

**HOPKINS CITY COUNCIL  
AGENDA  
Monday, August 4, 2025  
6:30 pm**

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

**Schedule** HRA Meeting at 6:30 p.m.

**I. CALL TO ORDER**

**II. ADOPT AGENDA**

**III. PRESENTATIONS**

1. Introduction and Oath of Office for Firefighters; Specken/Domeier
2. 2025 Ace Program Review; Arangure
3. Central Park Renovation – Funding Analysis; Bishop

**IV. CONSENT AGENDA**

1. Approval of Minutes of July 15, 2025, Regular Meeting Proceedings; Domeier
2. Approval of Temporary Liquor License for Team Tucker Family Foundation Event; Domeier
3. Approval of Temporary Liquor License for St. Gabriel the Archangel Church Event; Domeier
4. Ratify Checks Issued in July, 2025; Bishop
5. Resolution Identifying the Need for Livable Communities Demonstration Account Funding and Authorizing Application for Grant Funds for 501 Mainstreet; Needham
6. Resolution for the Application to the Point Source Implementation Grant Program through the Minnesota Public Facilities Authority; Imihy
7. Resolution Ordering Improvement to Central Park and Companion Resolution stating the City's intent to reimburse itself using bonds; Imihy

**V. PUBLIC HEARINGS**

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

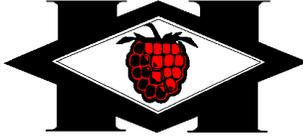
1. Review of Kaleidoscope – Brighter Living LLC Concept Plan for Lot 800 (102 10<sup>th</sup> Ave. N.); Krzos
2. Resolution Adopting the Hopkins Climate Solutions Plan; Larson
3. 2026 General Fund Budget and Tax Levy; Bishop

**VIII. PUBLIC COMMENT**

**IX. ANNOUNCEMENTS**

- National Night Out: Tuesday, August 5
  - Kick-Off Celebration at Central Park, 101 16<sup>th</sup> Avenue S., at 5 p.m.
- Next City Council Regular Meeting: Tuesday, August 19 at 6:30 p.m.

**X. ADJOURN**



**CITY OF HOPKINS**

**Fire Department  
Administration Department**

## **Memorandum**

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

From: Dale Specken, Fire Chief  
Amy Domeier, City Clerk

Date: August 4, 2025

Subject: Introduction and Oath of Office for Firefighters

---

### **PURPOSE**

Introduction of new firefighters and oath ceremony.

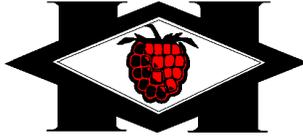
### **INFORMATION**

Fire Chief Specken will introduce Hopkins Firefighters Adam Knight, Ryan Hoffman, Thomas Kylo, Andrew Smith and Lizzie Wittrock. Following Mr. Specken's presentation, City Clerk Domeier will issue the Oath of Office.

Together we will thank Adam, Ryan, Thomas, Andrew, and Lizzie for maintaining our commitment to excellence to Inspire, Educate, Involve and Communicate.

### **FUTURE ACTION**

N/A



CITY OF HOPKINS

## Memorandum

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

From: Arleth Arangure, Young Adult Programs Specialist

Date: August 4, 2025

Subject: 2025 ACE Program Review

---

### **PURPOSE**

To provide an overview of the 2025 ACE Program.

### **INFORMATION**

The Advancing Careers and Employment (ACE) program was developed in partnership between the Hopkins Public School District, the Hopkins Race and Equity Initiative (HREI) and the cities of Hopkins and Minnetonka. The ACE program offers a paid summer internship for young adults ages 16-24 who might traditionally face barriers to employment to gain valuable work experience, expand their skillsets, and get a head-start in a career path that interests them.

Our fourteen interns this year worked part-time and were employed in different departments across the cities of Hopkins and Minnetonka. A full list of interns and their departments is provided below.

This year, the program partners with Nine Mile Creek Watershed District to add two positions in their fisheries division. Next year, the program is set to expand with new positions at the City of Richfield and is always seeking private employment partners in the community.

Throughout their internships, the interns have participated in weekly professional development covering topics such as finance, mental health, and career panels to name a few. These sessions were followed by a fun activity every Tuesday which ranged from a trip to the Hennepin County Government Center, the University of St. Thomas for a Media Literacy workshop, and more.

This year the ACE Program also partnered with the MPLS Regional Chamber of Commerce to host a half day workshop for educators in the metro to learn about the positions available to students.

Those who are interested and would like to apply to be an intern next year can visit the city's website. Applications will open December 1<sup>st</sup> and close mid-April.

Staff would like to give a special thank you to the supervisors of the interns for making this internship an unforgettable experience for them. Additionally, staff would also like to thank the City of Minnetonka and the Nine Mile Creek Watershed District for onboarding their very own interns.

Tonight, we would like to recognize the interns who have completed their internships along with the interns who couldn't be here tonight. Interns who are here will take a few minutes to introduce themselves.

- Avery Lash, Hopkins Police Department
- Ayaz Hussain, Hopkins Community Development
- Philip Nguyen, Hopkins Administration
- Nolan Bell, Hopkins Public Works Fleet Division
- Mohamed Mohamud, Hopkins Public Works
- Jackson Matthies, Hopkins Center for the Arts/Hopkins Activity Center
- Amelia Schulz, Minnetonka Administration
- Andrew Weinberg, Minnetonka DEI
- Naima Michael-Crushshon, Minnetonka DEI
- Praise Akinyele, Minnetonka DEI
- Mia Kleinman, Minnetonka Recreation
- Sebastian Pliego, Minnetonka Fire
- James Martinez, Nine Mile Creek Watershed District
- Natascha Nawrot, Nine Mile Creek Watershed District

### **FUTURE ACTION**

There is no future action at this time.

## Apply for the ACE Program

Applications to be an ACE intern are accepted annually from December through April. Information and the application form can be found on our website at [www.hopkinsmn.com/ACE](http://www.hopkinsmn.com/ACE).

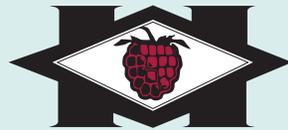


### Application Process

1. Candidate submits their application
2. Candidate completes Virtual ACEentials training
3. Candidate attends ACE presentations and interviews
4. The City of Hopkins will review applications, interview students, and match interns with employers.

### Questions?

Contact:  
Arleth Arangure  
Young Adult Programs Specialist  
952-548-6328  
[aarangure@hopkinsmn.com](mailto:aarangure@hopkinsmn.com)



City of Hopkins

Hopkins City Hall  
1010 1st Street South  
Hopkins, MN 55343

952-935-8474  
952-935-1834 (Fax)

[www.hopkinsmn.com](http://www.hopkinsmn.com)

July 2025

# Advancing Careers and Employment



ADVANCING CAREERS AND EMPLOYMENT



City of Hopkins



CITY OF  
MINNETONKA

## About the ACE Program

The ACE Program is an internship program for those ages 16-24 who face barriers to employment.

The ACE Program partners with the City of Hopkins and Minnetonka to provide youth an insight into government roles, gain valuable work experience, and expand their skillset.

### Vision

The ACE Program envisions that the next generation of workers are inspired to reach their aspirations by attending the ACE Program that equips them with prior experience and various workshops to ensure that they're ready to enter the workforce confidently.

### Mission

The ACE Program offers a paid summer internship for youth ages 16-24 who might traditionally face barriers to employment. The program allows youth to gain valuable work experience, expand their skillset, and get a head start in a career path that interests them.



### About the Internship

This summer internship program requires a minimum commitment of 18 hours per week. Interns will be expected attend work Tuesday through Thursday, working half days on Tuesdays and also attending professional development.

Employers provide interns with all necessary work equipment to complete their assigned duties.

Internships begin mid-June and run through early August (eight weeks), with a minimum wage of \$17/hour paid by the employer.



### ACEentials Work Readiness Training

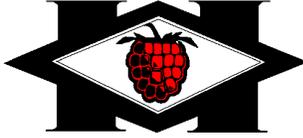
Once candidates submit their application, they will be required to complete a virtual training, which covers topics such as an ACE Program overview, professional etiquette, resume building, interviews, equity training and more.

The training includes a video with multiple choice and open-ended questions. This training must be done prior to candidate interviewing.

### Program Tuesdays

Every Tuesday, interns are required to attend professional development where we cover an array of topics such as problem solving, financial literacy, media literacy, as well as tour facilities such as the Capitol, Hennepin County Government Center, and more! These professional developments are followed by a fun activity and lunch.





Finance Department

CITY OF HOPKINS

## Memorandum

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

From: Nick Bishop, Finance Director

Date: August 4, 2025

Subject: Central Park Renovation – Funding Analysis

---

### PURPOSE

To provide an update on funding for the Central Park Renovation project.

### INFORMATION

At the [April 15th](#) and [July 15th](#) City Council meetings staff updated City Council on the Central Park Project, including information on grants and updated project costs. The City has secured two significant funding sources: a \$5 million grant from the Minnesota Pollution Control Agency and \$1 million dollars from Nine Mile Creek Watershed District. The preliminary engineer's estimate to complete the project is \$13.9 million.

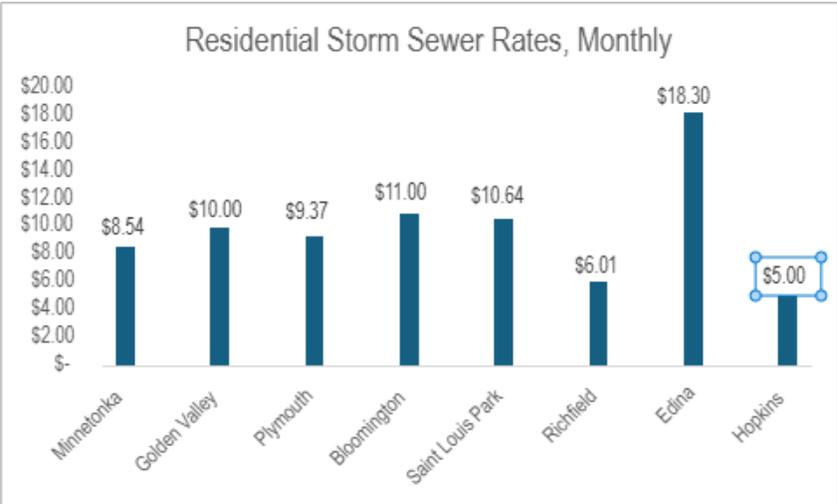
#### *Tax Levy Impact and Bond Issuance*

The attached cash flow projection has the City issuing \$3.2 million in General Obligation bonds to fund the project. The debt would be repaid with franchise fees beginning in 2029 through 2041. There would be no tax levy used to fund the project.

*Storm Sewer Reserves and Storm Sewer Fees*

The attached cash flow projection would utilize \$2 million of existing reserves to fund the project. Currently, there is no storm sewer utility revenue debt being issued and no increased fees being considered to fund the project.

City staff and consultants are reviewing the categorizations of project costs to determine if it is possible and advantageous to pay for more of the project from the Storm Sewer Fund. The City could decide to raise its storm sewer rates to be comparable with nearby Cities. The City's rate has not changed since 2009. The City's rate adjusted for a modest 3% inflations would be \$8.00.



*Projected Funding Sources*

Total funding sources identified are \$15,429,782, which is \$1.5 million more than the projected costs. The City would need to secure funding for 65% of the remaining funding sources to align with the attached cash flow projection and avoid the use of tax levy to repay bond principal and interest.

<b>Storm Sewer</b>		
MPCA Grant	4,999,782	
Nine Mile Creek Watershed	1,000,000	
Hopkins Storm Sewer Transfer In	2,000,000	
Nine Mile Creek Watershed	200,000	Probable
	<u>8,199,782</u>	
<b>Park System</b>		
Bond Proceeds	3,300,000	
Park Dedication Fees - Pending	1,700,000	Pending
Hennepin Co Youth Sports Grant	300,000	Possible
Hennepin Co Brownfields Grant	200,000	Probable
MN Thunder Academy	1,000,000	Probable
Hopkins Area Little League	380,000	Probable
MN Outdoor Recreation Grant	350,000	Possible
	<u>7,230,000</u>	
<b>Total Funding Sources</b>	<u>15,429,782</u>	

**Park Improvement Fund - Projected Cash Flows**

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Projected Beginning Fund Balance											
Restricted for Park Dedication Costs	396,807	396,807	496,591	296,589	296,589	296,589	296,589	296,589	296,589	296,589	296,589
Committed for Park Improvements & Maintenance	386,969	586,207	606,037	334,813	351,201	256,886	181,506	126,250	112,370	221,385	355,682
<b>Total Projected Beginning Fund Balance</b>	<b>783,776</b>	<b>983,014</b>	<b>1,102,628</b>	<b>631,402</b>	<b>647,790</b>	<b>553,475</b>	<b>478,095</b>	<b>422,839</b>	<b>408,959</b>	<b>517,974</b>	<b>652,271</b>
Revenues											
Franchise Fees	355,000	355,000	372,750	391,388	410,957	431,505	453,080	475,734	499,521	524,497	550,722
Grants	-	3,499,782	2,500,000	-	-	-	-	-	-	-	-
Grants - Pending	-	-	1,000,000	-	-	-	-	-	-	-	-
Park Dedication Fees	-	-	1,700,000	-	-	-	-	-	-	-	-
Interest Earnings	7,838	9,830	11,026	-	6,478	5,535	4,781	4,228	4,090	5,180	6,523
<b>Total Revenues</b>	<b>362,838</b>	<b>3,864,612</b>	<b>5,583,776</b>	<b>391,388</b>	<b>417,435</b>	<b>437,040</b>	<b>457,861</b>	<b>479,962</b>	<b>503,611</b>	<b>529,677</b>	<b>557,245</b>
Other Financing Sources											
Low Interest Loan - BWSR (1% interest)	-	-	-	-	-	-	-	-	-	-	-
Bond Proceeds (4%)	-	-	3,200,000	-	-	-	-	-	-	-	-
Transfer In - Storm Sewer Fund	-	2,000,000	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources</b>	<b>-</b>	<b>2,000,000</b>	<b>3,200,000</b>	<b>-</b>							
<b>Total Revenues and Other Financing Sources</b>	<b>362,838</b>	<b>5,864,612</b>	<b>8,783,776</b>	<b>391,388</b>	<b>417,435</b>	<b>437,040</b>	<b>457,861</b>	<b>479,962</b>	<b>503,611</b>	<b>529,677</b>	<b>557,245</b>
Current Expenditures, Repairs and Maintenance Projects	43,600	75,000	535,000	255,000	16,750	17,420	18,117	18,842	19,596	20,380	21,195
Central Park Project	-	5,399,998	8,600,002	-	-	-	-	-	-	-	-
Debt Service Transfers											
Cottageville Park Bonds	120,000	120,000	120,000	120,000	120,000	120,000	120,000	100,000	-	-	-
Burnes Park Bonds	-	150,000	-	-	-	-	-	-	-	-	-
Central Park Bonds	-	-	-	-	375,000	375,000	375,000	375,000	375,000	375,000	375,000
<b>Total Debt Service Transfers</b>	<b>120,000</b>	<b>270,000</b>	<b>120,000</b>	<b>120,000</b>	<b>495,000</b>	<b>495,000</b>	<b>495,000</b>	<b>475,000</b>	<b>375,000</b>	<b>375,000</b>	<b>375,000</b>
<b>Total Expenditures, Capital Costs and Debt Service Transfers</b>	<b>163,600</b>	<b>5,744,998</b>	<b>9,255,002</b>	<b>375,000</b>	<b>511,750</b>	<b>512,420</b>	<b>513,117</b>	<b>493,842</b>	<b>394,596</b>	<b>395,380</b>	<b>396,195</b>
<b>Increase (Decrease) in Fund Balance</b>	<b>199,238</b>	<b>(3,744,998)</b>	<b>(6,055,002)</b>	<b>(375,000)</b>	<b>(511,750)</b>	<b>(512,420)</b>	<b>(513,117)</b>	<b>(493,842)</b>	<b>(394,596)</b>	<b>(395,380)</b>	<b>(396,195)</b>
Projected Ending Fund Balance											
Restricted for Park Dedication Costs	396,807	496,591	296,589	296,589	296,589	296,589	296,589	296,589	296,589	296,589	296,589
Committed for Park Improvements & Maintenance	586,207	606,037	334,813	351,201	256,886	181,506	126,250	112,370	221,385	355,682	516,732
<b>Total Projected Ending Fund Balance</b>	<b>983,014</b>	<b>1,102,628</b>	<b>631,402</b>	<b>647,790</b>	<b>553,475</b>	<b>478,095</b>	<b>422,839</b>	<b>408,959</b>	<b>517,974</b>	<b>652,271</b>	<b>813,321</b>

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
JULY 15, 2025**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, June 15, 2025, at 6:44 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South.

Mayor Hanlon called the meeting to order with Council Members Garrido, Goodlund, Hunke and Kuznia attending. Others attending included City Manager Mornson, City Clerk Domeier, Special Projects and Initiatives Manager Imihy, Director of Planning and Development Elverum, Community Development Manager Needham, Director of Public Works Pavak, City Engineer Klingbeil, Finance Director Bishop, Police Chief Johnson, Fire Chief Specken, Activity Center Program Coordinator Kivett and City Attorney Riggs.

**ADOPT AGENDA**

**Motion** by Hunke. **Second** by Goodlund.

**Motion** to Adopt the Agenda.

**Ayes:** Garrido, Goodlund, Hanlon, Hunke, Kuznia

**Nays:** None. **Motion carried.**

**PRESENTATIONS**

**III.1. Introduction and Oath of Office for Police Sergeant and Police Officer; Johnson/Domeier**

Police Chief Johnson introduced Hopkins Police Sergeant Lucas Wilcox and Officer Nick Miller. Following Mr. Johnson's presentation, City Clerk Domeier issued the Oaths of Office.

**III.2. Appointment of Planning & Zoning Commissioner and Oath of Office; Domeier**

Special Projects and Initiatives Manager Imihy summarized City Council Report 2025-120. Pete Weichert was recommended to serve on the Planning and Zoning Commission through June 30, 2027.

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

**Motion** to appoint Pete Wiechert to the Planning & Zoning Commission, with a term ending on June 30, 2027.

**Ayes:** Garrido, Goodlund, Hanlon, Hunke, Kuznia

**Nays:** None. **Motion carried.**

City Clerk Domeier issued the Oath of Office.

**III.3. Hopkins Digital Access Initiative; Kivett**

Activity Center Program Coordinator and Representatives from the Hopkins Digital Access Initiative provided an update on their community driven efforts.

**III.4. 2024 Audit and Annual Comprehensive Financial Report; Bishop**

Justin Nilson, ABDO Partner, presented the Auditor's Report dated June 30, 2025.

