

\$7,645,000 General Obligation Bonds, Series 2025A

Issue Summary

Assumes Current Market BQ AA+ Rates plus 50bps

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	Fiscal Total
06/10/2025	-	-	-	-	-	-	-
02/01/2026	-	-	199,978.62	199,978.62	(89,371.33)	110,607.29	110,607.29
08/01/2026	-	-	155,827.50	155,827.50	(49,569.48)	106,258.02	-
02/01/2027	-	-	155,827.50	155,827.50	(49,569.48)	106,258.02	212,516.04
08/01/2027	-	-	155,827.50	155,827.50	(34,619.43)	121,208.07	-
02/01/2028	-	-	155,827.50	155,827.50	(34,619.43)	121,208.07	242,416.14
08/01/2028	-	-	155,827.50	155,827.50	-	155,827.50	-
02/01/2029	-	-	155,827.50	155,827.50	-	155,827.50	311,655.00
08/01/2029	-	-	155,827.50	155,827.50	-	155,827.50	-
02/01/2030	525,000.00	3.600%	155,827.50	680,827.50	-	680,827.50	836,655.00
08/01/2030	-	-	146,377.50	146,377.50	-	146,377.50	-
02/01/2031	545,000.00	3.650%	146,377.50	691,377.50	-	691,377.50	837,755.00
08/01/2031	-	-	136,431.25	136,431.25	-	136,431.25	-
02/01/2032	560,000.00	3.750%	136,431.25	696,431.25	-	696,431.25	832,862.50
08/01/2032	-	-	125,931.25	125,931.25	-	125,931.25	-
02/01/2033	580,000.00	3.800%	125,931.25	705,931.25	-	705,931.25	831,862.50
08/01/2033	-	-	114,911.25	114,911.25	-	114,911.25	-
02/01/2034	595,000.00	3.900%	114,911.25	709,911.25	-	709,911.25	824,822.50
08/01/2034	-	-	103,308.75	103,308.75	-	103,308.75	-
02/01/2035	615,000.00	4.000%	103,308.75	718,308.75	-	718,308.75	821,617.50
08/01/2035	-	-	91,008.75	91,008.75	-	91,008.75	-
02/01/2036	635,000.00	4.100%	91,008.75	726,008.75	-	726,008.75	817,017.50
08/01/2036	-	-	77,991.25	77,991.25	-	77,991.25	-
02/01/2037	660,000.00	4.200%	77,991.25	737,991.25	-	737,991.25	815,982.50
08/01/2037	-	-	64,131.25	64,131.25	-	64,131.25	-
02/01/2038	690,000.00	4.300%	64,131.25	754,131.25	-	754,131.25	818,262.50
08/01/2038	-	-	49,296.25	49,296.25	-	49,296.25	-
02/01/2039	715,000.00	4.350%	49,296.25	764,296.25	-	764,296.25	813,592.50
08/01/2039	-	-	33,745.00	33,745.00	-	33,745.00	-
02/01/2040	745,000.00	4.400%	33,745.00	778,745.00	-	778,745.00	812,490.00
08/01/2040	-	-	17,355.00	17,355.00	-	17,355.00	-
02/01/2041	780,000.00	4.450%	17,355.00	797,355.00	-	797,355.00	814,710.00
Total	\$7,645,000.00	-	\$3,367,573.62	\$11,012,573.62	(257,749.15)	\$10,754,824.47	-