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
JULY 15, 2025**

**CONSENT AGENDA**

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

**Motion to Approve the Consent Agenda.**

1. Approval of Minutes of June 17, 2025, Regular Meeting Proceedings; Domeier
2. Approval of Temporary Liquor License for BPOE Lodge 2221 DBA Hopkins Elks Lodge; Domeier
3. Approval of Extension of On-Sale Liquor License for LTD Brewing LLC DBA LTD Brewing Co.; Domeier
4. Approval of Memorandum of Understanding between City of Hopkins and IAFF Local No. 1275; Imihy
5. Approval of Livable Communities Grant Agreement and Authorization for Staff to Execute Sub-Grant Agreement with Footprint Development LLC; Needham
6. Approval of Joint Powers Agreement between Minnesota State Fire Marshal Division and City of Hopkins for Hazardous Materials Response Team; Specken
7. Approval of Purchase and Development Agreements for 501 Mainstreet and 15 6<sup>th</sup> Avenue North and 525 Mainstreet between the Hopkins Housing and Redevelopment Authority, the City of Hopkins and Footprint Development, LLC; Elverum
8. Resolution of Support for Met Council Livable Communities Act Grant Application; Needham
9. Resolution Establishing the Designated Routes for the Municipal State Aid System for the City of Hopkins, MN; Klingbeil
10. Resolution Awarding Contract for Well #6 Generator Addition; Klingbeil
11. Execution of a Termination of Lease Agreement with the Hopkins Historical Society for property located at 907 Mainstreet; Imihy
12. Second Reading: Ordinance Amending the Hopkins City Code Clarifying Certain Regulations Related to Cannabis and Hemp Businesses; Krzos
13. Ratify Checks Issued in June, 2025; Bishop

**Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia**

**Nays: None. Motion carried.**

**NEW BUSINESS**

**VII.1. Approval of Grant Agreement with the Minnesota Pollution Control Agency Central Park; Imihy**

Special Projects and Initiative Manager Imihy, representatives with Bolton and Menk and Nine Mile Creek Watershed District summarized City Council Report 2025-114. The City has been awarded \$5 million dollars from the Minnesota Pollution Control Agency (MPCA) through a Stormwater Implementation Grant to address flooding and stormwater issues which regularly impact adjacent property, field quality within the park, and downstream issues for Nine Mile Creek.

The City Council thanked staff for their work on obtaining grants and partnerships to use for funding the project. City Council concerns were also shared about the overall financial picture and any potential tax levy. With those financial concerns, Mayor Hanlon and

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
JULY 15, 2025**

Council Member Goodlund requested staff bring funding options to the City Council on August 4.

**Motion** by Hanlon. **Second** by Garrido.

**Motion to** authorize staff to enter into a grant agreement for \$4,999,782 with the Minnesota Pollution Control Agency for Central Park with a report back to the Council on August 4 on the financial stacking that shows limited tax levy implications.

**Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia**

**Nays: None. Motion carried.**

**NEW BUSINESS**

**VII.2. Resolution Stating the Intention of the City to Issue Taxable General Obligation Housing Improvement Bonds, Series 2025B, in the Original Aggregate Principal Amount of Approximately \$4,615,000; and Taking Other Actions with Respect Thereto; Bishop**

Finance Director Bishop summarized City Council Report 2025-123. The Series 2025B bonds will be used to finance improvements to the Summit on 7 building located at 1502 5th St. N. The bonds are general obligations of the City, however they will be paid from Housing Improvement Area fees applied to each unit. There is no tax levy required for the bonds. All costs are paid by the owners of Summit on 7.

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

**Motion to** adopt Resolution 2025-045: Stating the Intention of the City to Issue Taxable General Obligation Housing Improvement Bonds, Series 2025B, in the Original Aggregate Principal Amount of Approximately \$4,615,000; and Taking Other Actions with Respect Thereto.

**Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia**

**Nays: None. Motion carried.**

**PUBLIC COMMENT**

James Winter, Hopkins resident requested a skate park be built in Burnes Park.

**ANNOUNCEMENTS**

Mayor Hanlon shared the City Council meeting schedule. City Manager Mornson complimented Beth Kivett's work on the digital access initiative program and shared the upcoming retirements of Fire Chief Specken and Center for the Arts Director Lynn Anderson.

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
JULY 15, 2025**

**ADJOURNMENT**

There being no further business to come before the City Council, and upon motion by Hunke, second by Goodlund, the meeting was unanimously adjourned at 8:47 p.m.

Respectfully Submitted,



Amy Domeier, City Clerk



Administration

CITY OF HOPKINS

## City Council Report 2025-125

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

From: Amy Domeier, City Clerk

Date: August 4, 2025

Subject: Approval of Temporary Liquor License for Team Tucker Family  
Foundation

---

### RECOMMENDED ACTION

**MOTION TO** Approve the Issuance of a Temporary On-Sale Liquor License to Team Tucker Family Foundation for their Team Tucker All Start Party event scheduled for September 20, 2025.

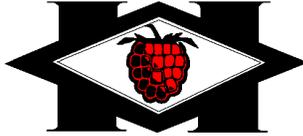
### OVERVIEW

Team Tucker Family Foundation has submitted an application for a temporary on-sale liquor license for their Team Tucker All Star Party event at Maetzold Field. The liquor service will be 5:30 p.m. to 10 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 2025-129

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

From: Amy Domeier, City Clerk

Date: August 4, 2025

Subject: Approval of Temporary Liquor License for St. Gabriel the Archangel Church

---

### RECOMMENDED ACTION

**MOTION TO** Approve the Issuance of a Temporary On-Sale Liquor License to St. Gabriel the Archangel Church for their Church Festival event scheduled for September 27, 2025.

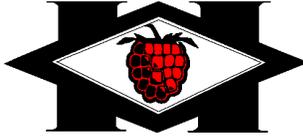
### OVERVIEW

The Church has submitted an application for a temporary on-sale liquor license for their Church Festival event at 1310 Mainstreet, Hopkins. 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

Finance Department

## City Council Report 2025-130

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

From: Nick Bishop, Finance Director

Date: JULY 31, 2025

Subject: Ratify Checks Issued JULY 2025

---

### **RECOMMENDED ACTION**

**MOTION TO** Ratify Checks issued between July 10, 2025 and July 30, 2025 with numbers 139364 thru 139508 for total distribution of 2,248,990.27.

This section ONLY includes the motion.

### **OVERVIEW**

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

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

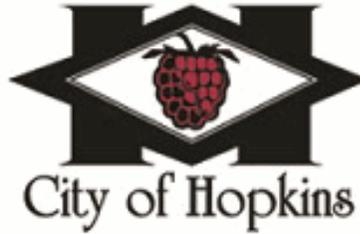
### **SUPPORTING INFORMATION**

- Check Register

# Accounts Payable

## Checks by Date - Summary by Check Date

User: mschrick@hopkinsmn.com  
Printed: 7/31/2025 9:18 AM



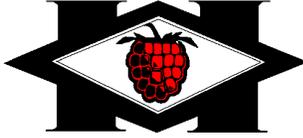
1010 First Street South  
Hopkins, MN 55343

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

Check No	Vendor No	Vendor Name	Check Date	Check Amount
139364	31825	7-ELEVEN INC	07/10/2025	100.00
139365	01125	ADT SECURITY SERVICES	07/10/2025	128.84
139366	29535	ADVANCED ENGINEERING	07/10/2025	555.75
139367	28422	ADVANCED IMAGING SOLUTIONS	07/10/2025	4,319.03
139368	01328	AIRGAS USA	07/10/2025	74.87
139369	30252	AMAZING THAILAND	07/10/2025	907.43
139370	31280	BACHMAN'S PLYMOUTH	07/10/2025	91.92
139371	02047	BADGER METER INC	07/10/2025	1,988.63
139372	30899	BAUERS MINNOCO	07/10/2025	43.17
139373	31728	BEAR ISLE LLC	07/10/2025	11,180.24
139374	29300	BERGERSON-CASWELL INC	07/10/2025	12,695.00
139375	29817	GARY BINGER	07/10/2025	4,200.00
139376	32065	BLOOMINGTON LOCK & SAFE CO INC	07/10/2025	46,459.00
139377	27822	BRADS PRO AUDIO	07/10/2025	550.00
139378	31816	CAR WASH PARTNERS LLC	07/10/2025	285.68
139379	31568	CARE RESOURCE CONNECTION	07/10/2025	1,250.00
139380	31410	CARLSON PRINTING COMPANY	07/10/2025	4,666.69
139381	03160	CENTERPOINT ENERGY MINNEGASC	07/10/2025	4,607.47
139382	28981	CHESTNUT CAMBRONNE PA	07/10/2025	36,942.58
139383	31158	CLARK COMPANIES INCORPORATED	07/10/2025	13,759.71
139384	26951	COMCAST	07/10/2025	404.93
139385	26951	COMCAST	07/10/2025	10.80
139386	29981	CORE & MAIN LP	07/10/2025	947.70
139387	28747	CULLIGAN BOTTLED WATER CO	07/10/2025	385.70
139388	30251	CARMEN DOUGHERTY-HEIM	07/10/2025	300.00
139389	04690	DRISKILLS FOODS	07/10/2025	591.51
139390	01523	EARL F. ANDERSEN, INC	07/10/2025	1,572.95
139391	28898	ECM PUBLISHERS INC	07/10/2025	216.00
139392	28449	DARRELL ERVASTI	07/10/2025	620.56
139393	29491	FERGUSON WATERWORKS #2518	07/10/2025	778.78
139394	32069	FIREHOUSE GRANTS LLC	07/10/2025	11,999.00
139395	07564	GOPHER STATE ONE-CALL, INC	07/10/2025	346.95
139396	29377	GRAINGER, INC	07/10/2025	213.62
139397	29745	GRAYBAR ELECTRIC COMPANY, INC.	07/10/2025	14,704.91
139398	32066	GREAT NORTHERN ENVIRONMENTAL	07/10/2025	2,218.39
139399	32030	GREYSTONE CONSTRUCTION COMPA	07/10/2025	83,933.00
139400	32064	GUILLERMO ENRIQUE SAENGER	07/10/2025	300.00
139401	08001	HACH COMPANIES	07/10/2025	687.59
139402	08038	HAWKINS, INC	07/10/2025	5,783.98
139403	27248	HENNEPIN CTY TREASURER	07/10/2025	3,003.00
139404	32074	ERIK HENRICKSEN	07/10/2025	194.25
139405	08324	HIGHVIEW PLUMBING INC	07/10/2025	551.23
139406	08576	HOPKINS F.D. RELIEF ASSOC	07/10/2025	840.00
139407	29403	HOPKINS HRA	07/10/2025	2,995.00
139408	08585	HOPKINS PET HOSPITAL	07/10/2025	1,394.08
139409	08620	HOPKINS ROTARY	07/10/2025	250.00
139410	29345	IMPACT MAILING OF MN	07/10/2025	3,180.25

Check No	Vendor No	Vendor Name	Check Date	Check Amount
139411	09578	INNOVATIVE OFFICE SOLUTIONS LLC	07/10/2025	1,270.85
139412	28537	IS LAX LLC	07/10/2025	873.00
139413	32073	TERRY JENSEN	07/10/2025	112.50
139414	28469	KELLY GREEN IRRIGATION INC	07/10/2025	789.97
139415	29465	KLEIN UNDERGROUND	07/10/2025	5,438.88
139416	29529	LEXISNEXIS RISK SOLUTIONS	07/10/2025	102.49
139417	13012	MACQUEEN EQUIPMENT INC	07/10/2025	3,124.54
139418	31815	MANSFIELD SERVICE PARTNERS LLC	07/10/2025	10,977.36
139419	31505	MARTIN MARIETTA MATERIALS INC	07/10/2025	1,361.83
139420	32063	MEGHAN HEATHER DEBORAH PORTE	07/10/2025	300.00
139421	13179	METROPOLITAN COUNCIL	07/10/2025	160,234.51
139422	13275	MICRO CENTER	07/10/2025	112.96
139423	32072	NATHAN MILLER	07/10/2025	66.00
139424	13251	MINNEAPOLIS SAW INC	07/10/2025	3,686.78
139425	13354	MN BENEFIT ASSOCIATION	07/10/2025	84.18
139426	13760	MTI DISTRIBUTING INC	07/10/2025	1,526.60
139427	29437	NORTH AMERICAN SAFETY	07/10/2025	112.85
139428	15521	ON SITE COMPANIES	07/10/2025	1,401.98
139429	32071	MICHAEL OPITZ	07/10/2025	200.00
139430	27224	PPG ARCHITECTURAL FINISHES	07/10/2025	115.97
139431	04573	QUALITY RESOURCE GROUP INC	07/10/2025	57.42
139432	31120	REPUBLIC SERVICES INC	07/10/2025	35,045.01
139433	31312	RINCE na GREINE LLC	07/10/2025	300.00
139434	31338	SCHAEFER SYSTEMS INTERNATIONA	07/10/2025	7,722.00
139435	19287	SHORT ELLIOTT HENDRICKSON INC	07/10/2025	438.25
139436	29384	SITEONE LANDSCAPE SUPPLY	07/10/2025	923.48
139437	32070	BEN SOWIEJA	07/10/2025	80.00
139438	20120	TDS METROCOM - MN	07/10/2025	96.91
139439	30093	TRANSUNION RISK AND ALTERNATIV	07/10/2025	210.60
139440	32067	TRIPLE FIDDLE LLC	07/10/2025	600.00
139441	20887	TWIN CITY WATER CLINIC	07/10/2025	340.00
139442	27981	ULINE INC	07/10/2025	172.88
139443	29466	VERIZON WIRELESS	07/10/2025	1,239.08
139444	29473	VERIZON WIRELESS	07/10/2025	506.28
139445	29475	VERIZON WIRELESS	07/10/2025	105.03
139446	28123	WRAP CITY GRAPHICS INC	07/10/2025	380.00
Total for 7/10/2025:				523,340.38
139447	20883	API GARAGE DOOR INC	07/17/2025	250.70
139448	30230	BARNA, GUZY & STEFFEN, LTD.	07/17/2025	345.00
139449	31728	BEAR ISLE LLC	07/17/2025	5,400.14
139450	02162	BECKER ARENA PRODUCTS, INC	07/17/2025	440.00
139451	27822	BRADS PRO AUDIO	07/17/2025	550.00
139452	26951	COMCAST	07/17/2025	138.28
139453	31384	CONSOLIDATED COMMUNICATIONS	07/17/2025	379.05
139454	31032	COVERALL NORTH AMERICA	07/17/2025	5,965.00
139455	03800	CULLIGAN - METRO	07/17/2025	245.00
139456	31474	GRANITE TELECOMMUNICATIONS LI	07/17/2025	1.04
139457	30854	GREAT RIVER AUTOMATION LLC	07/17/2025	3,376.25
139458	29820	GROUP HEALTH PLAN INC	07/17/2025	288.00
139459	08220	HENNEPIN TECHNICAL COLLEGE	07/17/2025	21,951.10
139460	08336	HIRSHFIELDS	07/17/2025	125.80
139461	31056	HOPKINS MENS SHED	07/17/2025	500.00
139462	08620	HOPKINS ROTARY	07/17/2025	250.00
139463	28825	JOBS FOUNDATION	07/17/2025	2,137.32
139464	03369	LEAGUE OF MN CITIES	07/17/2025	3,600.00

Check No	Vendor No	Vendor Name	Check Date	Check Amount
139465	31585	LOCKRIDGE GRINDAL NAUEN PLLP	07/17/2025	2,083.33
139466	13167	MENARDS	07/17/2025	4.98
139467	28665	METRO ALARM & LOCK	07/17/2025	780.00
139468	30591	METRO FURNITURE SOLUTIONS BY F	07/17/2025	14,791.92
139469	28599	MN PUBLIC RADIO	07/17/2025	833.00
139470	32019	NORCOSTCO INC	07/17/2025	4,620.00
139471	30199	PULSE ELECTRIC	07/17/2025	1,279.00
139472	32046	R L LARSON EXCAVATING INC	07/17/2025	1,485,335.18
139473	29085	TENABLE PUBLIC SECTOR LLC	07/17/2025	13,145.00
139474	32075	TRAPPER SCHOEPP	07/17/2025	1,250.00
139475	29490	VERIZON WIRELESS	07/17/2025	724.27
139476	31128	VIKING AUTOMATIC SPRINKLER	07/17/2025	1,260.00
139477	31361	VIQ SOLUTIONS INC	07/17/2025	313.17
139478	25080	XCEL ENERGY	07/17/2025	91.53
139479	25080	XCEL ENERGY	07/17/2025	54.90
139480	25080	XCEL ENERGY	07/17/2025	209.15
139481	25080	XCEL ENERGY	07/17/2025	45.47
139482	25080	XCEL ENERGY	07/17/2025	131.31
139483	25080	XCEL ENERGY	07/17/2025	56.02
139484	25080	XCEL ENERGY	07/17/2025	156.42
139485	25080	XCEL ENERGY	07/17/2025	206.72
139486	25080	XCEL ENERGY	07/17/2025	86.63
139487	25080	XCEL ENERGY	07/17/2025	55.53
139488	25080	XCEL ENERGY	07/17/2025	19,570.76
139489	31875	Crime Prevention Fund Hopkins	07/17/2025	51.00
139490	08625	HOPKINS POLICE ASSOCIATION	07/17/2025	486.00
139491	30941	HOPKINS POLICE CRIME FUND	07/17/2025	57.27
139492	31683	INTERNATIONAL ASSOC OF FIRE FIGI	07/17/2025	326.34
139493	12012	LAW ENFORCEMENT LABOR SERVICE	07/17/2025	1,881.32
139494	30392	CIGNA LIFE INS COMP OF AMERICA -	07/17/2025	753.30
139495	30023	CIGNA LIFE INS COMP OF N AMERICA	07/17/2025	1,260.28
139496	30391	THE HARTFORD LTD	07/17/2025	2,600.68
139497	08568	RESOURCE WEST	07/17/2025	1.00
139498	30390	THE HARTFORD STD	07/17/2025	3,589.58
139499	21523	UNION LOCAL 49	07/17/2025	805.00
139500	21529	UNITED WAY	07/17/2025	55.00
Total for 7/17/2025:				1,604,893.74
139501	UB*01085	TREVOR BARTELT	07/28/2025	9,208.21
139502	27822	BRADS PRO AUDIO	07/28/2025	550.00
139503	03331	CITY OF ST LOUIS PARK	07/28/2025	94.26
139504	29006	ENTERPRISE FLEET MANAGEMENT	07/28/2025	9,958.36
139505	08223	HENNEPIN CTY TREASURER	07/28/2025	14,429.80
139506	UB*01086	ANDREW HIGGINS	07/28/2025	2,207.65
139507	UB*01087	SONIA KEENEY	07/28/2025	662.77
139508	13179	METROPOLITAN COUNCIL	07/28/2025	83,645.10
Total for 7/28/2025:				120,756.15
Report Total (145 checks):				2,248,990.27



CITY OF HOPKINS

Planning & Economic  
Development

## City Council Report 2025-124

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

From: Revée Needham, Community Development Manager

Date: August 4, 2025

Subject: Resolution of Support for LCDA TOD Grant Application for Footprint Development

---

### RECOMMENDED ACTION

**MOTION TO** approve Resolution 2025-045 supporting an application for Footprint Development LLC to the Metropolitan Council's Transit-Oriented Development grant program.

### OVERVIEW

To apply to the Metropolitan Council's Transit-Oriented Development grant program, the City Council needs to approve a resolution of support.

#### Transit-Oriented Development Grant Program

The Transit-Oriented Development Account (TOD) provides funding for moderate- to higher-density projects located within easy walking distance of a major transit stop which typically include a mix of uses. Eligible activity costs for the TOD program may include site preparation, stormwater management systems, renewable energy systems, utilities, shared infrastructure, public realm improvements as well as engineering, design and community engagement. TOD program goals:

- Support dense, diverse developments that emphasize pedestrian activity, multimodal transportation, and increased transit ridership
- Create more housing choices through introducing new housing types or preserving affordable housing
- Contribute to an economically prosperous and equitable region by creating living wage jobs and economic opportunity
- Mitigating climate change through sustainable site design and building practices
- Maximize connections between housing, jobs, services, transit and regional amenities like parks, trails, and cultural centers
- Advance racial equity by increasing access and opportunity for under-represented communities and historically marginalized populations

Approximately \$5,700,000 is available in funding for 2025, with a limit of \$2,000,000 per City. There is no local match required. A resolution of support is required to submit an application. Developers cannot apply directly to the Metropolitan Council for funding; the City must apply on behalf of developers. The Metropolitan Council awards grant funds to cities, who then administer the funds to the subrecipient.