Significant Dates

Dated	6/10/2025
First available call date	

City of Hopkins, Minnesota

\$7,645,000 General Obligation Bonds, Series 2025A

Issue Summary

Assumes Current Market BQ AA+ Rates plus 50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total	Assessments	Water Revenue	Sewer Revenue	Storm Sewer Revenue	Levy/(Surplus)
02/01/2026	-	-	199,978.62	199,978.62	(89,371.33)	110,607.29	116,137.65	-	43,301.92	36,148.37	36,687.37	-
02/01/2027	-	-	311,655.00	311,655.00	(99,138.96)	212,516.04	223,141.84	42,159.64	67,483.50	56,335.13	57,175.13	(11.55)
02/01/2028	-	-	311,655.00	311,655.00	(69,238.86)	242,416.14	254,536.95	73,552.20	67,483.50	56,335.13	57,175.13	(9.00)
02/01/2029	-	-	311,655.00	311,655.00	-	311,655.00	327,237.75	71,090.04	67,483.50	56,335.13	57,175.13	75,153.96
02/01/2030	525,000.00	3.600%	311,655.00	836,655.00	-	836,655.00	878,487.75	68,627.88	177,733.50	150,835.13	151,675.13	329,616.12
02/01/2031	545,000.00	3.650%	292,755.00	837,755.00	-	837,755.00	879,642.75	66,165.72	179,014.50	147,433.13	153,523.13	333,506.28
02/01/2032	560,000.00	3.750%	272,862.50	832,862.50	-	832,862.50	874,505.63	63,703.55	180,048.75	149,233.88	149,882.25	331,637.20
02/01/2033	580,000.00	3.800%	251,862.50	831,862.50	-	831,862.50	873,455.63	61,241.39	180,770.63	150,743.25	151,391.63	329,308.74
02/01/2034	595,000.00	3.900%	229,822.50	824,822.50	-	824,822.50	866,063.63	58,779.23	175,982.63	146,753.25	152,651.63	331,896.90
02/01/2035	615,000.00	4.000%	206,617.50	821,617.50	-	821,617.50	862,698.38	56,317.07	176,318.63	147,908.25	153,601.88	328,552.56
02/01/2036	635,000.00	4.100%	182,017.50	817,017.50	-	817,017.50	857,868.38	53,854.89	176,318.63	148,748.25	148,981.88	329,964.74
02/01/2037	660,000.00	4.200%	155,982.50	815,982.50	-	815,982.50	856,781.63	51,392.73	175,972.13	149,262.75	149,496.38	330,657.65
02/01/2038	690,000.00	4.300%	128,262.50	818,262.50	-	818,262.50	859,175.63	48,930.57	180,518.63	149,441.25	149,674.88	330,610.31
02/01/2039	715,000.00	4.350%	98,592.50	813,592.50	-	813,592.50	854,272.12	46,468.41	179,221.88	149,273.25	149,506.88	329,801.71
02/01/2040	745,000.00	4.400%	67,490.00	812,490.00	-	812,490.00	853,114.50	44,006.25	177,620.63	148,813.88	149,047.50	333,626.25
02/01/2041	780,000.00	4.450%	34,710.00	814,710.00	-	814,710.00	855,445.50	41,544.09	180,959.63	148,057.88	153,541.50	331,342.41
Total	\$7,645,000.00	-	\$3,367,573.62	\$11,012,573.62	(257,749.15)	\$10,754,824.47	\$11,292,565.69	\$847,833.66	\$2,386,232.54	\$1,991,657.87	\$2,021,187.37	\$4,045,654.25

Significant Dates

Dated	6/10/2025
First Coupon Date	2/01/2026

Yield Statistics

Bond Year Dollars	\$4,152.46
Average Life	7.083 Years
Average Coupon	6.2999996%
Net Interest Cost (NIC)	6.2999996%
True Interest Cost (TIC)	6.3018187%
Bond Yield for Arbitrage Purposes	6.3018187%
All Inclusive Cost (AIC)	6.3018187%



City of Hopkins, Minnesota

\$7,645,000 General Obligation Bonds, Series 2025A

Issue Summary

Assumes Current Market BQ AA+ Rates plus 50bps

Detail Costs Of Issuance

Dated 06/10/2025 | Delivered 06/10/2025

COSTS OF ISSUANCE DETAIL

Municipal Advisor	\$66,000.00
Bond Counsel	\$23,000.00
Rating Agency Fee	\$23,000.00
Miscellaneous	\$2,000.00
TOTAL	\$114,000.00

City of Hopkins, Minnesota

\$586,229 General Obligation Bonds, Series 2025A

Assessments

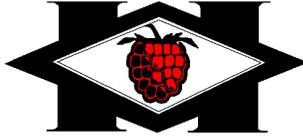
2.0% over TIC - Equal Principal

Assessments

Date	Principal	Coupon	Interest	Total P+I
12/31/2026	39,081.94	6.300%	3,077.70	42,159.64
12/31/2027	39,081.94	6.300%	34,470.26	73,552.20
12/31/2028	39,081.94	6.300%	32,008.10	71,090.04
12/31/2029	39,081.94	6.300%	29,545.94	68,627.88
12/31/2030	39,081.94	6.300%	27,083.78	66,165.72
12/31/2031	39,081.93	6.300%	24,621.62	63,703.55
12/31/2032	39,081.93	6.300%	22,159.46	61,241.39
12/31/2033	39,081.93	6.300%	19,697.30	58,779.23
12/31/2034	39,081.93	6.300%	17,235.14	56,317.07
12/31/2035	39,081.93	6.300%	14,772.96	53,854.89
12/31/2036	39,081.93	6.300%	12,310.80	51,392.73
12/31/2037	39,081.93	6.300%	9,848.64	48,930.57
12/31/2038	39,081.93	6.300%	7,386.48	46,468.41
12/31/2039	39,081.93	6.300%	4,924.32	44,006.25
12/31/2040	39,081.93	6.300%	2,462.16	41,544.09
Total	\$586,229.00	-	\$261,604.66	\$847,833.66