### City of Hopkins Application

Footprint Development has proposed a development project on City-owned property at 501 Mainstreet. The grant would be used for eligible development costs, such as public space improvements, landscaping, stormwater management, etc. If the grant were awarded to the City of Hopkins, the City would enter into a subrecipient grant agreement with Footprint Development.

Supporting the application to the TOD grant program does not commit the City to grant land use approvals nor to sell the property.

### **SUPPORTING INFORMATION**

- Resolution 2025-045
- [Hyperlink to Met Council TOD Grant Program Webpage](#)

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2025-045**

**RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES  
DEMONSTRATION ACCOUNT FUNDING AND AUTHORIZING APPLICATION FOR  
GRANT FUNDS FOR 501 MAINSTREET**

**WHEREAS**, the City of Hopkins is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2025 as determined by the Metropolitan Council, and is therefore eligible to apply for Livable Communities Demonstration Account funds; and

**WHEREAS**, the City has identified a proposed project within the City that meets the Demonstration Account's purposes and criteria and is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

**WHEREAS**, the City has the institutional, managerial and financial capability to ensure adequate project administration; and,

**WHEREAS**, Footprint Development LLC has requested that the City act as a legal sponsor for an application to the Livable Communities Demonstration Account for its 501 Mainstreet project in the City of Hopkins; and,

**WHEREAS**, the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and,

**WHEREAS**, the City agrees to act as a legal sponsor the project contained in the grant application submitted on or before August 11, 2025; and,

**WHEREAS**, the City acknowledges Livable Communities Demonstration Account grants are intended to fund projects or project components that can serve as models, examples or prototypes for development or redevelopment projects elsewhere in the region, and therefore represents that the proposed project or key components of the proposed project can be replicated in other metropolitan-area communities; and,

**WHEREAS**, only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities Demonstration Account during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of Demonstration Account grant funding; and,

**NOW THEREFORE BE IT RESOLVED**, that the City Council of the City of Hopkins after appropriate examination and due consideration, hereby:

1. Finds that it is in the best interests of the City's development goals and priorities for the proposed project to occur at this particular site and at this particular time.
2. Finds that the project components for which Livable Communities Demonstration Account funding is sought:
  - a. Will not occur solely through private or other public investment within the reasonably foreseeable future; and
  - b. Will occur within three years after a grand award only if Livable Communities Demonstration Account funding is made available for this project at this time.
3. Represents that Footprint Development LLC has undertaken reasonable and good faith efforts to procure funding for the project components for which Livable Communities Demonstration Account funding is sought but was not able to find or secure from other sources funding that is necessary for project component completion within three years.
4. Authorizes its City Manager or designee to submit on behalf of the City and Footprint Development LLC an application for Metropolitan Council Livable Communities Demonstration Account grant funds for the project component(s) identified in the application, and authorizes the Mayor and City Manager to execute such agreements as may be necessary to implement the project on behalf of the City.

Adopted by the City Council of the City of Hopkins this 4<sup>th</sup> day of August, 2025.

By: \_\_\_\_\_  
Patrick Hanlon, Mayor

ATTEST:

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



Administration

CITY OF HOPKINS

## City Council Report 2025-XXX

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

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

Date: August 4, 2025

Subject: Resolution for the Application to the Point Source Implementation Grant Program through the Minnesota Public Facilities Authority

---

### RECOMMENDED ACTION

**MOTION TO** adopt Resolution 2025-046 authorizing the City of Hopkins to apply to the Minnesota Point Source Implementation Grant Program.

### OVERVIEW

The City of Hopkins in partnership with the Nine Mile Creek Watershed District (NMCWD) is seeking funding for stormwater elements which are a part of the overall redevelopment of Central Park Master Plan Project.

PSIG is established in [Minnesota Statutes, Section 446A.073](#) and is jointly administered by the Minnesota Public Facilities Authority (MPFA), the Minnesota Pollution Control Agency (MPCA) and the Minnesota Department of Health (MDH). Eligible applicants are municipalities on the current MPCA Project Priority List (PPL). This project was added to the PPL in 2025.

### SUPPORTING INFORMATION

- Resolution 2025-046

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2025-046**

**RESOLUTION AUTHORIZING THE CITY OF HOPKINS TO SUBMIT A POINT SOURCE IMPLEMENTATION GRANT APPLICATION TO THE MINNESOTA PUBLIC FACILITIES AUTHORITY (PFA) AND TO AUTHORIZE CITY OFFICIALS TO EXECUTE A GRANT AGREEMENT ON BEHALF OF THE CITY OF HOPKINS FOR THE HOPKINS' CENTRAL PARK REDEVELOPMENT PROJECT**

**WHEREAS**, the Point Source Implementation Program, established in Minnesota Statutes 446A.073, as amended provides funds for construction projects; and,

**WHEREAS**, the City of Hopkins is hereby applying to the Minnesota Public Facilities Authority for funds to be used for eligible costs for the redevelopment of Central Park and the associated stormwater improvements; and,

**WHEREAS**, that the City of Hopkins has the legal authority to apply for the grant, and the financial, technical, and managerial capacity to ensure proper construction, operation and maintenance of the project for its design life.

**BE IT RESOLVED** that the City of Hopkins has the legal authority to apply for the grant, and the financial, technical, and managerial capacity to ensure proper construction, operation and maintenance of the project for its design life.

**BE IT FURTHER RESOLVED**, that upon approval of its application by the MPFA and the City of Hopkins may enter into an agreement with the MPFA for the above-mentioned project, and that the City of Hopkins certifies that it will comply with all applicable laws and regulations as stated in all contract agreements described in the Compliance listing of the grant application.

**NOW THEREFORE BE IT RESOLVED**, that the City Council of the City of Hopkins hereby or their successors in office, are hereby authorized to execute such agreements, and amendments thereto, as are necessary to implement the above project on behalf of the City of Hopkins.

Adopted by the City Council of the City of Hopkins on this 4th day of August, 2025.

By: \_\_\_\_\_  
Patrick Hanlon, Mayor

ATTEST:

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



CITY OF HOPKINS

## City Council Report 2025-128

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

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

Date: August 4, 2025

Subject: Order Improvement to Central Park

---

### RECOMMENDED ACTION

**MOTION TO** adopt Resolution 2025-049, Resolution Ordering Improvement to Central Park and companion Resolution 2025-047, stating the City's intent to reimburse itself using bonds

### OVERVIEW

#### Scope of Improvements

[At the July 15, 2025 City Council Meeting](#), City staff alongside the Nine Mile Creek Watershed District (NMCWD) presented a final design for the renovation of Central Park which improves field quality and lighting, replaces existing playground equipment which is well past end of life, and makes significant stormwater and water quality improvements which will reduce flooding in and around the park and within the watershed.

The project has an anticipated final cost of approximately \$13.9 million dollars which includes all elements listed above as well as a conservative construction contingency. \$6 million dollars of the project will be funded through a \$5 million dollar grant from the Minnesota Pollution Control Agency and another \$1 million from the NMCWD. These grant contributions pay for the vast majority of necessary and unavoidable stormwater and water quality issues within and created by the park due to its former use as a landfill.

#### Public Input

Thousands of residents participated in both the Master Park System planning process and the Central Park Master Plan process to help identify what the City should focus on in a potential renovation project. Residents, community groups and leagues all agreed that improvements were needed to make field conditions more playable, to provide higher quality amenities and replace end-of-life amenities and to create more sustainability and

natural elements within the park. The project is also supported by the City's Park Board. A full review of public feedback can be seen at the July 15, 2025, Council meeting.

### **Budget and Costs**

The estimate for this project which includes contingency, and costs for legal, administrative, and engineering costs for all the work, including 10% contingency, totals \$13,877,633. These costs are assuming a 2026 work start date. Starting at a later date will result in higher prices and the loss of funding from the MPCA. A full breakdown of funding sources was provided by Finance Director Nick Bishop at the start of the August 4, 2025, meeting.

The total cost to order plans and specs to go out to bid for the project is \$1.4 million. \$130,000 of those costs will be covered by the MPCA grant, as well as some portion of the \$1 million dollars from the NMCWD.

### **Project Schedule**

The following is a timeline for the project which aligns with the statutory deadline set forth within the MPCA grant. Ordining the Public Improvement does not commit the project to construction; however, it does fund the cost of Plans and Spec for this project, which total approximately \$1.4 million. Future Council action items will be required to continue the project timeline. The timeline is as follows:

- a) Final Design – August 2025 to February 2026
- b) Present Final Plans to City Council, Authorize Bidding: February 17, 2026
- c) Open Bids – March 12, 2026
- d) Council considers award of contract – March 17, 2026
- e) Construction
  - April 2026 to November 2026: Site grading, utilities, any required foundations, site surfacing/paving, stormwater management features, bulk of MPCA resilience grant funded items
  - November 2026 to June 2027: Installation of site furnishings and vertical elements – lighting, playground equipment, irrigation installation, planting and final turf establishment materials installed
  - Summer / Fall 2027: Establish turf

### **Staff Recommendation**

Staff recommends ordering the above detailed improvements, assuming construction to begin in 2026 with adoption of Resolutions 2025-047 and 2025-049.

### **SUPPORTING INFORMATION**

- Final Design Services Proposal
- Resolution 2025-047
- Resolution 2025-049

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2025-049**

**RESOLUTION ORDERING PUBLIC IMPROVEMENT FOR CENTRAL PARK**

**WHEREAS**, at the City Council on July 15, 2025 voted to move forward improvements to Central Park, including stormwater and water quality improvements, softball and soccer field improvements, playground improvements and related park improvements; and

**WHEREAS**, At the City Council deems it appropriate and expedient to make such improvements,

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

1. Such improvement is necessary, cost-effective, and feasible as detailed in the plan and engineers' estimate and the recommendations are hereby accepted.
2. Such improvement is hereby ordered as proposed in the Council Resolution adopted the 4<sup>th</sup> day of August, 2025. The total estimated project cost is \$13,900,000 with \$6,000,000 to be funded through grants and partnerships.
3. Bolton & Menk, Inc. is hereby designated as the engineer for this improvement and shall prepare plans and specifications for the making of such improvement. The Mayor and City Manager are hereby authorized to enter into a contract for engineering and construction services for this improvement.

Adopted by the City Council of the City of Hopkins, Minnesota, this 4th day of August, 2025.

---

Patrick Hanlon, Mayor

---

Amy Domeier, City Clerk

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2025-047**

**DECLARING THE OFFICIAL INTENT OF THE CITY OF HOPKINS TO REIMBURSE  
CERTAIN EXPENDITURES FROM THE PROCEEDS OF IMPROVEMENT BONDS TO  
BE ISSUED BY THE CITY**

**WHEREAS**, the Internal Revenue Service has issued Treas. Reg. § 1.150-2 (the “Reimbursement Regulations”) providing that proceeds of tax-exempt obligations used to reimburse prior expenditures will not be deemed spent unless certain requirements are met; and,

**WHEREAS**, City of Hopkins (the “City”) expects to incur certain expenditures that may be financed temporarily from sources other than tax-exempt obligations, and reimbursed from the proceeds of a tax-exempt obligation; and

**WHEREAS**, the City has determined to make this declaration of official intent (“Declaration”) to reimburse certain costs from proceeds of tax-exempt obligations in accordance with the Reimbursement Regulations,

**NOW THEREFORE LET THE FOLLOWING BE RESOLVED**, that the City Council of the City of Hopkins:

1. The City proposes to undertake the improvements to Central Park (the “Project”).
2. The City reasonably expects to reimburse the expenditures made for certain costs of the Project from the proceeds of tax-exempt obligations in an estimated maximum principal amount of \$1,336,407. All reimbursed expenditures will be capital expenditures, costs of issuance of the tax-exempt obligations, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Reimbursement Regulations.
3. This Declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of tax-exempt obligations, except for the following expenditures: (a) costs of issuance of tax-exempt obligations; (b) costs in an amount not in excess of \$100,000 or 5 percent of the proceeds of an issue; or (c) “preliminary expenditures” up to an amount not in excess of twenty percent (20%) of the aggregate issue price of the issue or issues that finance or are reasonably expected by the City to finance the project for which the preliminary expenditures were incurred. The term “preliminary expenditures” includes architectural, engineering, surveying, tax-exempt obligation issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than

land acquisition, site preparation, and similar costs incident to commencement of construction.

4. This Declaration is an expression of the reasonable expectations of the City based on the facts and circumstances known to the City as of the date hereof. The anticipated original expenditures for the Project and the principal amount of the tax-exempt obligations described in paragraph 2 are consistent with the City's budgetary and financial circumstances. No sources other than proceeds of tax-exempt obligations to be issued by the City are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the City's budget or financial policies to pay such Project expenditures.
5. This Declaration is intended to constitute a declaration of official intent for purposes of the Reimbursement Regulations.

Adopted by the City Council of the City of Hopkins this 4<sup>th</sup> day of August, 2025.

By: \_\_\_\_\_  
Patrick Hanlon, Mayor

ATTEST:

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



Real People. Real Solutions.

12224 Nicollet Avenue  
Burnsville, MN 55337-1649

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

July 29, 2025

Laila Imihy, Special Projects & Initiatives Manager  
City of Hopkins  
1010 1<sup>st</sup> St S  
Hopkins, MN 55343

Re: Proposal for Professional Services  
2026 Central Park Improvements  
City of Hopkins, Minnesota

Dear Laila:

It has been a pleasure working with the City of Hopkins' over the past year towards its goals of reimagining and reinvesting in Central Park. We are also thankful for the opportunity to support the City in its successful pursuit of \$5M of grant funding from the MPCA and are pleased to offer our proposal for professional services for the realization of the improvements envisioned. In continued partnership with Barr Engineering and Braun Intertec, we have crafted a final design proposal scope of services to formulate plans, specifications, and bidding documents to ready the project its construction phase.

Across and inclusive of all three consultants' efforts, our proposed fee for final design phase through bidding phase comprises 7,200 planned hours of staff labor, specialized testing and technical services, for an hourly based fee total of \$1,336,407. This proposal has been prepared in the form of our standard agreement consistent with past projects with the City of Hopkins. In addition to the enclosed standard agreement, Exhibit I details the scope of work to be performed.

If you have any questions regarding this proposal or would like to discuss any of its details, please do not hesitate to contact me. We truly appreciate and value our continued working relationship with the City of Hopkins.

Sincerely,

**Bolton & Menk, Inc.**

A handwritten signature in blue ink, appearing to read 'Mike Waltman', with a long horizontal flourish extending to the right.

Michael J. Waltman, P.E.  
Principal Engineer

**AGREEMENT FOR PROFESSIONAL SERVICES**

**2026 CENTRAL PARK IMPROVEMENTS**  
**FINAL DESIGN PHASE**

**CITY OF HOPKINS, MINNESOTA**

This Agreement, made this 4th day of August 2025, by and between CITY OF HOPKINS, 1010 1<sup>st</sup> St S, Hopkins, MN 55343, hereinafter referred to as CLIENT, and BOLTON & MENK, INC., 12224 Nicollet Avenue, Burnsville, MN 55337, hereinafter referred to as CONSULTANT.

WITNESS, whereas the CLIENT requires professional services in conjunction with the 2026 CENTRAL PARK IMPROVEMENTS and whereas the CONSULTANT agrees to furnish the various professional services required by the CLIENT.

NOW, THEREFORE, in consideration of the mutual covenants and promises between the parties hereto, it is agreed:

**SECTION I - CONSULTANT'S SERVICES**

- A. The CONSULTANT agrees to perform the various Basic Services in connection with the proposed project as described in Exhibit I.
- B. Upon mutual agreement of the parties hereto, Additional Services may be authorized as described in Exhibit I or as described in Paragraph IV.B.

**SECTION II - THE CLIENT'S RESPONSIBILITIES**

- A. The CLIENT shall promptly compensate the CONSULTANT in accordance with Section III of this Agreement.
- B. The CLIENT shall place any and all information related to the project in its custody at the disposal of the CONSULTANT for its use. Such information shall include but shall not be limited boundary surveys, topographic surveys, preliminary sketch plan layouts, building plans, soil surveys, abstracts, deed descriptions, tile maps and layouts, aerial photos, utility agreements, environmental reviews, and zoning limitations. The CONSULTANT may rely upon the accuracy and sufficiency of all such information in performing services unless otherwise instructed, in writing, by CLIENT. This obligation shall not include information that is classified as private or confidential under the Minnesota Government Data Practices Act (MGDPA), unless access to such information is essential to the CONSULTANT's scope of services, in which case the CLIENT shall establish in writing, and CONSULTANT shall comply with, any conditions governing access to and use of such private or confidential information.
- C. The CLIENT will guarantee access to and make all provisions for entry upon both public and private portions of the project and pertinent adjoining properties.
- D. The CLIENT will give prompt notice to the CONSULTANT whenever the CLIENT observes or otherwise becomes aware of any defect in the proposed project.

- E. The CLIENT shall designate a liaison person to act as the CLIENT'S representative with respect to services to be rendered under this Agreement. Said representative shall have the authority to transmit instructions, receive instructions, receive information, interpret and define the CLIENT'S policies with respect to the project and CONSULTANT'S services.
- F. The CLIENT shall provide such legal, accounting, independent cost estimating and insurance counseling services as may be required for completion of the consultant services described in this agreement.
- G. The CLIENT will obtain any and all regulatory permits required for the proper and legal execution of the project.
- H. The CLIENT will hire, when requested by the CONSULTANT, an independent test company to perform laboratory and material testing services, and soil investigation that can be justified for the proper design and construction of the project. The CONSULTANT shall assist the CLIENT in selecting a testing company. Payment for testing services shall be made directly to the testing company by the CLIENT and is not part of this Agreement.

### SECTION III - COMPENSATION FOR SERVICES

A. FEES.

1. The CLIENT will compensate the CONSULTANT in accordance with the following schedule of fees for the time spent in performance of Agreement services.

**Schedule of Fees**

<u>Classification</u>	<u>Hourly Rates</u>
Sr. Project Manager – Sr. Principal Engineer/Surveyor	\$155-280/Hour
Sr. Project Manager – Principal Engineer/Surveyor	\$150-230/Hour
Project Manager	\$155-215/Hour
Project/Design Engineer/Planner/Surveyor/Landscape Architect	\$120-190/Hour
Specialist (Nat. Resources; GIS; Traffic; Other)	\$100-220/Hour
Senior Technician (Inc. Survey <sup>1</sup> )	\$145-185/Hour
Technician (Inc. Survey <sup>1</sup> )	\$125-165/Hour
Administrative/Corporate Specialists	\$100-150/Hour
Structural/Electrical/Mechanical/Architect	\$150-\$225/Hour
<b>GPS/Robotic Survey Equipment</b>	<b>No Charge</b>
<b>CAD/Computer Usage</b>	<b>No Charge</b>
<b>Routine Photo Copying/Reproduction</b>	<b>No Charge</b>
<b>Routine Office Supplies</b>	<b>No Charge</b>
<b>Field Supplies/Survey Stakes &amp; Equipment</b>	<b>No Charge</b>
<b>Mileage</b>	<b>No Charge</b>

<sup>1</sup>No separate charges will be made for GPS or robotic total stations on Bolton & Menk, Inc. survey assignments; the cost of this equipment is included in the rates for Survey Technicians.