Significant Dates

Filing Date	12/01/2026
First Payment Date	12/31/2026



CITY OF HOPKINS

Administration

Memorandum

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Laila Imihy, AICP – Special Projects and Initiatives Manager

Date: April 15, 2025

Subject: Central Park Master Plan Update

PURPOSE

To provide the City Council an update and next steps on the Central Park Master Plan project.

INFORMATION

In Fall of 2024, staff began working with a consultant team from Bolton and Menk, BARR Engineering and JLG Architecture to complete a master planning process for Central Park. This effort was made in collaboration with the Nine Mile Creek Watershed District (NMCWD) in an effort to both renovate the park as well as work to improve flooding and water quality issues that exist within and because of the park.

Over the fall and winter, concurrently with an existing conditions analysis, staff from the City as well as NMCWD engaged the community in a variety of methods including pop-up and planned events, door knocking and a digital survey to gain feedback on what amenities were most important to the community in a redesigned park. Using the master plan in the Park System Master Plan (PSMP), community members were asked to provide more detail on how these amenities could truly meet community needs. Highlight from this engagement were working with the NMCWD Community Advisory Committee to door knock nearly all of the avenues, partnering with the Hopkins-Minnetonka Youth Advisory Board to host a youth focused engagement session, visiting classrooms at Alice Smith Elementary and meeting 1:1 with community organizations who use the park regularly like Raspberry Festival and the Pickleball Community.

Bolton and Menk worked to summarize the findings of this engagement, which is attached to this report, which reports that:

- 50% of survey respondents said that either equipment quality or lack of facilities which interested them discouraged them from using Central Park which mirrored engagement in the PSMP where residents shared that outdated or poorly maintained equipment was a large barrier to using City Parks.
- Overwhelmingly during in-person and online feedback, residents asked for the playground and play features to be updated.
- Maintaining fields and the outdoor rinks were also highly requested in both online and in-person engagement

- Finally, plans to add natural elements and improve sustainability were a focus for all groups with the survey identifying enhanced plantings and landscaping as the number one new amenity desired by survey respondents.

Using this information, in addition to environmental assessments such as soil borings and historical knowledge of the property, the consultant team developed a plan which works to incorporate community desires while also working to improve soil conditions, reduce flooding and improve stormwater quality.

The park in its current form has several challenges which must be addressed to make any improvements to the park:

- *Soil Quality:* Because of its historical use as a dump site / unregulated landfill, the park has significant soil issues that need to be addressed to safely construct any new amenities in the park. As was required with the 2015 Pavillion Construction process, soils will need to be remediated.
- *Flooding:* Field quality is consistently an issue with this park. Following rain events, fields flood and stay well for several days, and the combination of flooding and soil quality issues make playing on these fields challenging. Neighboring parcels in this area also experience significant flooding which could be improved with flooding improvements to the park.
- *Stormwater Quality:* The park sits just north of the headwaters to the Nine Mile Creek and runoff traveling through this park is further contaminated by the aforementioned poor soil quality. An ability to improve this as well as create a true headwaters for the creek has lead NMCWD to partner with the City on this project.
- *Design:* Residents largely felt the parks biggest issue was that the existing amenities needed to be improved, rather than a need for many new amenities. When thinking about what could be added residents identified items like shade, plantings and naturalization as their top priorities in addition to improving the quality and condition of existing amenities like the playground, fields and shelter spaces.

The consultant team worked to combine these conditions and feedback into a plan, which is attached to this memo. The proposed plan leaves most amenities in place, moves and expands the playground, includes many stormwater treatment and flooding best practices to re-naturalize elements of the park, while also providing a larger and improved soccer field, additional shelter space and closes the roadway which bisects the park.