2. Total cost for the services itemized under Exhibit I, (Basic Services) is estimated to be \$1,336,407. Itemization of this cost is as shown in the attached DETAILED WORK PLAN and PROJECT FEES tables, attached hereto as Exhibit II.
3. In addition to the foregoing, CONSULTANT shall be reimbursed at cost plus an overhead fee (not-to-exceed 10%) for the following Direct Expenses when incurred in the performance of the work.
  - a. CLIENT approved outside (facilities not owned by CONSULTANT) computer services.
  - b. CLIENT approved outside professional and technical services.
  - c. Outside reproduction and reprographic charges.
  - d. Expendable field supplies and special field equipment rental.
  - e. Other costs for such additional items and services that the CLIENT may require the CONSULTANT to provide to fulfill the terms of this Agreement.
4. Additional services as outlined in Section I.B will vary depending upon project conditions and will be billed on an hourly basis at the rate described in Section III.A.1.
5. The payment to the CONSULTANT will be made by the CLIENT upon billing at intervals not more often than monthly at the herein rates. Itemized invoices identifying all work completed shall be submitted to the CLIENT by CONSULTANT and paid in the same manner as other claims made to the CLIENT.

## SECTION IV - GENERAL

### A. STANDARD OF CARE

Professional services provided under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the Consultant's profession currently practicing under similar conditions. No warranty, express or implied, is made.

### B. CHANGE IN PROJECT SCOPE

In the event the CLIENT changes or is required to change the scope of the project from that described in Section I and/or the applicable addendum, and such changes require Additional Services by the CONSULTANT, the CONSULTANT shall be entitled to additional compensation at the applicable hourly rates. The CONSULTANT shall give notice to the CLIENT of any Additional Services, prior to furnishing such additional services and the CLIENT must approve an Additional Services in writing. The CLIENT may request an estimate of additional cost from the CONSULTANT, and upon receipt of the request, the CONSULTANT shall furnish such, prior to authorization of the changed scope of work.

### C. INDEPENDENT CONTRACTOR

The CONSULTANT shall at times be deemed an independent contractor. The CONSULTANT is not to be deemed an employee or agent of the CLIENT and has no authority to make any binding commitments or obligations on behalf of the CLIENT except to the extent expressly provided herein. All services provided by the CONSULTANT pursuant to this agreement shall be provide on an independent contractor basis not as an employee of the CLIENT for any purpose including, but not limited to, income tax withholding, workers' compensation, unemployment compensation, FICA taxes, liability for torts, and eligibility for employee benefits.

### D. LIMITATION OF LIABILITY

CONSULTANT shall indemnify, defend, and hold harmless CLIENT and its officials, agents and employees from any loss, claim, liability, and expense (including reasonable attorneys' fees and expenses of litigation) arising from, or based in the whole, or in any part, on any negligent act or omission by CONSULTANT'S employees, agents, or subconsultants. In no event shall CLIENT be liable to CONSULTANT for consequential, incidental, indirect, special, or punitive damages.

CLIENT shall indemnify, defend, and hold harmless CONSULTANT and its employees and subconsultants from any loss, claim, liability, and expense (including reasonable attorneys' fees and expenses of litigation) arising from, or based in the whole, or in any part, on any negligent act or omission by CLIENT'S employees, agents, or consultants. In no event shall CONSULTANT be liable to CLIENT for consequential, incidental, indirect, special, or punitive damages.

Nothing contained in this Agreement shall be construed as a limitation on or waiver of any immunities or limitations on liability otherwise available to the CLIENT. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the CONSULTANT. The CONSULTANT'S services under this Agreement are being performed solely for the CLIENT'S benefit, and no other entity shall have any claim against the CONSULTANT because of this Agreement or the performance or nonperformance of services provided hereunder. The CLIENT agrees to include a provision in all

contracts with contractors and other entities involved in this project to carry out the intent of the paragraph.

#### E. INSURANCE

1. The CONSULTANT agrees to maintain, at CONSULTANT'S expense a commercial general liability and excess umbrella general liability insurance policy or policies insuring CONSULTANT against claims for bodily injury, death or property damage arising out of CONSULTANT'S general business activities. The general liability coverage shall provide limits of not less than \$2,000,000 per occurrence and not less than \$2,000,000 general aggregate. Coverage shall include Premises and Operations Bodily Injury and Property Damage; Personal and Advertising Injury; Blanket Contractual Liability; Products and Completed Operations Liability.
2. The CONSULTANT also agrees to maintain, at CONSULTANT'S expense, a single limit or combined limit automobile liability insurance and excess umbrella liability policy or policies insuring owned, non-owned and hired vehicles used by CONSULTANT under this Agreement. The automobile liability coverages shall provide limits of not less than \$1,000,000 per accident for property damage, \$2,000,000 for bodily injuries, death and damages to any one person and \$2,000,000 for total bodily injury, death and damage claims arising from one accident.
3. CLIENT shall be named Additional Insured for the above liability policies.
4. The CONSULTANT agrees to maintain, at the CONSULTANT'S expense, statutory worker's compensation coverage together with Coverage B, Employer's Liability limits of not less than \$500,000 for Bodily Injury by Disease per employee, \$500,000.00 for Bodily Injury by Disease aggregate and \$500,000 for Bodily Injury by Accident.
5. During the period of design and construction of the project, the CONSULTANT also agrees to maintain, at CONSULTANT'S expense, Professional Liability Insurance coverage insuring CONSULTANT against damages for legal liability arising from an error, omission or negligent act in the performance of professional services required by this agreement. The professional liability insurance coverage shall provide limits of not less than \$2,000,000 per claim and an annual aggregate of not less than \$2,000,000 on a claims-made basis.
6. Prior to commencement of this Agreement, the CONSULTANT will provide the CLIENT with certificates of insurance, showing evidence of required coverages. All policies of insurance shall contain a provision or endorsement that the coverage afforded will not be canceled or reduced in limits by endorsement for any reason except non-payment of premium, until at least 30 days' prior written notice has been given to the CLIENT, and at least 10 days' prior written notice in the case of non-payment of premium.

#### F. OPINIONS OR ESTIMATES OF CONSTRUCTION COST

Where provided by the CONSULTANT as part of Exhibit I or otherwise, opinions or estimates of construction cost will generally be based upon public construction cost information. Since the CONSULTANT has no control over the cost of labor, materials, competitive bidding process, weather conditions and other factors affecting the cost of construction, all cost estimates are opinions for general information of the CLIENT and the CONSULTANT does not warrant or guarantee the accuracy of construction cost opinions or estimates. The CLIENT acknowledges that

costs for project financing should be based upon contracted construction costs with appropriate contingencies.

#### G. CONSTRUCTION SERVICES

It is agreed that the CONSULTANT and its representatives shall not be responsible for the means, methods, techniques, schedules or procedures of construction selected by the contractor or the safety precautions or programs incident to the work of the contractor.

#### H. USE OF ELECTRONIC/DIGITAL DATA

Because of the potential instability of electronic/digital data and susceptibility to unauthorized changes, copies of documents that may be relied upon by CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by CONSULTANT. Except for electronic/digital data which is specifically identified as a project deliverable by this AGREEMENT or except as otherwise explicitly provided in this AGREEMENT, all electronic/digital data developed by the CONSULTANT as part of the PROJECT is acknowledged to be an internal working document for the CONSULTANT'S purposes solely and any such information provided to the CLIENT shall be on an "AS IS" basis strictly for the convenience of the CLIENT without any warranties of any kind. As such, the CLIENT is advised and acknowledges that use of such information may require substantial modification and independent verification by the CLIENT (or its designees). Provision of electronic/digital data, whether required by this Agreement or provided as a convenience to the Client, does not include any license of software or other systems necessary to read, use or reproduce the information. It is the responsibility of the CLIENT to verify compatibility with its system and long-term stability of media. CLIENT shall indemnify and hold harmless CONSULTANT and its Subconsultants from all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting from third party use or any adaptation or distribution of electronic/digital data provided under this AGREEMENT, unless such third party use and adaptation or distribution is explicitly authorized by this AGREEMENT.

#### I. DATA PRACTICES

All data collected, created, received, maintained, or disseminated, or used for any purposes in the course of the CONSULTANT'S performance of the Agreement is governed by the Minnesota Government Data Practices Act, Minnesota Statutes Section 13.01, et seq. or any other applicable state statutes and state rules adopted to implement the Act, as well as state statutes and federal regulations on data privacy. The Consultant agrees to abide by these statutes, rules and regulations and as they may be amended. In the event the CONSULTANT receives a request to release data, it shall notify CLIENT as soon as practical. The CLIENT will give instructions concerning release of data to requesting party and CONSULTANT will be reimbursed as Additional Services by CLIENT for its reasonable expenses in complying with the request.

J. PERIOD OF AGREEMENT

This Agreement will remain in effect for the longer of a period of two years or such other explicitly identified completion period, after which time the Agreement may be extended upon mutual agreement of both parties.

K. PAYMENTS

If CLIENT fails to make any payment due CONSULTANT for services and expenses within 60 days after date of the CONSULTANT'S itemized invoice, a service charge of one and one-half percent (1.5%) per month or the maximum rate permitted by law, whichever is less, will be charged on any unpaid balance. In addition after giving seven days' written notice to CLIENT, CONSULTANT may, without waiving any claim or right against the CLIENT and without incurring liability whatsoever to the CLIENT, suspend services and withhold project deliverables due under this Agreement until CONSULTANT has been paid in full all amounts due for services, expenses and charges.

L. TERMINATION

This Agreement may be terminated by the CLIENT for any reason or for convenience by the CLIENT upon seven (7) days written notice. The CONSULTANT may only terminate for non-payment by CLIENT upon CLIENT's failure to cure upon 30 days written notice.

M. CONTINGENT FEE

The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT to solicit or secure this Contract, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from award or making of this Agreement.

N. NON-DISCRIMINATION

The provisions of any applicable law or ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set forth herein.

**The CONSULTANT is an Equal Opportunity Employer** and it is the policy of the CONSULTANT that all employees, persons seeking employment, subcontractors, subconsultants and vendors are treated without regard to their race, religion, sex, color, national origin, disability, age, sexual orientation, marital status, public assistance status or any other characteristic protected by federal, state or local law.

O. CONTROLLING LAW

This Agreement is to be governed by the law of the State of Minnesota.

P. DISPUTE RESOLUTION

CLIENT and CONSULTANT agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice of dispute prior to proceeding to formal dispute resolution or exercising their rights under law.

Q. SURVIVAL

All obligations, representations and provisions made in or given in Section IV of this Agreement will survive the completion of all services of the CONSULTANT under this Agreement or the termination of this Agreement for any reason.

R. SEVERABILITY

Any provision or part of the Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon CLIENT and CONSULTANT, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

S. AUDIT DISCLOSURE

The CONSULTANT must allow the CLIENT, or its duly authorized agents, and the state auditor or legislative auditor reasonable access to the CONSULTANT's books, records, documents, and accounting procedures and practices that are pertinent to all services provided under this Agreement for a minimum of six years from the termination of this Agreement.

[remainder of the page intentionally blank]

**SECTION V - SIGNATURES**

THIS INSTRUMENT embodies the whole agreement of the parties, there being no promises, terms, conditions or obligation referring to the subject matter other than contained herein. This Agreement may only be amended, supplemented, modified or canceled by a duly executed written instrument signed by both parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their behalf.

CLIENT: City of Hopkins, Minnesota

CONSULTANT: Bolton & Menk, Inc.

\_\_\_\_\_



Mike Waltman, P.E., Burnsville Work Group  
Leader

7/29/2025

Date

\_\_\_\_\_

\_\_\_\_\_

Date

## EXHIBIT 1

### SCOPE OF SERVICES PROFESSIONAL SERVICES FOR CENTRAL PARK FINAL DESIGN

The CITY plans to construct new park facilities at Central Park including new parking lot areas, ballfields, soccer field, sidewalks, playground, shelters, restroom, area and sports field lighting, utilities, and landscaping. The planned park improvements are to be incorporated into stormwater management facilities and green infrastructure to help mitigate area flooding and management of stormwater. Existing soils are contaminated and will require environmental mitigation design and management as part of this agreement. **Figure 1** shows the conceptual master plan for the new facilities and stormwater management. This master plan will be used as the basis of design for scoping purposes.

The Scope of Services to be performed by the CONSULTANT under this agreement shall encompass and include detailed work, services, materials, testing, equipment, and supplies for the layout and design of the new Central Park facilities, including Project/Contract Management, Project Coordination, Supplemental Survey, Design Phase Services, and Bidding Phase Services.

#### 1. PROJECT MANAGEMENT

##### A. Monitoring Project Schedule

The CONSULTANT shall prepare and submit monthly project status reports that include schedule updates (1-page) via email, outlining the following activities during the reporting period: activities completed during the prior month, activities planned for the following month, problems encountered and recommended solutions, and overall project status. If design work is not progressing in a manner to comply with the anticipated completion date, the CONSULTANT shall provide a summary of the actions to be taken to reduce or eliminate any delays in completing the design in accordance with the agreed upon schedule. The monthly update shall include a list of requested information from the CITY with a desired response date noted to avoid delay of the CONSULTANT's services.

##### B. Monitoring Project Scope

The CONSULTANT shall identify, schedule, and assign all project tasks, being cognizant of each task's relation to one another, and coordinate them with all entities associated with the project. The CONSULTANT shall inform the CITY of any additional services requested by the CITY that were not included in the scope of services contract approved by the CITY for this project. It shall be the responsibility of the CONSULTANT to inform the CITY of any potential amendments to the contract before the services are rendered. This notice shall occur prior to any extra services being performed. Only those services included in the Agreement or added by written amendment, executed by both parties, are eligible for compensation.

##### C. Quality Assurance/Quality Control Plan

The CONSULTANT shall develop a Quality Assurance/Quality Control Plan, and designate staff responsibility for implementation of the Plan, and perform ongoing review of the design plan preparation process for completeness and quality to minimize design errors/omissions and construction conflicts.

##### D. Invoice Processing and Review

The CONSULTANT shall create, review and process invoices, not more than monthly, verifying they meet CITY payment requirements and verifying all necessary information required for payment is included. The CONSULTANT shall coordinate with CITY staff, as necessary, and answer any questions regarding invoices and verify the percentage of work complete on the project is consistent with the percentage of work invoiced. Services provided as part of this task shall include all other general project

administration necessary to complete the project.

#### **E. PROJECT COORDINATION**

The **CONSULTANT** shall meet with the **CITY** or its designated representative to review progress and discuss specific elements of the project design. The meetings shall also serve to establish schedules, develop project goals, establish design parameters, promote a dialog between the various entities, improve the decision-making process, and expedite design development. The **CONSULTANT** shall document and distribute minutes for all meetings.

The following meetings are included with the scope of work:

1. Project Kickoff
2. Preliminary Design Update Meeting
3. Public Information Meeting
4. 60% Design Progress and Review of Estimated Costs
5. 90% Design Progress and Review of Estimated Costs

#### **B. Utility Coordination**

The **CONSULTANT** shall contact Two (2) meetings with private utilities known to be in the project area. Meetings to be held to inform private utility companies of the project impacts and determine if their utilities may be impacted by the project. It is assumed one (1) meeting to be held at Preliminary design phase and one (1) meeting held between 60-90% Construction Document completion.

### **2. SURVEY, DATA COLLECTION AND SUB-SURFACE UTILITIES**

#### **A. Supplemental Topographic Survey**

The **CONSULTANT** shall perform the following supplemental topographic surveys:

1. Topographic survey to verify upstream and downstream necessary storm sewer invert elevations, as determined necessary for storm sewer modeling efforts by Barr Engineering, and supplemental topographic survey as necessary for expanded project limits since time of the original data collection, including the intersection of 13<sup>th</sup> Ave S / 1<sup>st</sup> St S for sewer/water service installation, as well as other areas identified during final design.

### **3. DESIGN PHASE SERVICES**

#### **A. SCHEMATIC DESIGN LAYOUT**

The **CONSULTANT** shall build from the Master Plan basis of design (Figure 1) and prepare design criteria to be used in developing final design plans and specifications. All criteria shall conform to construction codes adopted by the **CITY**, MNDOT, Illuminating Engineering Society recommendations for sports lighting, and current playground safety zone requirements. Design criteria shall address the following:

1. Existing structures conditions and connection points to new park features, including existing utilities and utility deficiencies.
2. Design recommendations for structures, pavements, footings, and slab features including reinforcement and subbase requirements.
3. Utility requirements for water and sanitary service.
4. Clearance and safety zone requirements between park amenities
5. Regulatory permit needs including National Pollutant Discharge Elimination System (NPDES), City construction permits, etc.

The **CONSULTANT** shall develop preliminary plans for the new park facilities based on the Master

Plan (**Figure 1**) and Basis of Design Review Standards identified. Preliminary plans shall be completed to provide the **CITY** with the details necessary to evaluate and budget for the project improvements. The **CONSULTANT** shall include the following documents to be provided for Preliminary Design Review:

1. Architectural Character Development through imagery of custom designed restroom shelters and standard manufacturer options to be used to establish an architectural design guide for the proposed structures. Structures to include
  - Restroom shelter using custom design details
  - Playground shelter using customized manufacturer design
  - Pickleball Shelter using customized manufacturer design
2. Existing shelter proposed improvement recommendations to be provided by the design team to address structural and/or aesthetic improvements. Full replacement of shelter is not considered as part of this scope, and shall be discussed if deemed structurally unsuitable to remain.
3. Preliminary Plan Design
  - b) Site Layout Plan
    - Site layout which shows the type, size, and location of new park amenities including dimensions and clearances between new facilities and existing park features.
    - Trail and sidewalk layout
    - Gathering node area extents and connection points
    - Surface slope requirements for trails, plazas, playground, and sports fields.
    - Sports fields size/layout extents
    - Maintenance and EMS vehicle routes
    - Parking lot layout
4. Playground Design Character
  - Development of up to three (3) design alternatives for play equipment themes to be presented to the City for establishment of play equipment design guideline
  - Options for up to three (3) play features to be identified for final selection by public preference survey at the 60% Public Informational Meeting.
  - All play equipment shall be specified through a playground manufacturer.
5. Preliminary Plan Design Review Meeting

A meeting shall be held with the **CITY** to discuss site plan layout, Playground, and structures. Revisions and design direction provided by the **CITY** shall be noted to advance the design.
6. Deliverables
  - a) Preliminary Plan layout, PDF
  - b) Preliminary Design Exhibits , PDF file

## **B. 60% CONSTRUCTION DOCUMENTS**

### 1. Final Design Plan Production (60%)

Upon completion of the Preliminary design reviews and after authorization from the **CITY**, the **CONSULTANT** shall continue development of design plans which provide the **CITY** with additional details necessary to evaluate budget and impacts for the project. Upon completion, final design plan sets shall be approximately 60% complete.

The **CONSULTANT** shall incorporate the green infrastructure design and stormwater management design into the park layout plan to create a complete construction document package

The **CONSULTANT** shall include the following sheets in the 60% design plans:

- a) Cover Sheet
  - b) Existing Conditions
    - Draft Removals limits
    - Construction access location & staging options
  - c) Estimated Quantities
  - d) Construction Details
    - Typical Details to be utilized
    - Manufacturer standard details
    - Draft details of signage & wayfinding
  - e) Sanitary & Domestic Water Plan
  - f) Layout Plan
    - Size and location of new park amenities including dimensions and clearances between new facilities and existing park features.
    - Parking and sidewalk/trail layout
    - Sports facilities sizes and amenities
    - Draft playground layout and features
  - g) Landscape Plan
    - Tree species and locations
    - Shrub massing locations
    - Grass seed mixes and extents
  - h) Irrigation Plan
    - Irrigation zone layout and connection feed point/backflow
    - Controller product and system management concept
  - i) Architecture Sheets
    - Restroom Shelter building floorplan
    - Restroom Shelter building elevation
    - Pickleball Shelter elevation and materials provided by manufacturer
    - Playground Shelter elevation and materials provided by manufacturer
  - j) Structural Sheets
    - Restroom shelter footing plan
    - Pickleball and Playground Shelter footing concept
  - k) Plans and details associated with Grading, SWPPP, Storm Sewer, Green Infrastructure, Soil Mitigation, Site Electrical, and Building MEP to be provided through subconsultant and will be incorporated into the 60% Design review Package
4. Public Informational Meeting

The **CONSULTANT** shall attend and assist in the preparation of one (1) public information meeting. The meeting is anticipated to be scheduled at the completion of preliminary design (60%). The purpose of the meeting shall be to provide an overview of the proposed improvements and potential impacts to park programming and use. The **CONSULTANT** shall compile any information from meeting attendees and stakeholders regarding project concerns, specific issues, and priorities. The **CONSULTANT** shall provide the following services:

- a) Preparation of one (1) proposed park plan graphic with labels
- b) Park structure amenity images
- c) Playground concept with select elements for public voting
- d) Attendance at, and participation in, one (1) public meeting.
- e) Meeting minutes and summary of findings.

5. Opinion of Probable Construction Cost

The **CONSULTANT** shall prepare an opinion of probable construction cost. The cost estimate shall be based on preliminary bid items and contingency costs for project elements which are not clearly defined at the 60% design level.

6. 60% Design Review Meeting

A meeting shall be held with the **CITY** to discuss key issues, design layouts, contractor access points, and staging areas. Revisions shall be noted for preparation of final design plans.

7. Deliverables

- a) Electronic set of Preliminary (60%), PDF
- b) Opinion of Probable Construction Cost,.xlsx

**C. 90% CONSTRUCTION DOCUMENTS**

Upon completion of the 60% design review and resolution of **CITY** comments, the **CONSULTANT** shall continue development of check plans and cost estimates.

Upon completion, the check plans shall be approximately 90% complete. It is assumed that no geometric revisions to the project components shall occur after 60% Design Phase in order to ensure efficiency at the start of the development of the check plans. Requested geometric revisions shall be reviewed and negotiated with **CLIENT** if additional services are required to accommodate revisions.

1. 90% Complete Check Plan Preparation

Check Plans shall be completed in preparation for public letting. Plans shall be biddable with only minor changes expected after the 90% check plan submittal. The **CONSULTANT** shall include the following design items/sheets in the check plan submittal:

- a) Cover Sheet
- b) Estimated Quantities, Tabulations, and Notes
- c) Demolition Plan
- d) Site Security, Fencing, Erosion Control, and Restoration
- e) Site Construction Details, Standard and Specialty Details
- f) Sanitary and Domestic Water Plan
- g) Site Layout Plan
- h) Geometrics and Jointing Plan
- i) Painting/Striping Plan
- j) Landscape Plan & Planting Details
- k) Irrigation Plan & Details
- l) Architecture Plans & Details
- m) Structural Plans & Details
- n) Plans and details associated with Stormwater, Green Infrastructure, Soil Mitigation, Site Electrical, and Building MEP to be provided through subconsultant and will be incorporated into the 90% Design review Package

2. Draft Project Manual

The **CONSULTANT** shall submit draft project manual and technical specifications.

3. Opinion of Probable Construction Cost

The **CONSULTANT** shall prepare an opinion of probable construction cost which includes all bid items with no contingency for unknown project elements.

Bid item add alternates are not included within the current scope of work. If alternates are requested from the **CLIENT** to be incorporated, the **CONSULTANT** shall review level of effort

required to incorporate and negotiate supplemental services as required to complete.

4. 90% Design Review Meeting

A meeting shall be held with the CITY to discuss final design issues, submittals, and bidding and construction schedules. The review shall identify final bidding details and quantities. Revisions shall be noted for preparation of the final design.

5. Deliverables

- a) Electronic set of 90% plans, PDF
- b) Opinion of Probable Construction Costs,.xlsx
- c) Draft Project Manual with Technical Specifications, docx

**D. 100% BID DOCUMENTS**

After CITY's review of the 90% Design Plans and upon authorization from the CITY, the CONSULTANT shall proceed with the development and signing of Final Plans. Upon completion, design plans shall be 100% complete, signed and ready for public bidding.

1. Incorporate Comments from Check Plan Review

The CONSULTANT shall respond to comments resulting from the 90% Plan Review. Recommended modifications shall be incorporated into the final plan set.

2. Certification

The CONSULTANT shall sign and certify final construction plans by engineers, landscape Architects, and Architects licensed to practice in the State of Minnesota.

3. Final Project Manual

The CONSULTANT shall submit final project manual with technical specifications incorporating any comments resulting from the 90% Plan Review.

4. Opinion of Probable Construction Cost

The CONSULTANT shall prepare an opinion of probable construction cost. The final cost estimate shall include all project elements. The published cost opinion should be rounded to the nearest \$1,000.

5. Deliverables

- a) *Complete set of final signed plans, PDF*
- b) *Final quantities and cost estimate, xlsx*
- c) *Final signed Project Manual with Technical Specifications*

**4. BIDDING PHASE SERVICES**

Bolton & Menk will administer bidding of the proposed park and stormwater improvement project. The project will be publicly advertised to meet statutory requirements, bids will be taken online via Quest CDN, and a recommendation will be made to accept or reject bids. Bolton & Menk will facilitate distribution of the project manual via Quest CDN, answer questions from bidders, and issue addenda as needed.

**5. SUBCONSULTANTS**

Bolton & Menk has secured partnerships with Barr Engineering and Braun Intertec for the successful deliver of the final design phase of the project. The attached proposals from these firms are included as an attachment to our scope of services and have been accounted for within the overall fee estimate.

## **6. SCHEDULE**

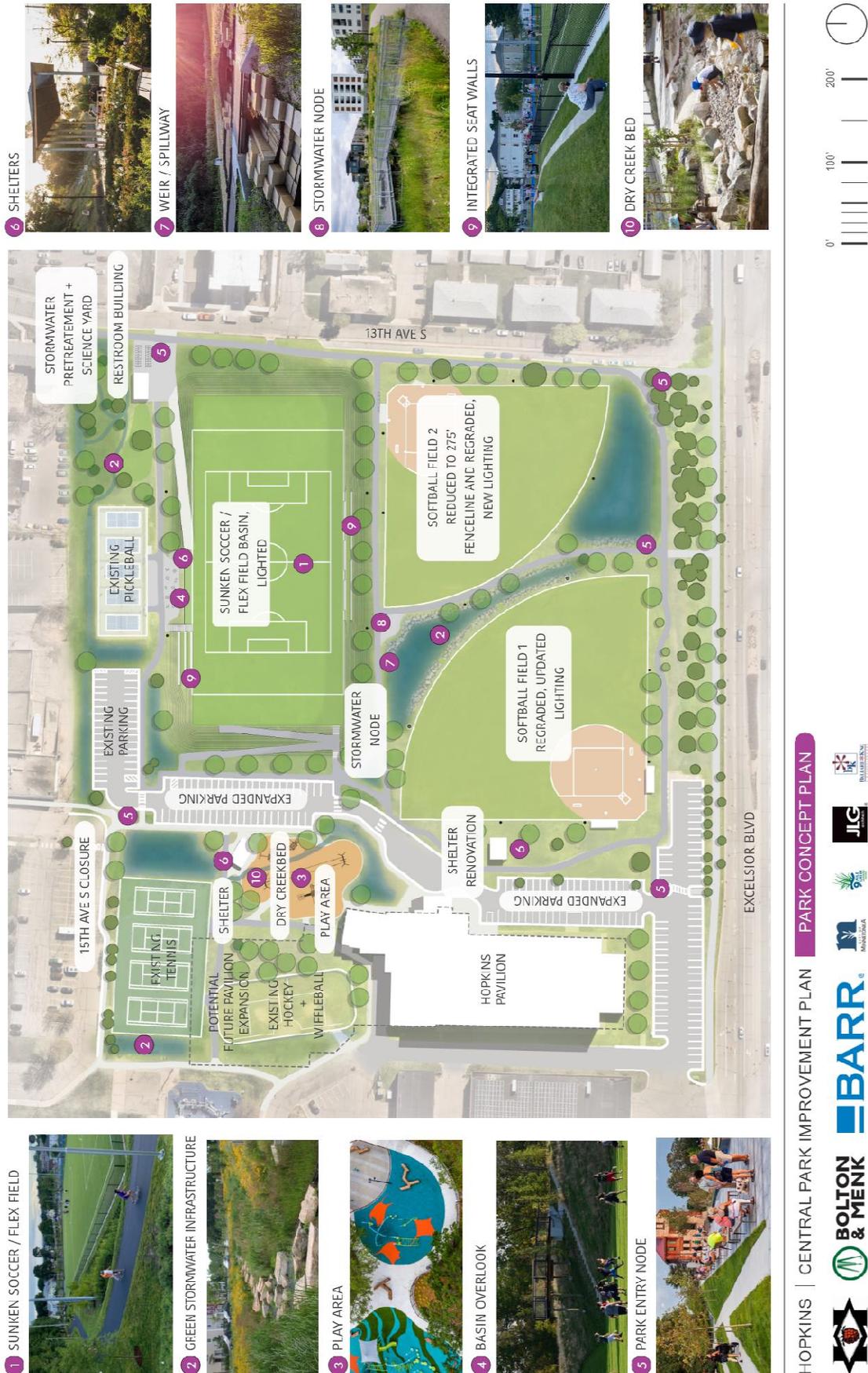
The following is the schedule for the completion of the following:

- Notice to Proceed: August 5, 2025
- Preliminary Design: September 2025
- Final Design (60% Submittal): November 2025
- Check Plan Set (90% Submittal): January 2026
- Final Documentation (Public Bid Documents): February 2026
- Bid Letting: March 2026

Design review submittals to the city are assumed to be returned to the CONSULTANT within ten (10) workdays in order to keep the project on schedule. If additional review time is required or the start date is later than stated, the schedule will shift accordingly.

Construction phase services, including construction staking, contract administration, construction observation/inspection, and soil/material testing are not included within this scope and are anticipated as future services.

**Figure 1: Central Park Master Plan – Basis of Design Scoping**



July 29, 2025

Mike Waltman and Anna Springer  
Bolton & Menk, Inc.  
1224 Nicollet Avenue  
Burnsville, MN 55337

Re: Central Park Construction Documents Scope

Dear Mike and Anna,

Thank you for the opportunity to continue providing professional design and engineering services to the City of Hopkins (City) for the redevelopment of Central Park as a subconsultant to Bolton & Menk, Inc. (BMI). This letter outlines the scope of professional consulting services we will provide for your project related to design and construction support for the Central Park redevelopment project, including the proposed work tasks, cost estimate, and schedule for completion. This scope builds on the BMI scope for park design based on the concept design completed for the City in July 2025. Barr's primary design role will be focused on the stormwater management and flood storage components of the project, including pipes, storm sewer structures, site grading, and regulated soils management. Barr will also provide design services for lighting and electrical service for the park, as well as mechanical, electrical, and plumbing for the new park restroom facility.

## Project understanding

Central Park is the most heavily used park at the center of this fully developed community. The park has been in place since the 1960's. Lacking comprehensive improvements for decades, the park is scheduled for reinvestment. Taking advantage of this rare opportunity within the urban watershed, the City and Nine Mile Creek Watershed District (NMCWD) are seeking to integrate stormwater management and flood resiliency into the park design.

The North Fork of Nine Mile Creek starts just south of Excelsior Boulevard, the southern boundary of Central Park. Given the park developed prior to the stormwater management standards of today, most stormwater from the park and adjacent developed areas currently flows directly to Nine Mile Creek, without treatment or rate reduction prior to discharge. The project will provide volume reduction (where feasible), pollutant removal, and flow attenuation (rate reduction) of stormwater runoff from previously untreated areas through a series of green infrastructure practices. The proposed filtration features will provide volume reduction through storage within the filtration media and evapotranspiration, while also providing pollutant removal and substantial reductions in peak flows to the creek during rainfall events, which is especially important for this "flashy" portion of Nine Mile Creek.

Beyond the water quality benefits to Nine Mile Creek, the proposed green infrastructure will create vegetated natural areas and new headwaters feature for Nine Mile Creek. These features will be highly visible but artfully interwoven into the reimagined functionality of Central Park, creating improved access to natural areas, increased tree canopy to offset urban heat island effects, and enhanced habitat.

Central Park was constructed on the site of the former Hennepin County Fairgrounds, portions of which were then briefly utilized as a landfill in the 1960s. Results of the preliminary soils investigation for the site

indicate the presence of contaminants that will require careful soil management strategies to consider cost and risk throughout the design process.

Barr will develop a soil management strategy to inform construction, and alongside BMI, will lead design development and preparation of construction documents for stormwater and flood storage features throughout the park, and provide lighting design, mechanical and plumbing services for the proposed restroom building. Barr will also support the project through permitting and grant support.

## Scope

### Task 1 – 60% Design Development

Upon notice to proceed, Bolton & Menk, Inc. will finalize the current schematic design (July 2025) ensuring all park improvements are depicted in CAD base drawings. These updated base drawings will be provided to Barr to initiate Task 1, 60% Design Development, which will emphasize development of the green infrastructure and flood storage design throughout the park. This task includes the following items:

- Development of up to two design alternatives for Nine Mile Creek headwaters feature
  - Graphics will be developed and a separate meeting held with the City and Nine Mile Creek Watershed District to select a preferred alternative
  - After the preferred alternative is selected, a rendering will be developed to communicate the function and materiality of the headwaters
- Development of a preliminary grading plan, preliminary quantification of earthwork, and soil management strategy for construction of the project, centered around flood storage and stormwater management features (see Soil Management Strategy for more information), including:
  - Assessment of the results and information in the Response Action Plan (RAP), Phase I, and Phase II against the advancing design to refine and update soil management strategies for the project
  - Conducting a supplemental Phase II environmental investigation to refine extent of impacts against emerging design and earthwork needs. The information collected will help identify options for soil reuse on the project and refine soil export planning and cost estimate (e.g., off-site reuse and landfill disposal of contaminated materials).
  - Conducting additional geotechnical analysis and preparation of report (see Soil Management Strategy)
- Further development of stormwater infrastructure for both flood storage and water quality treatment.
  - Design to include hydraulic diversion structures, storm sewer, pretreatment, soccer field drainage, and outlet pipes

- To help delineate the scope within the soccer field between Barr and BMI, BMI will design the soccer field play components, seating, and ramps. Barr will design the subdrainage, pipes, grading and soil management required to provide flood storage in the created basin.
- Sports lighting review and initial recommendations
- Preparation of engineer's opinion of cost
- Provide supporting calculations related to required (NMCWD regulation) and "above and beyond" stormwater management
- Drone image capture of pre-construction conditions
- Creation of 60% design plan set for flooding and stormwater infrastructure, pipes and grading, and green infrastructure features.
- Facilitation of shared (Barr and BMI) monthly meetings to inform City and NMCWD of progress and seek specific input.
- Facilitation of a shared (Barr and BMI) meeting to present 60% design to City staff and submittal of drawings for NMCWD and City review and comment.
- Facilitation of virtual bi-weekly design team (Barr and BMI) meetings to update on progress, discuss and coordinate design development, and coordination of the design development toward completion.

## Assumptions

- A RAP will be developed by Braun, scheduled to be complete by August 1, 2025, outside of this scope of work.
- The supplemental environmental investigation is assumed to involve one day of geoprobe drilling with collection of up to 14 analytical samples. If feasible, some of these samples may be collected from potential geotechnical boring locations.
- City will review the complete 60% plan set within ten work days; one round of comments will be incorporated into the 90% plans. This scope assumes revisions will be incorporated into next submittal, not re-submitted.
- This phase of work will include facilitation of a pre-permitting meeting with NMCWD and MnDNR staff
- This phase of work is estimated to take eight weeks to complete once schematic design CAD files are finalized by BMI. Timeline is based on our current understanding of potential environmental conditions and may be modified based on soil management strategy development.

The following describes the approach we propose for the project as part of the overall soil management strategy, which is initiated within Task 1: 60% Design Development and recommendations provided during Task 2: 90% Construction Documents.

## Soil Management Strategy

Integrated into each phase of design, Barr will provide a strategic approach to soil management to develop a balanced solution across excavation/grading needs for developing flood storage and addressing challenging geotechnical and environmental conditions at the site (i.e., wetland soil and fill with debris and residual contamination). This comprehensive integration of civil, environmental, and geotechnical engineering allows for streamlined, cost-effective solutions for otherwise challenging environmental conditions. Barr's geotechnical and brownfields team will be integral to the design of the site, continually reviewing design decisions for balancing cost and risks.

Barr will utilize the Phase I, Phase II, and Response Action Plan developed by Braun, building upon them with targeted supplemental soil borings (supplemental environmental investigation) to gather data to help characterize soils across the site, particularly in areas targeted for excavations and stormwater management and to guide soil reuse options (e.g., no samples of the existing topsoil have been collected to assess for reuse).

The geotechnical scope includes services to conduct and oversee a subsurface investigation. Results of the additional subsurface investigation will be utilized to provide a summary of interpreted geotechnical conditions and recommendations for final design. Initiation of the proposed investigation is assumed to occur after notice to proceed is received. The subsurface investigation is anticipated to consist of five soil borings, laboratory testing on samples collected from the soil borings, and installation of a fully grouted vibrating wire piezometer. Soil borings are anticipated to be completed to a depth of 30 feet to capture the stratigraphic profile through the upper fill, organic soils/peat, and into the underlying alluvium or glacially deposited soils identified on the previously completed soil borings. Laboratory testing will include index testing, organic content testing, and consolidation testing focusing on organic soils/peat. The vibrating wire piezometer will be equipped with a data logger to record variation in groundwater elevations. The groundwater data will be used to help determine the proposed elevation of the sunken soccer field.

The geotechnical evaluation will summarize site specific data collected from the field and laboratory investigations and provide recommendations on those findings. Due to the inherent risk of long-term settlement and secondary compression of organic soils/peat, an emphasis will be placed on assessing the compressibility of organic soils/peat at the site based on the proposed soil management configuration. The analysis will be limited to assessing the elevation and slopes of the sunken soccer fields, filtration basins and other stormwater management features. Reporting will include final soil boring logs, a soil boring layout figure, and laboratory testing.

### Assumptions

- Artificial turf is not currently the preferred approach in the sunken soccer field, which may require additional subsoil modification and cover. The inundation with untreated stormwater would also require additional significant future maintenance by the owner.
- This scope of work does not include geotechnical foundation design of proposed buildings including but not limited to the future Hopkins Pavilion Expansion and new park restrooms.

## Task 2– 90% Construction Documents

Task 2 includes developing the 90% construction plans for Central Park's soil management, flooding and stormwater infrastructure, pipes and grading, electrical, mechanical, and plumbing, incorporating

feedback from project stakeholders on the 60% design development drawings. This task includes the following items:

- Development of flooding and stormwater infrastructure, pipes and grading, and green infrastructure feature plans and details, and technical specifications.
- Development of electrical plans and technical specifications to include:
  - Modifications to existing sports and parking lot lighting
  - New electrical for new restroom building, pedestrian lighting within the park, site scale lighting within the headwaters feature, new parking lot lighting, expanded sports lighting, and electrical needs for events
- Development of mechanical and plumbing design drawings and technical specifications for new restroom building
- Preparation of updated opinion of probable cost
- Preparation of final soil management strategy
- Development of Stormwater Pollution Prevention Plan (SWPPP)
- Facilitation of shared (Barr and BMI) monthly meetings to inform City and NMCWD of progress and seek specific input. Additional meetings may be included as needed to address specific issues.
- Facilitation of a shared (Barr and BMI) meeting to present 90% design and submittal drawings for City review and comment. This scope of work assumes revisions will be incorporated into next submittal, not re-submitted.