While working on this project the team learned of two grant opportunities which could help fund the park – an MPCA Implementation Grant for Stormwater Resilience of up to \$5 million dollars, and the Priority Project List (PPL) for the Minnesota Clean Water Fund. The later grant is multi-step process which requires the applicant to create and adopt a Stormwater Management Plan which will determine what amount, if any, might be eligible for a grant. This is likely to be several million dollars but will not be known until approved. This Stormwater Management Plan also allows the applicant to be on the PSIG List, providing eligibility for low-interest and/or forgivable loans. These interest rates are likely to be far lower than what the City could bond for if financing the project.

In looking at these two funding opportunities, staff and the consultant determined that the best course of action would be to design the park in a way that would best attract funding. The City should know by late May if it will receive funding from the MPCA grant, however additional steps must be taken to continue seeking funding from the Minnesota Clean

Water Fund, including holding a public hearing and adopting a resolution on a Stormwater Management Plan. Staff plans to bring these both forward at the May 6, 2025 meeting.

Should the City be unsuccessful in obtaining funding through either of these grant programs, the park design will likely need to be modified and further conversations about what sustainability elements should be prioritized will happen with the Council, Watershed district and community.

Tonight, Staff seeks to provide an update on the park plan, financing strategies and next steps.

FUTURE ACTION

At the Council Meeting on May 6, the City will hold a public hearing on the Stormwater Management Plan for Central Park, and consider a Resolution supporting the Stormwater Management Plan.

Community Engagement

Over 1,000 people were engaged as part of the planning and design process for the Improvements at Central Park Project. The following outlines the events, methods, and findings from those efforts.

Engagement Events

DATE	EVENT	PURPOSE	ATTENDEES
Nov 05, 2024	Email to Adult Recreation League Managers	Inform + Invite to Pop-Up	30
Nov 13, 2024	Email reminder to Adult Recreation League Managers	Inform + Invite to Pop-Up	30
Nov 13, 2024	Pop-Up Engagement Event at Bear Cave Brewing	Inform + Invite to Online Survey	8
Nov 16, 2024	Pop-Up Engagement at Hopkins Farmers Market	Inform + Invite to Online Survey	41
Nov 23, 2024	Pop-Up Engagement at Hopkins Farmers Market	Inform + Invite to Online Survey	74
Nov 2024	Chesterton Academy Staff Survey	Inform + Survey	6
Nov 2024	Chesterton Academy Student Survey	Inform + Survey	30
Dec 2024	Ubah Academy Staff Survey	Inform + Survey	16
Dec 03, 2024	Pop-Up Engagement Event at Hopkins Community Cinema	Inform + Invite to Online Survey	35
Dec 05, 2024	Email invite to Adult Recreation League Managers to Movie Night Open House	Inform + Invite to Open House + Online Survey	30
Dec 05, 2024	Email invite to apartment building managers to Movie Night Open House	Inform + Invite to Open House + Online Survey	10
Dec 09, 2024	Email to Alice Smith Elementary teachers for engagement opportunity	Inform + Arrange Meeting	16
Dec 09, 2024	Door-knocking + Door hanger Distribution at Vista 44 Community	Inform + Invite to Open House + Online Survey	50
Dec 10, 2024	Door-knocking + Door hanger Distribution at Avenues Neighborhood	Inform + Invite to Open House + Online Survey	350
Dec 11, 2024	Movie Night Open House at The Hopkins Pavilion	Inform + Invite to Online Survey	43
Dec 17, 2024	4th Grade Classroom Visit + Engagement Exercise at Alice Smith Elementary	Inform + Gather Input	20
Dec - Jan	Online Engagement (Survey and INPUTiD Map)	Inform + Gather Input	182
Jan	Stakeholder Listening Sessions	Inform + Gather Input	16
Jan 09, 2025	1st Grade Classroom Engagement Exercise (Mailing) at Alice Smith Elementary	Inform + Gather Input	20
Jan 26, 2025	Youth Advisory Board Skating Event at Hopkins Pavilion	Inform + Gather Input	20
January 28, 2025	4th Grade Classroom Visits + Exercise at Alice Smith Elementary	Inform + Gather Input	40