## Assumptions

- This phase of work is estimated to take eight weeks to complete following City and NMCWD comments are received for 60%.
- This phase of work will include preparation of a stormwater report and submittal of a permit application and supporting materials for NMCWD permitting
- This phase of work will include preparation of and submitting permit applications to MnDNR, City of Hopkins, and USACE.

## Task 3 – 100% Bid Documents

Task 3 includes developing the final construction plans and technical specifications to facilitate construction bids. This phase will also include development of an Operations and Maintenance Guide document that will support the various components of the project. This task includes the following items:

- Completion of final construction drawings and technical specifications for:
  - Grading and storm sewer pipes and structures

- Green infrastructure features, including headwaters
  - Contaminated soil and construction dewatering management procedures
  - Flood management infrastructure and subdrainage
  - Electrical
  - Mechanical and plumbing for restroom facility
  - Stormwater Pollution Prevention Plan (SWPPP)
- Complete and provide final quantities and bid form to BMI
  - Preparation of updated opinion of probable cost
  - Development of Operations & Maintenance guide
  - Facilitation of shared (Barr and BMI) monthly meetings to inform City and NMCWD of progress and seek specific input.

### Assumptions

- All project components will be bid together as a single bid package, excluding the recommended 3-year establishment period for native vegetation. For the purposes of grant funding alignment, the project components will be divided into separate bid items.
- BMI will develop front-end contract documents and will lead bidding support. Barr will provide comments related to stormwater infrastructure and soil management as needed for the front-end specifications.

## Task 4 – Water Quality and H&H Modeling

Task 4 involves conducting hydrologic and hydraulic (H&H) and water quality modeling and analyses to inform the 60% design development and final design. We will update the XP-SWMM models developed for the Central Park concept design to quantify the impact of the proposed design on flood elevations and discharge rates at the headwaters of the Nine Mile Creek. We will also develop a P8 model for the area tributary to the project to reflect the proposed design to quantify pollutant/nutrient reductions (total suspended solids and total phosphorus). The modeling analyses will also be used to inform key design elements (e.g., hydraulic structures) and help quantify the benefits of the project to stakeholders. The models will be updated during the 60% and 90% design phases, as needed.

### Assumptions

- We will use the Central Park 30% concept XP-SWMM model to evaluate the flood elevations during the Atlas 14 2-year, 10-year, and 100-year, 24-hour design storm events
- We will utilize the NMCWD's existing P8 model developed by NMCWD as a starting point for development of the existing conditions and proposed conditions P8 models for the project.

- We assume two rounds of model updates may be needed during the 60% design phase to identify critical design elements, and one round of updates will be needed for the 90% design phase.

## Task 5 – Permitting

For Task 5, Barr will perform the necessary permitting activities for the proposed work at Central Park. The permitting process will generally commence upon completion of at least 60% design. We assume the following permits will be secured by Barr:

- MDNR work in public waters permit (submitted via MPARS online permitting system). The headwaters of Nine Mile Creek is designated as a public watercourse and would require a public waters work permit for work occurring within the culvert under excelsior boulevard.
- NMCWD: Barr will prepare and apply for approval from the NMCWD. Based on the scope of work, the following NMCWD rules are assumed to be applicable to the project.
  - Rule 2.0 Floodplain Management and Drainage Alterations: Rule 2.0 applies to the project because grading, and culvert and shoreline improvements are proposed below the 100-year flood elevation of Nine Mile Creek. To meet NMCWD's floodplain requirements, the project will seek to provide compensatory storage to offset any fill in the floodplain.
  - Rule 4.0 Stormwater Management: Rule 4.0 applies to the project because more than 50 cubic yards of material will be disturbed and 5,000 square feet or more of surface area will be disturbed.
  - Rule 5.0 Erosion and Sediment Control: Rule 5.0 applies to the project because more than 50 cubic yards of material will be disturbed and 5,000 square feet or more of surface area is altered. Barr will prepare an erosion and sediment control plan and if necessary, a Stormwater Pollution Prevention Plan (SWPPP) for the project.
  - Rule 6.0 Waterbody Crossings and Structures: Rule 6.0 applies to the project because the drainage improvements will likely include replacement of a crossing in contact with Nine Mile Creek.
  - Rule 7.0 Shoreline and Streambank Improvements: Rule 7.0 applies to the project because it includes installing shoreline improvements on public water. To meet the NMCWD's requirements, Barr will evaluate the appropriate sizing of shoreline stabilization measures, shoreline slope, and applicable criteria.

## Assumptions

- Wetland Conservation Act (WCA) approval: It is understood that there are no naturally occurring wetlands within the project area and, therefore, approval under the WCA would not be required for the project.
- USACE Clean Water Act (CWA): The USACE is anticipated to authorize impacts to Nine Mile Creek under Nationwide Permit 3 for maintenance and does not require a pre-construction notification for the project.

- Construction Stormwater General (NPDES) Permit from the Minnesota Pollution Control Agency (MPCA). This scope of work assumes the contractor will obtain this permit after the city awards the project.
- MDNR Water appropriations permit: This permit may be required depending on construction methods and the proposed construction water management plan. The contractor would apply for and obtain this permit, if needed.
- City of Hopkins: Electrical, Mechanical, Plumbing, Building, Right-of-way, and Utility Excavation Permits will be applied for by the construction contractor.
- The project will not require state or federal environmental review.

## Task 6 – Grant Support

To date, several grant applications have been initiated for the project. Each granting agency requires different submissions and are on separate timelines. Barr will support the City and NMCWD for each of the grant processes as they relate to stormwater management and soil management.

- MPCA Stormwater Resiliency Grant – awarded, led by City. Barr will continue to support information needed by the granting agency.
- Hennepin County Brownfields funding - Barr's experienced team will coordinate with Hennepin County for consideration for grant funding, particularly to position for funding of soil management costs during project construction phase as it is anticipated there will be significant export of fill soils with debris and residual contamination to the landfill.
- Clean Water Revolving Fund – application in progress led by NMCWD. Barr will lead responses to information requests to support this application.
- Barr's team will continue to work with Bolton & Menk to align funding opportunities with anticipated costs. Funding assignments to individual bid items will be considered at each stage of design.

## Assumptions

- This scope of work does not include assistance for seeking funding from outside sources for the active play or playground components of the project.

## Overall Project Assumptions

- Due to the condensed timeline of this work, quick turnaround is requested for any feedback from NMCWD or the City. Comments on all documents for review by City and NMCWD staff will be submitted within ten working days in order to maintain project timeline.
- BMI will provide survey data to inform design.
- BMI and Braun Intertec will provide necessary geotechnical and structural design for the park structures and restroom facility.

- This scope does not include Barr support for public engagement activities. City and BMI staff will coordinate any outreach process and develop materials for public engagement.
- City of Hopkins staff will coordinate with various internal departments and City Council, as necessary.
- NMCWD staff will coordinate with its Board, as necessary.
- Bidding and Construction Support is not included in this scope.
- Most meetings with NMCWD and the City will last approximately one hour and will be held virtually. This scope assumes up to four (4) meetings will be held in person and will take up to two (2) hours each.

## Project Team

Our project team will include several staff (engineers, landscape architects, and GIS specialists) who have particular knowledge of the site, flood basin design, and planting for water quality and ease of maintenance. Our key project team members include (Name - Role in project, *Role at Barr*):

- Janna Kieffer, PE - Principal in Charge, *Senior Water Resources Engineer*
- Marcy Bean, PLA - Project Manager and Landscape Architect, *Senior Landscape Architect*
- Eric Lund, PE – Environmental Engineering Lead, *Senior Environmental Engineer*
- Patrick Brockamp, PE – Civil and Stormwater Design Lead, *Senior Water Resources Engineer*
- Brendan Dougherty, PLA – Green Infrastructure Design Lead, *Senior Landscape Architect*
- Eric Brandner, PE – Geotechnical Design Lead, *Senior Geotechnical Engineer*
- Mark Ziemer, PE – Electrical Design Lead, *Senior Electrical Engineer*
- Karl Stauty, PE – Mechanical Design Lead, *Senior Mechanical Engineer*
- Tyler Conley – Permitting Lead, *Senior Environmental Scientist*
- Tyler Olsen, PE – Stormwater Modeling Lead, *Water Resources Engineer*
- Michelle Kimble, PE – Senior Technical Advisor, *Senior Civil Engineer*

## Project Cost and Schedule

Table 1 below shows the estimated costs associated with the tasks, as described above. Assumptions associated with these costs are included in the above text. The table below also includes the estimated schedule for the services and is based on an August 5, 2025 start date. If the start date is later than stated, the schedule will shift accordingly.

This schedule is based on the following City Council approvals:

- Approval of this scope of work: August 4, 2025

- Approval to go out to bid: January 2026
- Review of construction bid(s): February 2026

Thank you for the opportunity to provide a scope of work for this project. Please contact us with questions or if you would like to discuss the proposed scope of work.

**Table 1 Summary of Work Tasks, Hours and Cost, and Schedule**

Task	Task Description	Estimated Hours	Estimated Cost	Estimated Work Period
1	60% Design Development	1,200	\$222,000*	August – October 2025
2	90% Construction Documents	1,250	\$ 206,000	October – December 2025
3	100% Construction Documents	650	\$ 106,500	December – January 2026
4	Stormwater Modeling	380	\$ 60,000	August 2025 – January 2026
5	Permitting Support	115	\$ 18,500	August 2025 – February 2026
6	Grant Support	150	\$ 28,000	Ongoing
<b>TOTAL</b>		<b>3,745</b>	<b>\$ 641,000</b>	

*\*Includes \$30,000 estimated subcontractor and field equipment expenses.*

Sincerely,



Janna Kieffer  
Vice President  
952.832.2785  
jkieffer@barr.com



Marcy Bean  
Project Manager  
952.832.3511  
mbean@barr.com

July 22, 2025

Revised Proposal QTB218678

Mike Waltman, PE  
Bolton and Menk  
12224 Nicollet Avenue  
Burnsville, MN 55337

Re: Proposal for Supplemental Environmental Investigation – Rev 1  
Hopkins Central Park and Pavillion Expansion  
11000 Excelsior Boulevard  
Hopkins, Minnesota

Dear Mr. Waltman

Braun Intertec Corporation (Braun Intertec) submits this revised proposal to Bolton and Menk related to the proposed redevelopment of the above referenced site (Site), specifically to conduct a Supplemental Environmental Investigation. The objective of the Supplemental Environmental Investigation is to further investigate subsurface conditions in relation to the recently completed Phase I and Phase II Environmental Site Assessments at the Site. The collected data will be used to better inform soil management decisions during construction and develop soil management costs. This proposal will outline the scope of services and provide estimated costs for the proposed work.

## Background

Braun Intertec recently conducted the following reports for the Site:

- “draft” Phase I Environmental Site Assessment; Hopkins Central Park and Pavilion Expansion; 11100 and 11000 Excelsior Boulevard, 1600 Main Street and 101 6th Avenue South; Hopkins, Minnesota; project number B2408367, dated November 15, 2024 (“draft” 2024 Phase I ESA)
- “draft” Phase II Environmental Site Assessment; Hopkins Central Park and Pavilion Expansion; 11100 and 11000 Excelsior Boulevard, 1600 Main Street and 101 6th Avenue South; Hopkins, Minnesota; project number B2408367, dated November 15, 2024 (“draft” 2024 Phase II ESA )

A brief summary of the findings and conclusions from the reports are presented below.

### “Draft” 2024 Phase I ESA

The Site consists of three parcels totaling approximately 17.9-acres developed with an ice arena, baseball fields, tennis courts, pickleball courts, a playground, paved surface parking, drive lanes, and a greenspace. The ice arena, known as Hopkins Pavilion, has an approximate footprint of 43,000 square feet. The ice arena included one ice rink, office space, common areas, a mechanical room for the ice cooling system, a garage for the ice re-surfacer, locker rooms, and storage rooms.



The 2024 Phase I ESA identified the following recognized environmental conditions (RECs) associated with the Site:

- The Site was part of the Hennepin County fairgrounds from at least 1930 through at least 1952. Development related to the use as a fairgrounds included a horse racetrack, racehorse barn, grandstand, band stand, various animal barns, a domestic arts building, a dance hall, a dining hall, a community building, and a domestic arts building. By 1960 the approximate eastern two thirds of the Site appeared to have been reworked and had been or was being used as a landfill. By 1966, the Site was redeveloped as a park with baseball fields, paved surface parking, and additional improvements for the park were constructed over time. Based on a review of past sub-surface investigations conducted at the Site, there were indications that the Site was used as a “sanitary landfill” and buried debris was encountered in geotechnical borings that were completed at the Site in the late 1960s. Buried debris was also encountered in the northeast area of the Site during installation of a storm sewer in 2015. Based on the potential that buried debris is still present at the Site, the documented presence of fill and the former use of the Site as a landfill represents a REC.
- The Site is located in an area of current and historical commercial use. The regulatory information suggests that contamination has been identified or is suspected at properties located adjacent and/or potentially upgradient of the Site relative to the estimated direction of groundwater flow. Although it appears that many of these adjoining/surrounding upgradient properties have been remediated in accordance with the oversight and approval of the MPCA, there remains a potential that these properties may have impacted soil, groundwater and/or soil vapor at the Site. This potential represents a REC.

### **“Draft” 2024 Phase II ESA**

The Phase II ESA identified fill soils across the entirety of the Site and the majority of those fill soils were found to contain varying amounts of debris. Analytical testing of the fill soils identified elevated concentrations VOCs, PAHs, DRO, and arsenic that exceeded regulatory levels in the southeast quarter of the Site where the two baseball fields are located. The observations and testing indicated that debris related to the former dump/landfill are present at the Site and are likely the source of the impacts identified in soil analyses.

Soil vapor samples were collected from the area of the proposed building in the northwest portion of the Site. The results of the soil vapor sampling did not identify any VOCs at concentrations that would indicate the need for vapor mitigation of the proposed building. However, MPCA best management practices require that soil vapor samples be collected during both the non-heating season (April through October 31) and the heating season (November 1 through March 31) in order to make a final determination for the need for a vapor mitigation system in the Site buildings.



## Scope of Services – Additional Environmental Investigation

The scope of services presented below are recommended to obtain additional soil data to evaluate the Site for soil impacts that could affect the planned redevelopment of the Site. The scope of services includes the following components:

- Staking and Utility Clearance
- Soil Borings
- Soil Screening
- Soil Sampling and Analytical Testing
- Reporting

### Staking and Utility Clearance

A site-specific Health and Safety Plan (HASP) will be created prior to initiation of Site work.

Braun Intertec will stake prospective subsurface exploration locations and obtain surface elevations at those locations using GPS (Global Positioning System) technology.

Prior to drilling or excavating, Braun Intertec or the subcontractor will contact Gopher State One Call and arrange for notification of the appropriate utility vendors to mark and clear the investigation locations of public underground utilities. You, or your authorized representative, are responsible to notify Braun Intertec before we begin the work of the presence and location of any underground objects or private utilities that are not the responsibility of public agencies.

In addition, Braun Intertec fees include a budget to retain a private locate company to mark private utilities that are not the responsibility of public agencies. Upon the request of Braun Intertec, the property owner must also be available to assist the private locate company in determining the presence of any underground objects or the location of utilities. Braun Intertec will not be liable for any damages resulting from unidentified or misidentified underground objects or utilities. Further, Braun Intertec reserves the right to stop work if underground objects or utilities are suspected or known to exist, but locations cannot be accurately determined.

### Soil Borings

Braun Intertec or the subcontractor will advance approximately 15 soil borings at the Site to obtain soil samples for field screening and laboratory analysis. The borings will be advanced to depths of approximately 10 feet below ground surface (bgs) using a direct push probe drilling method. Specific depths will be determined based on the proposed excavation depths at each investigation location. Soil samples for field screening will be collected at approximate 2-foot intervals. The work will be completed following



Braun Intertec Standard Operating Procedures (SOPs). Braun Intertec will determine the boring locations based on the results of the Phase I ESA and Phase II ESA, the location and type of proposed earthwork, and other reports or information provided to Braun Intertec. Following completion, the boreholes will be sealed in general accordance with Minnesota Department of Health (MDH) guidelines.

Since the soil borings are planned to be less than 15 feet in depth, the Minnesota Statutes will not require completion of any notifications or sealing records.

## Soil Screening

Soil samples from the soil borings will be visually and manually classified in the field by an environmental technician using ASTM D2488 “Standard Practice for Description and Identification of Soils (Visual-Manual Procedures).” Additionally, soils will be classified at our soils laboratory by a geotechnical engineer using ASTM D2487 “Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System)” and ASTM D2488.

Field personnel certified as an asbestos inspector by MDH will examine soil samples for unusual staining, odors, and other apparent signs of contamination. In addition, the soil samples will be screened for the presence of organic vapors using a photoionization detector (PID). The PID will be equipped with a 10.6 electron volt lamp and calibrated to an isobutylene standard. The PID will be used to perform direct measurement and a headspace method of field analysis as recommended by the Minnesota Pollution Control Agency (MPCA) and in accordance with Braun Intertec SOPs.

## Soil Sampling and Analytical Testing

Soil samples will be collected from the soil borings for laboratory analysis in accordance with Braun Intertec SOPs. Soil samples will be collected from depth intervals in the unsaturated zone where indications of contamination are observed in the field. If no indications of contamination are observed, the soil samples will be collected from depths most likely to be encountered during proposed redevelopment activities based on information provided by the client at the time this proposal was prepared.

The budget for this task assumes that a total of 11 soil samples will be submitted to Pace Analytical Services of Minneapolis, Minnesota and analyzed for a combination of the following parameters:

- Eight Resource Conservation and Recovery Act (RCRA) metals using EPA Methods 6010 and 7471 (11 samples).
- Polycyclic aromatic hydrocarbons (PAHs) using EPA Method 8270 (11 samples)
- Diesel range organics (DRO) using the Wisconsin Department of Natural Resources (WDNR) Method (11 samples)
- Volatile organic compounds (VOCs) using United States Environmental Protection Agency (EPA) Method 8260 (7 samples)
- Gasoline Range Organics (GRO) using the WDNR Method (4 Samples)



## Reporting

Verbal results of the assessment will be provided to you as they become available. Upon completion of the on-Site work and receipt of laboratory analytical results, a Response Action Plan Addendum report will be prepared detailing the methods, results, and conclusions/recommendations. A draft copy of the report will be forwarded to you prior to report finalization. The final Response Action Plan Addendum will be submitted to the MPCA for their review in combination with the Response Action Plan that is being worked on under a separately submitted proposal.

Only an electronic copy of the Braun Intertec report will be submitted to you unless you request otherwise.

## 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>Supplemental Phase II Environmental Site Assessment</i>	
Field, Equipment, Sampling Supplies, and Mileage	\$ 4,262.00
Subcontractor – Drilling	\$ 3,671.25
Subcontract – Laboratory Analytical Testing (assumes standard turnaround)	\$ 4,526.50
Project Management and Reporting	\$ 5,184.00
<b>Estimated Total</b>	<b>\$ 17,643.75</b>

Braun Intertec will begin the project upon receipt of your authorization. The estimated cost of \$17,643.75 presented is based on the scope of services described herein and the assumption that the proposal will be authorized within 30 days and that the project will be completed within the proposed schedule.

This cost estimate was developed with the understanding that the scope of services defined herein will be performed during our normal business hours of 7:00 a.m. to 5:00 p.m., Monday through Friday. Services that we are asked to provide outside our normal business hours will be invoiced at 1.25 times the listed hourly rate. Services provided on Sunday or legal holidays will be invoiced at 1.5 times the listed hourly rate. You will be billed only for services provided on a time and material basis.

## Scheduling

Field work will be initiated within 3 weeks of receiving your authorization, depending on driller availability. The field work is estimated to take 1 day to complete. Typical turnaround time on laboratory analysis is approximately 8 to 10 business days for all samples. A draft report will be forwarded to you within 3 weeks after receipt of laboratory analytical results.



If the proposed scope of services cannot be completed according to this schedule due to circumstances beyond control, Braun Intertec will notify and discuss with you the revised schedule.

## **Assessment Limitations**

Please note the scope of services for the proposed investigation, in conjunction with the existing data, is designed to evaluate the potential presence of soil contamination and debris. However, because there is a fixed number of sampling locations proposed, the scope of services proposed herein may not fully define the extent of contamination that may be present at the Site. If field conditions indicate the need for additional soil borings or sample collection and analysis, Braun Intertec will contact you for authorization before proceeding. Further, please note that identification of contamination may require the property owner to notify the MPCA of an identified release, and additional investigation may be required to evaluate the extent of impacts and to obtain applicable liability assurance letters from the MPCA. Also, please note that boring logs for this investigation will be prepared for environmental purposes only, and not for geotechnical design.



## General Remarks

We based the proposed fee on the scope of services described and the assumption that you will authorize our services within 30 days and that others will not delay us beyond our proposed schedule.

We include the Braun Intertec General Conditions, which provide additional terms and are a part of our agreement. To accept this proposal and authorize us to proceed, please sign and return it to us in its entirety.

We appreciate the opportunity to present this proposal to you. We will be happy to meet with you to discuss our proposed scope of services further and clarify the various scope components.

To have questions answered or schedule a time to meet and discuss our approach to this project further, please contact Brad Schmidt at 651.239.3329 or Imants Pone at 952.995.2665.

Sincerely,

**Braun Intertec Corporation**

Bradley A. Schmidt, PE

Project Engineer

Imants Pone

Senior Scientist

Attachments:

General Conditions (11/4/2024)

Cost Breakdown Summary

Proposed Investigation Locations

The proposal is accepted, and Braun Intertec is authorized to proceed.

---

Authorizer's Firm

---

Authorizer's Signature

---

Authorizer's Name (please print or type)

---

Authorizer's Title

---

Date

**BRAUN INTERTEC GENERAL CONDITIONS****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.

# Project Proposal

QTB218678

## Hopkins Central Park - Additional Investigation

**Client:**

Bolton & Menk, Inc.  
Mike Waltman  
Attn: Accounts Payable  
1960 Premier Dr  
Mankato, MN 56001  
(952) 448-8838

**Work Site Address:**

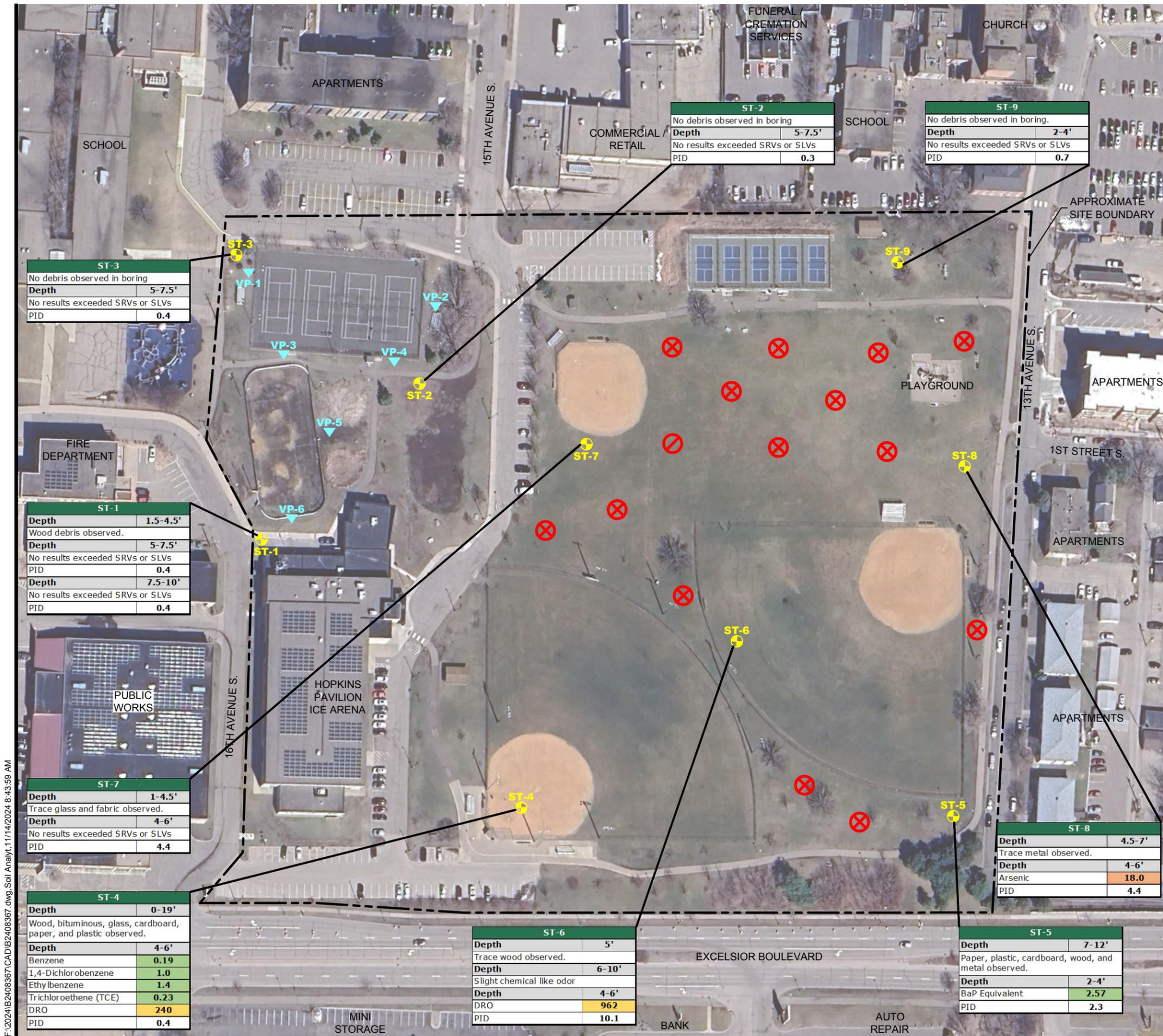
11000 Excelsior Blvd  
Hopkins, MN 55343

**Service Description:**

Additional Environmental Investigation

	Description	Quantity	Units	Unit Price	Extension
<b>Phase 1</b>	<b>Phase II ESA</b>				
<b>Activity 1.1</b>	<b>Field Equipment, Sampling Supplies, and Mileage</b>				<b>\$4,262.00</b>
389	Staff Consultant II	18.00	Hour	124.00	\$2,232.00
388	Staff Consultant I	12.00	Hour	113.00	\$1,356.00
393	Project Consultant II	2.00	Hour	174.00	\$348.00
1868	ENV Trip Charge	1.00	Each	20.00	\$20.00
5036	PID w/10.6 eV lamp, per day	1.00	Each	150.00	\$150.00
5910	EnCon GPS, per day	1.00	Each	156.00	\$156.00
<b>Activity 1.2</b>	<b>Subcontract Analytical Testing</b>				<b>\$8,197.75</b>
SUB	Pace Analytical +10%	1.00	Each	4,526.50	\$4,526.50
SUB1	Bergerson Caswell +10%	1.00	Each	3,671.25	\$3,671.25
<b>Activity 1.3</b>	<b>Professional Services</b>				<b>\$5,184.00</b>
389	Staff Consultant II		Hour	124.00	\$0.00
391	Project Consultant I		Hour	159.00	\$0.00
393	Project Consultant II	16.00	Hour	174.00	\$2,784.00
395	Senior Consultant I	6.00	Hour	206.00	\$1,236.00
397	Principal Consultant I	1.00	Hour	251.00	\$251.00
392	Data Quality Reviewer	2.00	Hour	192.00	\$384.00
371	GIS/CAD Specialist II	2.00	Hour	132.00	\$264.00
138	Project Assistant	1.50	Hour	90.00	\$135.00
125	Project Control Specialist	1.00	Hour	130.00	\$130.00
<b>Phase 1 Total:</b>					<b>\$17,643.75</b>

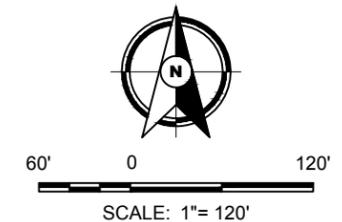
<b>Proposal Total:</b>	<b>\$17,643.75</b>
------------------------	--------------------



⊗ Geoprobe to 10'

NOTES	
Minnesota Pollution Control Agency (MPCA) SRVs updated March 2024 and SLVs updated June 2013.	
Analytical results are in milligrams per kilogram (mg/kg).	
Photoionization Detector (PID) readings are in parts per million (ppm).	
Indicated depths are feet below ground surface.	
BaP Equivalent = Benzo(a)pyrene (BaP) equivalent is calculated based on the concentration and weighted toxicity of carcinogenic Polycyclic Aromatic Hydrocarbons (PAHs).	
[f] = DRO concentrations greater than 100 mg/kg are not suitable for reuse as unregulated fill per February 2012 MPCA guidance c-rem1-01.	
DRO = Diesel Range Organics	
SLV = Soil Leaching Value	
SRV = Soil Reference Value	
Exceeds Commercial/Industrial SRV	
Exceeds SLV	
Exceeds 100 mg/kg for DRO[f] or 10 ppm for PID	

-  **SOIL BORING LOCATION**
-  **SOIL VAPOR PROBE LOCATION**



Drawing Information

Project No:  
B2408367

Drawing No:  
B2408367

Drawn By: BJB  
Date Drawn: 10/29/24  
Checked By: JA  
Last Modified: 10/29/24

Project Information

Central Park and Pavilion  
Expansion

11000 Excelsior  
Boulevard

Hopkins, Minnesota

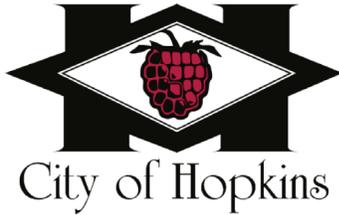
**Soil Analytical  
Results and  
Observations**

Figure 3

F:\2024\B2408367\CAD\B2408367.dwg, Soil Analyt, 11/14/2024 8:43:59 AM

**Exhibit II: Estimate of Fees**

Client: City of Hopkins Project: Central Park Improvements Final Design		Bolton & Menk, Inc.														
Task #	Work Task Description	Principal-in-Charge	Principal Design Manager	Senior Landscape Architect	Landscape Designer	Sports Design Specialist	Irrigation Specialist	Civil Principal Engineer	Design Engineer / Engineering Technican	Architect	Structural	Survey	Barr Engineering	Braun Intertec	Total Hours	Total Cost
1.0	Project Management	80	50	10	0	0	0	60	20	0	10	0			230	\$46,150
2.0	Supplemental Survey	0	0	0	0	0	0	0	0	0	0	75			75	\$15,000
3.A	Schematic Design Layout	10	42	50	82	0	0	12	22	22	0	0			240	\$40,698
3.B	60% Construction Documents	37	85	139	345	150	0	85	113	195	108	0	1200		2457	\$438,825
3.C	90% Construction Documents	209	107	209	293	70	95	53	115	92	104	20	1250		2617	\$477,068
3.D	100% Bid Documents	22	22	22	42	0	0	52	42	22	10	0	650		884	\$163,943
4.0	Bidding Phase Services	16	6	0	8	0	0	6	8	0	0	0	380		424	\$79,830
5.0	Stormwater Modeling												115		115	\$21,652
6.0	Permitting & Grant Support												150		150	\$28,242
7.0	Geotechnical Investigation													\$ 25,000		\$25,000
<b>Total Hours</b>		374	312	430	770	220	95	268	320	331	232	95	3745			
<b>Total: Final Design Phase</b>																<b>\$1,336,407</b>



## Memorandum

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

From: Ryan Krzos, City Planner

Date: August 4, 2025

Subject: Review of Concept Plan for Lot 800 (102 10th Ave N)

### **PURPOSE**

Kaleidoscope - Brighter Living LLC requests concept plan review for a proposed townhome development at Lot 800 (102 10th Ave N). The concept proposes four buildings containing 14 for-sale row home units. Additionally, one accessory building with 14 covered parking stalls (14 additional surface stalls on a proposed driveway).

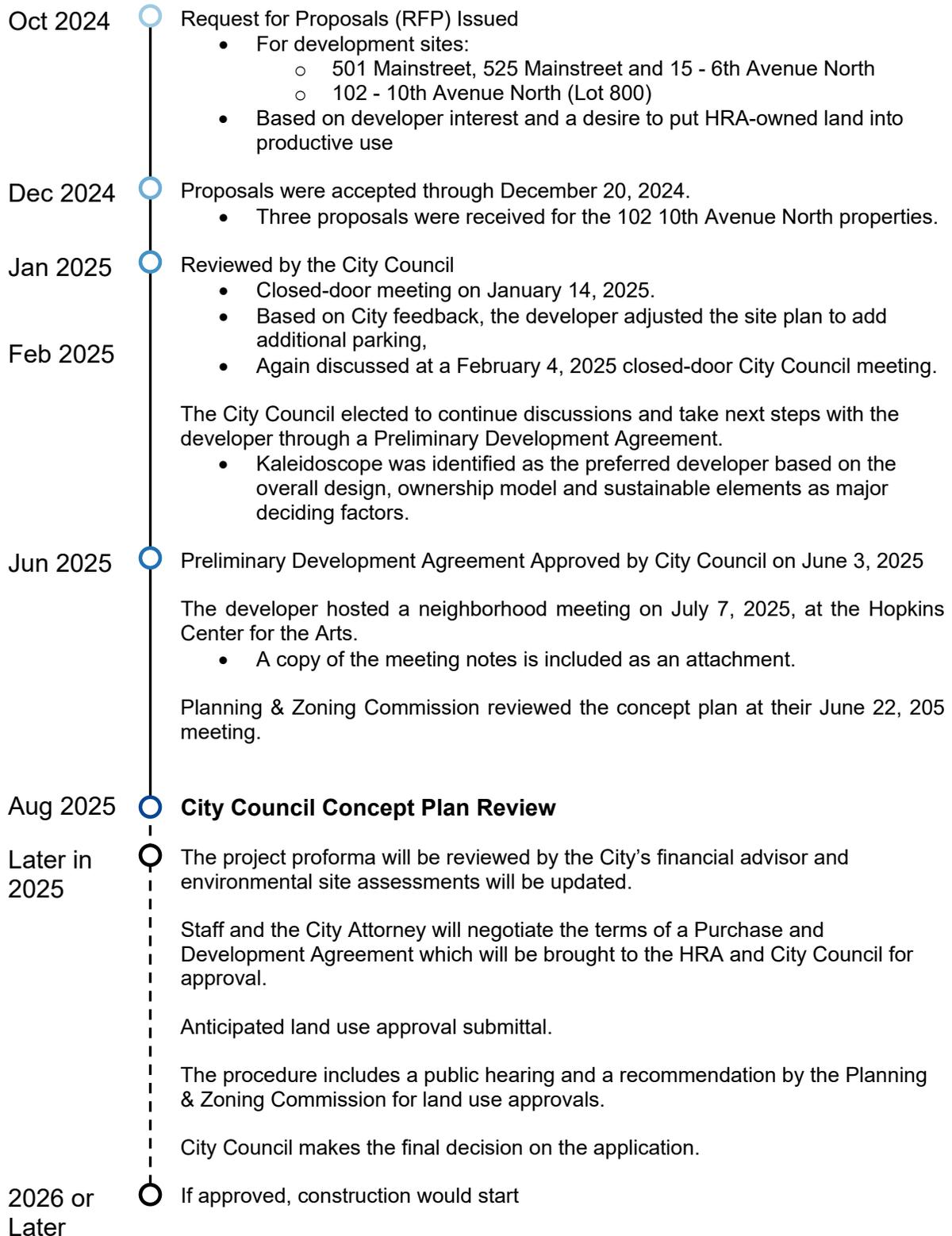
The City Council is asked to review the concept plan and provide initial comments prior to a formal land use application. The Council may discuss the overall architectural design, orientation of entrances/building elements, and comment on the potential application of the Planned Unit Development form of approval. Recommendations and opinions expressed by the Council as part of a concept plan review are for guidance only and are not to be considered binding.

### **INFORMATION**

#### **Concept Overview**

<b>Address:</b>	<b>102 - 10th Avenue North</b>		
<b>Applicant/Owner:</b>	<b>Kaleidoscope - Brighter Living LLC, Applicant / Hopkins HRA, Property Owner</b>		
<b>BASE ZONE:</b>	RX-N	<b>EXISTING USE:</b>	Surface Parking Lot
<b>BUILDING TYPES ALLOWED:</b>	General Building, Row Building, Commercial House	<b>PROPOSED USE:</b>	Household Living, 1 unit (x14)
<b>BUILDING TYPE SELECTED:</b>	Row Building	<b>IS USE PERMITTED/ CONDITIONAL?:</b>	Permitted
<b>SITE AREA:</b>	0.696 ac (30,328 sf)	<b>DENSITY:</b>	20 units/ac
<b>BUILDING SIZE:</b>	Four 2.5-story Row Home buildings	<b>COMPREHENSIVE PLAN DESIGNATION:</b>	Downtown Center (20-100 units/ac)

## Background Timeline



## **Development Policy Consistency**

### *Development Code (Zoning)*

A summary of applicable zoning requirements and a cursory evaluation against determinable elements of the proposal is included [here](#). The developer should note the identified requirements and seek to address any deficiencies where feasible.

Any remaining zoning code discrepancies may be addressed through the Planned Unit Development process. In the Planned Unit Development process the City expects to receive public benefits that meet or exceed flexibility granted from the typical standards.

The developer is expected to detail how the flexibility offered by the Planned Unit Development is offset with a higher quality design and/or meeting other City goals. Items typically considered when evaluating the use of a Planned Unit Development could include, but is not limited to:

- Public art
- Natural resource protection and storm water management
- Enhanced pedestrian and bicycle facilities
- Enhanced sustainability or livability elements
- Energy conservation and renewable energy
- Enhanced streetscape elements
- Enhanced transit facilities
- Enhanced landscaping and buffering
- Native and/or salt-tolerant plantings
- Other suggestions from Planning & Zoning Commissioners

### *Comprehensive Plan*

A detailed list of the applicable goals and policies of the Comprehensive Plan addressed by the concept is available [here](#). In general, the concept is responsive to the plan's vision as it relates to compact urban development in downtown Hopkins; encouragement of transit, biking and walking; building sustainability and energy efficiency; and options in housing.

### *Inclusionary Housing Policy*

As a for-sale product, the project would not be subject to the [Inclusionary Housing Policy](#).

### *Sustainable Building Policy*

Since the proposal does not include 20 or more units, the [sustainable building policy](#) does not apply.