Community Survey Summary

Survey Respondents at a Glance



182

Total Responses

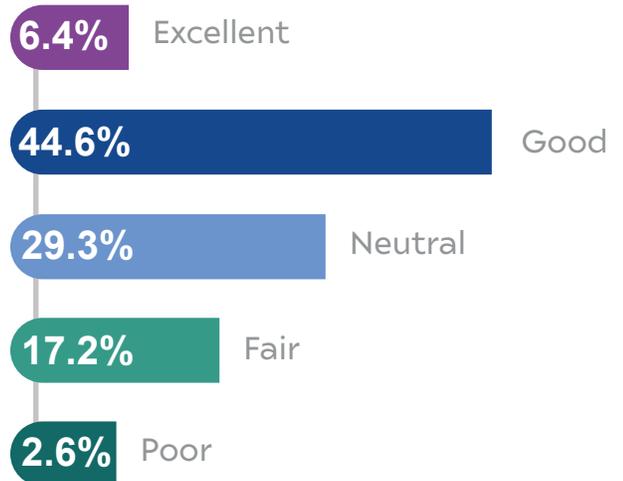
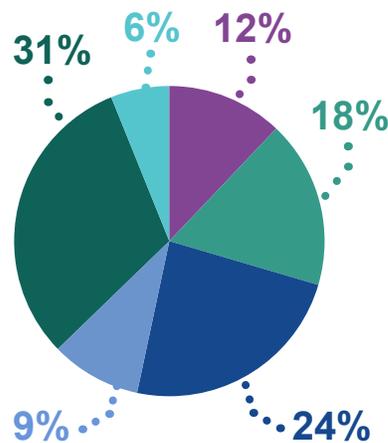
119

Comment Responses to Survey Questions

How often do you visit Central Park?

Overall Visitor Experience Rating

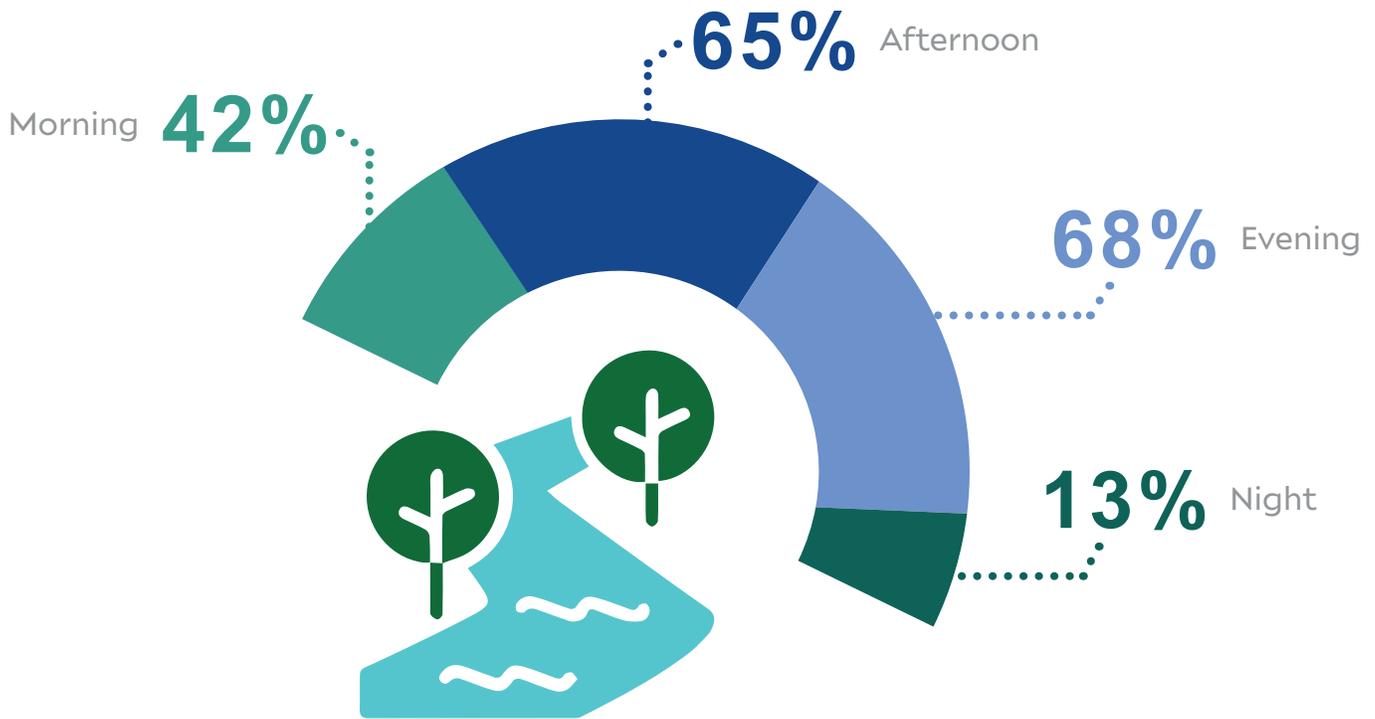
- Daily or Almost Daily
- Several Times a Week
- Several Times a Month
- Once a Month
- Several Times a Year
- I do not visit Central Park



How safe and welcome do you feel in Central Park?



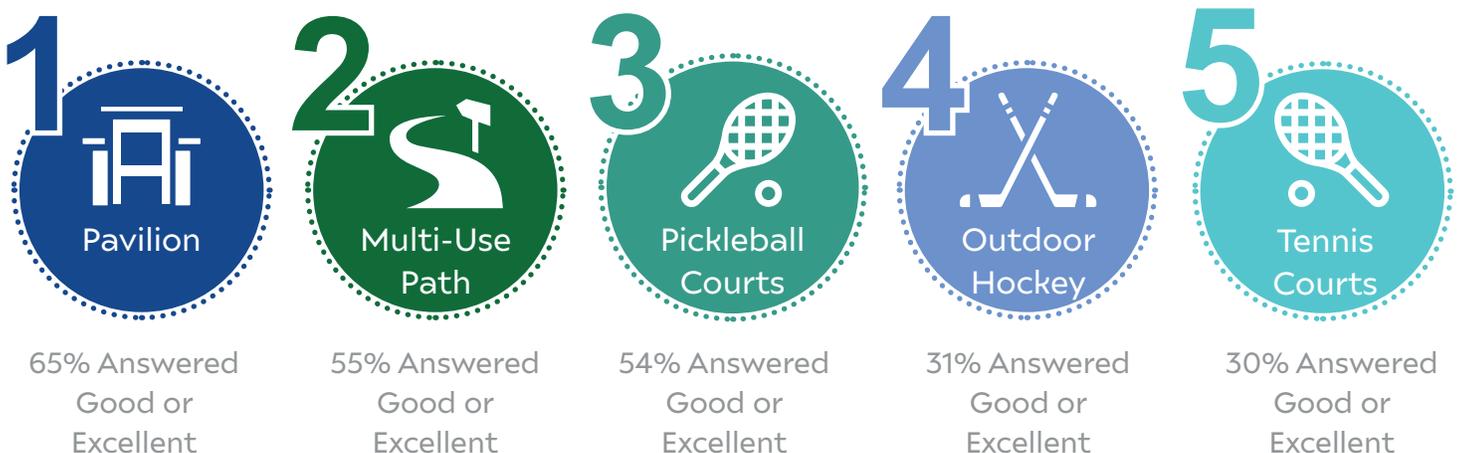
What time of day do you typically visit Central Park?



Top 5 Reasons for Visiting Central Park



Top 5 Facilities Visitors are Most Satisfied With



Top 5 Amenities to Expand or Improve



1st
Playground
65% of Respondents



2nd
Picnic Shelter/
Seating
65% of Respondents



3rd
Public Restrooms
60% of Respondents



4th
Multi-use Path
60% of Respondents



5th
Pavilion
34% of Respondents

Top 5 Amenities to Maintain



1st
Ball Fields
72% of Respondents



2nd
Outdoor Hockey Rink
70% of Respondents



3rd
Soccer Field
68% of Respondents



4th
Outdoor Skating Rink
64% of Respondents



5th
Pickleball Courts
60% of Respondents

Top 5 Amenities to Add to Central Park



1
Enhanced
Plantings/
Landscaping



2
More
Permanent
Restrooms



3
Shade

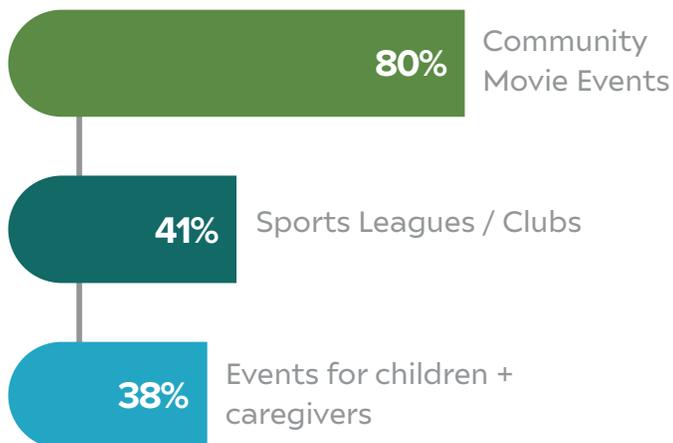


4
Lighting

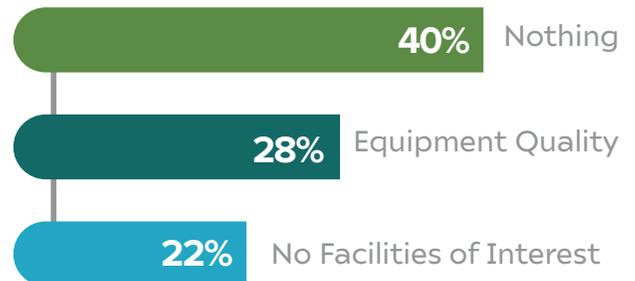


5
Bike Racks

Top 3 Programming Desires in Central Park



What discourages people from using Central Park?



Stakeholder Listening Sessions - Key Takeaways

Access Hopkins

January 6, 2025

- 1 Hopkins has many mobility scooter users who need well-maintained, accessible paths
- 2 This project creates an opportunity to build a multi-use path along the north side of Excelsior that connects to multi-use paths to the east
- 3 More stormwater features, less mowing, more natural areas
- 4 The way the paths create a ring of walking around the park works well for users

Pickleball Users

January 8, 2025

- 1 Additional, convenient seating that allows people to socialize by the courts and watch games
- 2 Restrooms that are close to the courts and easily accessible for players
- 3 Vehicle and bike parking near the courts is very important
- 4 Increasing the number of courts would ease the amount of time people wait to play a game

Raspberry Fest

January 8, 2025

- 1 The northern half of the park is large enough to host Raspberry Jam
- 2 Raspberry Jam needs to be enclosed with temporary fencing to support beer sales
- 3 Raspberry Jam needs an elevated stage for the band performances - anything permanent would have to account for this
- 4 Food vendors/food trucks need to park in a way that attendees can patronize them comfortably

Adult Softball

January 10, 2025

- 1 Like playing at Central Park because it's convenient and Main Street commercial district is nearby
- 2 The fields are considered sub par by the softball community
- 3 The shelter and green space near the fields is heavily used as a place to socialize before and after games
- 4 Desire to maintain a flexible hang out space near the fields for kids that is safe from traffic

Stakeholder Listening Sessions - Key Takeaways

Active Kids Association of Sport January 14, 2025

- 1 The open skate area is a key spot for programming because it is close to the building and kids do not have to cross the parking lot/road to get there
- 2 Needs lawn/open green space but can adapt to the space provided
- 3 Use the playground on school district property because it is more accessible
- 4 If the Pavilion expands, AKA Sport would use the second rink or additional gym space

Tonka United January 14, 2025

- 1 Tonka United is always looking for turf and field space year-round
- 2 Any sort of facility build out is key; there are not enough fields
- 3 TU hosts a significant spring tournament and would use a competition-level field to host tournament games if it were available, ideally 350' x 200'
- 4 Artificial turf and lighting would extend play time (less field resting and night games)

Minneapolis Soccer Club January 17, 2024

- 1 A field that is 120 yards x 70 yards would be ideal to support 11 v 11 (13 years old and above)
- 2 Programming for a 9 v 9 field is 70-80 yards x 45-55 yards wide
- 3 Artificial turf would be ideal, could get 7 months out of the year whereas natural grass is 5 months/year in Minnesota
- 4 One of MCSC's goals is to provide opportunity for youth of all income levels to compete at a high level

Youth Engagement

Over the course of two visits, city staff engaged directly with approximately 60 4th grade students at Alice Smith Elementary School. Students learned about the project and completed an exercise to share their dreams and

desires for the playground improvements at Central Park. The exercise was also sent home with a classroom of 1st graders to help inform families of the projects.

Help DESIGN the Central Park Playground!

IDEAS + EXAMPLES

The City of Hopkins is looking for input! Please tell us what you'd like to see in a new playground at Central Park

Finding: Top Ranked Playground Amenities Desired for Central Park



My dream playground



What's in your DREAM playground?

Use this page to **DRAW**, **LABEL** and **DESCRIBE** what you'd like to see in a new playground at Central Park

FOR PARENTS + CAREGIVERS

Please share a photo of this completed sheet by sending to:
pimihy@hopkinsmn.com

For more information about the project and to provide additional input, visit the project webpage



6 Tower

7 Tunnel

8 Merry-Go-Round

9 Spinners

10 Pool

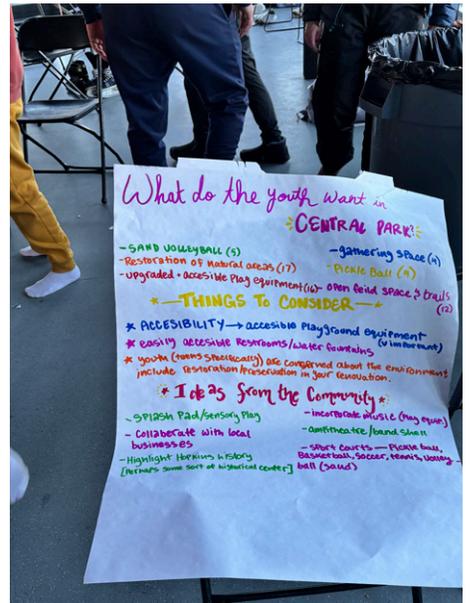
Youth Advisory Board

Pop Up Skating Engagement Event

January 26, 2025

The Hopkins - Minnetonka Youth Advisory Board is a group of 9th through 12th grade students from the Hopkins and Minnetonka school districts. These students volunteer to help shape youth programming in Hopkins and donate their time to attend monthly board meetings and leadership retreats, and create new programming

for youth. One January 26 they hosted an Ice Skate In Central Park event from 12pm to 4pm where they gathered feedback on the Central Park Improvements project. Approximately 20 people attended the event and provided feedback on desired park improvements.



Finding: Top 3 Programming Desires in Central Park

1. Restoration of Natural Areas
2. Upgraded + Accessible Play Equipment
3. Open Field Space + Trails

Engagement with Neighboring Schools

November - December 2024

During the months of November and December of 2024, project partners at Nine Mile Creek Watershed District conducted in-person and online engagement with staff and students at Ubah and Chesterton Academies. Both schools are located north of Central Park. Findings from these efforts are summarized below.

Chesterton Academy Students (30 respondents)

- ① Most students would like to use Central Park for outdoor learning
- ② Students ranked their desired uses for Central Park:
 1. Break time
 2. Moving existing classes outdoors
 3. Sports
 4. Collecting data
 5. Art projects
 6. Exercise
 7. Measuring seasonal change
 8. Creative writing
- ③ Students ranked beneficial features to include:
 1. Trails
 2. Water observation areas
 3. Access to sporting areas
 4. Native plant areas
 5. Fitness area/equipment
 6. Tree observation areas

Chesterton Academy Staff (6 respondents)

- ① All staff would like to use Central Park for educational purposes
- ② Staff ranked their need for
 1. Seating
 2. Shaded areas
 3. One large group gathering area
 4. Spaces for independent learning
 5. Multiple large group gathering areas
 6. Small group gathering areas
- ③ Staff ranked beneficial features to include:
 1. Native plant observation areas
 2. Access to sporting areas
 3. Tree observation areas
 4. Water observation area
 5. Data gathering
 6. Trails
 7. Fitness area/equipment

Findings from Engagement with Neighboring Schools

November - December 2024

Ubah Academy Charter School Staff (16 respondents)

- ① Most staff would like to use Central Park for educational purposes
- ② Staff ranked their need for:
 1. Shaded areas
 2. Small group gathering spaces
 3. Seating
 4. Spaces for independent learning
 5. One large group gathering area
 6. Multiple large group gathering areas
- ③ Staff ranked beneficial features to include:
 1. Native plant observation areas
 2. Tree observation areas
 3. Fitness area/equipment
 4. Trails
 5. Access to sporting areas
 6. Data gathering
 7. Water observation

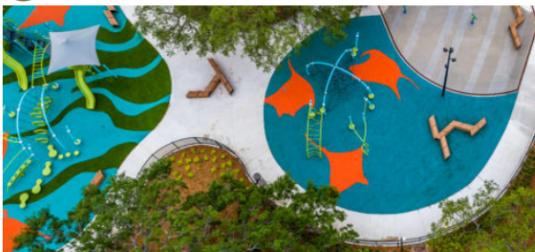
1 SUNKEN SOCCER / FLEX FIELD



2 GREEN STORMWATER INFRASTRUCTURE



3 PLAY AREA



4 SKATE LOOP



5 PARK ENTRY NODE



6 SHELTERS



7 WEIR / SPILLWAY



8 STORMWATER NODE



9 INTEGRATED SEAT WALLS



10 DRY CREEK BED