## **Planning and Zoning Commission Review**

The Planning and Zoning Commission reviewed the concept plan at their July 22, 2025 meeting. The Commission expressed general support for the development concept and appreciation for the sustainability focus. The Commission encouraged the developer to consider comments from the community as they work to refine the plans. Additionally,

Commissioners members expressed support for exploring a potential modification that would rearrange the 14 units resulting in some on top of the garage structure. Commissioners offered questions regarding the price points and challenges in providing solar in the current environment.

### **Public Comments**

During the Planning and Zoning Commission's review of the concept plan at their July 22, 2025 meeting, members of the public spoke about the proposal. In general, the comments were regarding the fit of the architectural design and proposed setbacks, concerns about the loss of parking during snow emergencies, and preference for the ownership model. Community members asked questions regarding the City's sale of the property, and how the proposal is responsive to the Comprehensive Plan. Additionally, a copy of a written comment on the concept from a community member is attached.

### **Staff Comments**

Staff distributed the concept plans for review and comment to other City departments, including Engineering, Public Works, Building Inspections, Fire, and Police. Below is a list of comments the developer should consider in moving forward with developing plans for the formal land use approval process.

- A utility capacity study is needed to verify the development can be served by existing water and sewer infrastructure.
- A survey of existing trees on the site is required, which is to include identification of significant and contributing trees.
- Identify a plan for servicing of refuse and recycling containers.
- Consult with Nine Mile Creek Watershed District for stormwater treatment requirements and permitting.

### **NEXT STEPS**

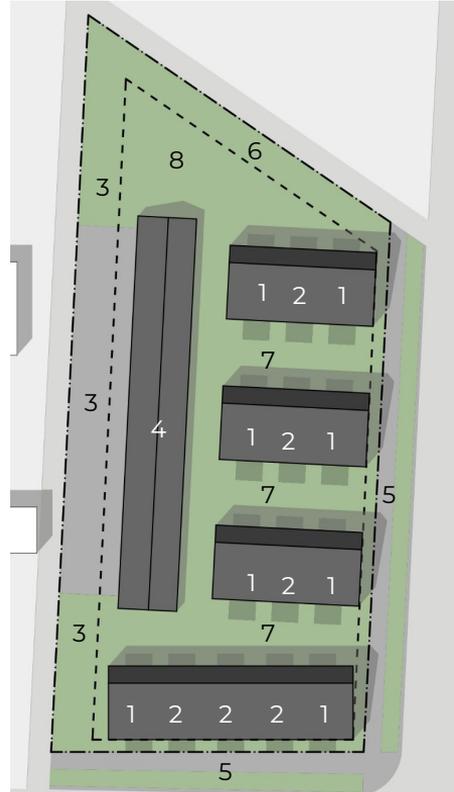
The HRA and City Council will consider a Purchase and Development Agreement for approval. With the agreement in place, the developer is able to subsequently work towards a formal land use application.

# Preliminary Site Plan: 14 Neighborly Row Homes + Green Spaces

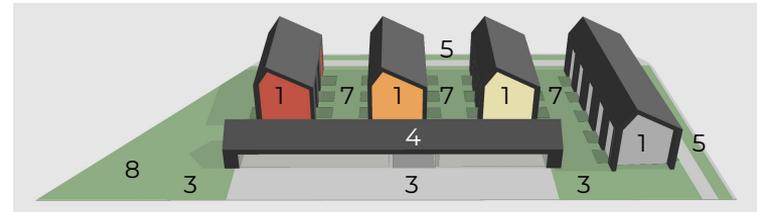
## Flexibility for up to 8 Accessory Dwelling Units (ADUs)

### KEY

- 1 Corner Row Home** (8 total)  
with ADU Basement Option
- 2 Middle Row Home** (6 total)
- 3 20' Rear Yard Setback** at alley with  
14 outdoor stalls (in front of garage stalls)  
plus 8 outdoor guest and/or ADU stalls
- 4 Garage** with 14 EV stalls, covered tool share  
(middle), picnic shelters (north and south),  
and semipublic promenade (east)
- 5 5' Front Yard Setback** at 1st St. N. to the  
south and 10th Ave. N. to the east  
with native plants and trees
- 6 12' Side Yard Setback** at Lake Minnetonka  
Regional Trail with native plants and trees
- 7 Semipublic Green Plaza** with emergency  
vehicle access (center) and rainwater /  
pollinator gardens (between Row Homes)  
and Private yards / gardens at Row Homes
- 8 Public Pocket Park** / playground



Aerial Diagram from 10th Ave. N. looking west



Aerial Diagram from Alley looking east

# Preliminary Site Plan: 14 Neighborly Row Homes + Green Spaces

## Flexibility for up to 8 Accessory Dwelling Units (ADUs)

### KEY

- 1 Corner Row Home** (8 total)  
with ADU Basement Option
- 2 Middle Row Home** (6 total)
- 3 20' Rear Yard Setback** at alley with  
14 outdoor stalls (in front of garage stalls)  
plus 8 outdoor guest and/or ADU stalls
- 4 Garage** with 14 EV stalls, covered tool share  
(middle), picnic shelters (north and south),  
and semipublic promenade (east)
- 5 5' Front Yard Setback** at 1st St. N. to the  
south and 10th Ave. N. to the east  
with native plants and trees
- 6 12' Side Yard Setback** at Lake Minnetonka  
Regional Trail with native plants and trees
- 7 Semipublic Green Plaza** with emergency  
vehicle access (center) and rainwater /  
pollinator gardens (between Row Homes)  
and Private yards / gardens at Row Homes
- 8 Public Pocket Park** / playground



# Preliminary Basement Plans: Flexibility for storage, recreation, additional bedrooms, or an Accessory Dwelling Unit (ADU)

## KEY

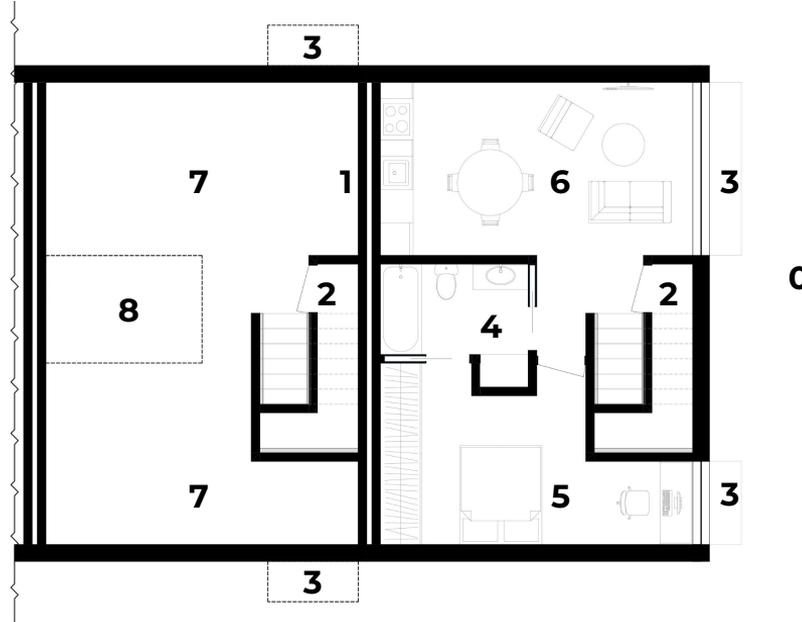
- 0 10th Ave N. (Right of Way above)
- 1 Party wall
- 2 Mechanical below stair
- 3 Egress Window Well

### ADU Option

- 4 Bath / Laundry
- 5 Sleeping / Study
- 6 Kitchen / Dining / Living

### Open Plan Option

- 7 Recreation / Storage throughout with future bedroom (up to 2)
- 8 Future Bathroom (Roughed-in Plumbed)



**Middle Row Home**  
Open Plan Option

**Corner Row Home (Mirrored at West)**  
ADU Option (Corner Row Homes)

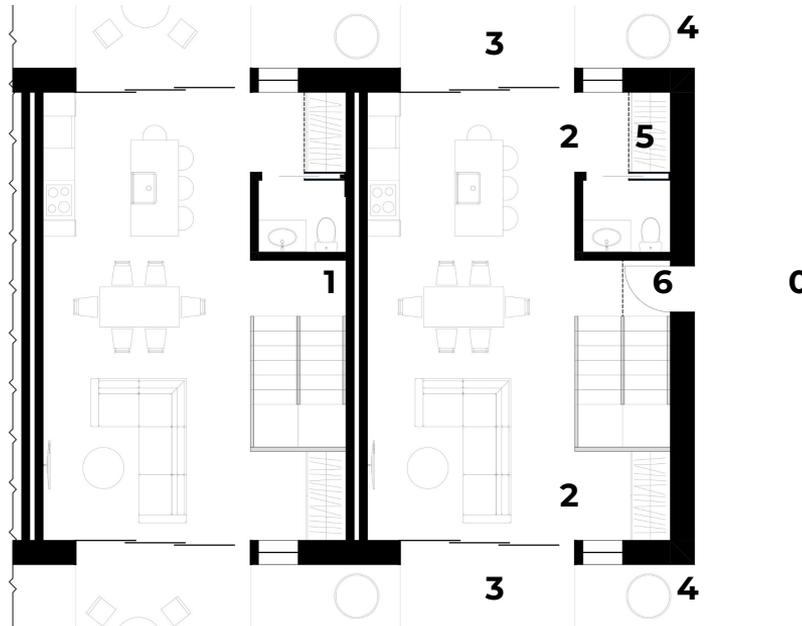
# Preliminary Ground Floor Plans: Familial functionality focused on connecting to the greater community and outdoors

## KEY

- 0** 10th Ave N. (Right of Way)
- 1** Party wall
- 2** Entry with closet / gear storage
- 3** Patio (ADA accessible) with sliding glass doors
- 4** Rainwater collection at landscaping
- 5** Future Elevator (dashed)  
Roughed in framing for a Limited Use / Limited Access (LULA) lift

## ADU Option\*

- 6** Private Entry (wall dashed)  
\*Should this option not be desired the plan can be mirrored (about the party wall) to place kitchen, dining, and living along the exterior wall, thus affording additional fenestration for the home.



**Middle Row Home**  
(Similar to Corner)

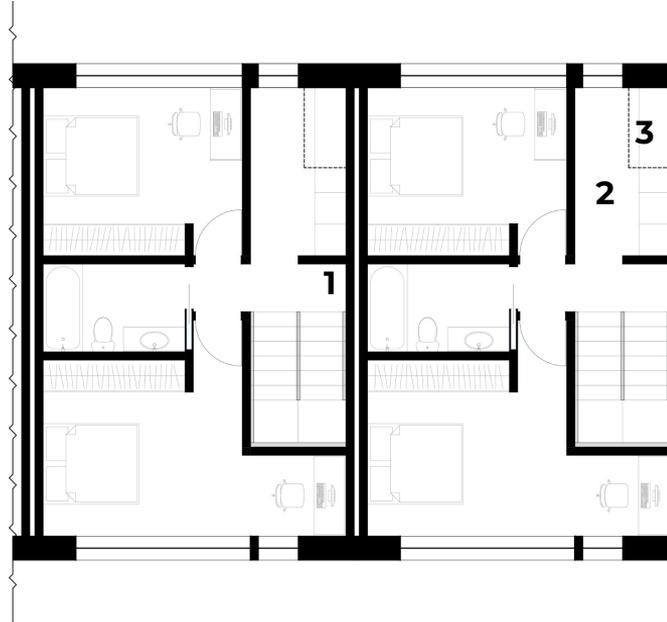
**Corner Row Home (Mirrored at West)**  
ADU Option (Corner Row Homes)

# Preliminary Second Floor Plans:

## Flexibility for a changing family

### KEY

- 0 10th Ave N. (Right of Way below)
- 1 Party wall
- 2 Laundry + Nursery or Office Option
- 3 Future Elevator (dashed)  
Roughed in framing for a Limited Use / Limited Access (LULA) lift



0

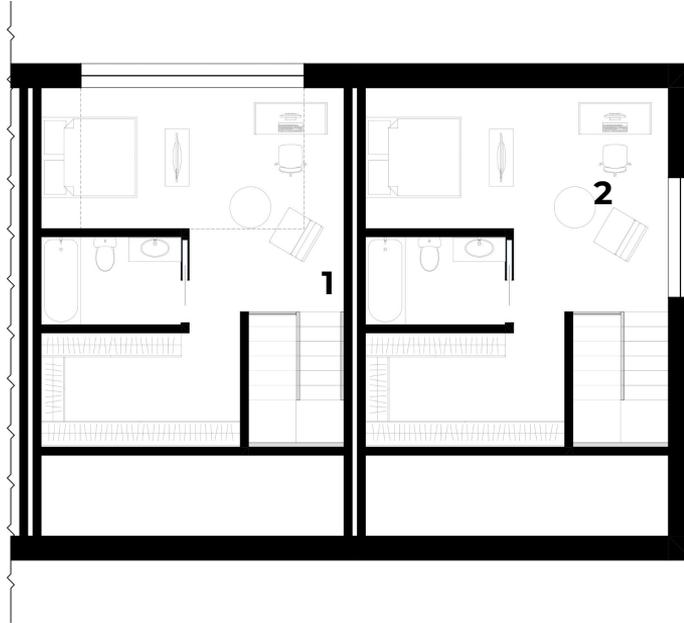


# Preliminary Half Story Floor Plans:

## Flexibility for a changing family

### KEY

- 0** 10th Ave N. (Right of Way below)
- 1** Party wall
- 2** Bedroom Suite + Nursery or Office



# Conceptual Renderings: Neighborly Row Homes + Greenspace



KALEIDOSCOPE  
BRIGHTER LIVING



12.20.24

East Elevation at 10th Ave. N.



KALEIDOSCOPE  
BRIGHTER LIVING



12.20.24

South Elevation at 1st St. N.



KALEIDOSCOPE  
BRIGHTER LIVING



City of Hopkins

12.20.24

Intersection at 1st St. N. and 10th Ave. N.

## Jul 7, 2025 | [Hopkins Community Outreach \(Jaycees Studio\)](#)

Attendees: [Jay Rajaratnam](#) [adam jonas](#)

### Notes

Below are questions that were asked during the presentation:

- Questions:
  - Question about size of housing
  - Interest in layout (floors)
  - Phase of different stages of buildout of each home
  - Owner occupied
  - “Not crazy about renters”
  - HOA
    - Owners not convert to rentals
  - If this is our first project
  - Pricing of each unit
  - New road recently, will the road have to be torn up?
  - Universal design - at least a couple of units with main floor bedroom
  - “Tandem parking is going to be difficult” - due to turning radius
  - Southern street is very busy
  - Will need fencing
  - Are we buying the property from the city?
  - The proposal is a dramatic change from the historic look of Hopkins. “Colorful tool shed”
  - Will windows be looking into to each other’s units
  - Will we plant trees
  - When will “the numbers” become more solid?
  - Can buyers change the layout?
  - Is 14 units a hard number?
  - Is 14 units the maximum we can build, “heard about a 20 unit”
  - Where do you keep the bicycles
  - Will there be storage space above the garage?
  - Empty nesters will have “stuff” to store
  - What do you think in terms of timing?
  - Are we working with a local property management company?
  - Will there be enough members on the HOA board?
  - Will you have gas appliances?
  - How many solar panels? Would there be x number of panels per each unit?
  - This is taking away a parking lot. We need parking. Before we take this parking away I want the city to have a comprehensive plan for what the future of parking is.
  - Look at how Ovation solved some of their issues.
  - What is the next step? Planning commission, City council in August, Enter into purchase agreement

## Ryan Krzos

---

**From:** abbie seba <abbie@studio-134.com>  
**Sent:** Tuesday, July 22, 2025 4:56 PM  
**To:** Ryan Krzos  
**Subject:** Firefly proposal comments

### This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello Ryan,

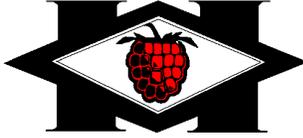
Thank you for chatting with me today. I am an architect who specializes in aging in place to ensure families can stay in their homes through retirement. This lot and the proposal the developer is putting forth has promise to find the niche that Hopkins is currently missing.

As I mentioned, I reached out to them via email but did not hear back and would love to chat with them about their proposal. My comments for planning and zoning to consider:

- 1.) Universal Design: Main level bedroom/office with 3/4 bath should be in at least 80% of the units to ensure long-term ownership - otherwise they will feel and be treated like apartments.
- 2.) No elevators - cost, maintenance, and people do not like to use them within their own home to move around.
- 3.) The units facing 1st street have a fantastic opportunity to have a single office entrance for business professional business owners - accountants, architects, engineers, hair stylists, exct.,, to allow a beautiful transition from the business district to the Residentail district. Either as an addition to, or as a part of my note one.
- 4.) Detached garages are fine, but they should be 1 1/2 stall size per until to allow for 1 car to park within and the numerous outdoor equipment that takes a 1/2 to full stall parking size. Or they should allow for separate outdoor equipment storage per household. Perhaps some covered walks?
- 5.) Make the exterior spaces feel more private instead of public because of the trail and 1st street, the owners will have plenty of traffic without encouraging more through their property

Thank you!  
Abbie Seba  
952.567.1112

Studio 134, llc  
Abbie Wharton Seba  
AIA, NCARB, LEED-AP  
134 9th Ave N  
Hopkins, MN 55343  
[studio-134.com](http://studio-134.com)



Engineering

CITY OF HOPKINS

## City Council Report 2025-126

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

From: Mikala Larson, Sustainability Specialist

Date: August 4, 2025

Subject: Resolution Adopting the Hopkins Climate Solutions Plan

---

### **RECOMMENDED ACTION**

**MOTION TO** adopt Resolution 2025-048, adopting the Hopkins Climate Solutions Plan.

### **OVERVIEW**

#### Previous Meetings

At the July 9, 2024 City Council meeting, City staff presented the Sustainability Workplan and Framework, and an update that the City of Hopkins was pursuing grant funding to complete a climate action and resilience plan. The workplan was developed as an initial plan to guide sustainability work, that would be incorporated into a formal climate action and resilience plan in the future.

City staff presented a draft version of the Climate Solutions Plan for review at the June 24, 2025 Planning and Zoning Commission meeting.

#### Background

The City of Hopkins received a grant from the Minnesota Pollution Control Agency (MPCA) in the amount of \$49,975 to complete a climate action and resilience plan, titled Hopkins Climate Solutions Plan (Plan). The City partnered with Abby Finis from Local Climate Solutions to develop the Plan.

The Hopkins Climate Solutions Plan is a short-range document guiding work to mitigate greenhouse gas emissions while increasing resilience in the Hopkins community. The Plan outlines actions to implement during the next five years, as that timeframe is the most critical deadline to rapidly reduce emissions.

A summary of existing conditions and projected climate hazards, and their impact on our community's most vulnerable residents, natural systems, and built infrastructure, is included in the Plan. The Plan was developed through a community engagement process that created momentum and enthusiasm for action. Staff held engagement opportunities with community members to determine long-term goals and near-term targets. The main deliverable is a five-year work plan that will include concrete, implementable strategies and actions to guide Hopkins' efforts going forward.

## Goals

The Hopkins Climate Solutions Plan establishes goals for greenhouse gas emission reduction, in line with county, state and international targets:

1. Reduce emissions 50% by 2030 (from 2019 levels)
2. Achieve carbon neutrality by 2050

The Hopkins Climate Solutions Plan includes goals for increasing community resilience:

1. Strengthen infrastructure to withstand the stresses and shocks of climate hazards
2. Improve emergency preparedness for all community members
3. Enhance environmental and energy resilience
4. Foster community connections and well-being

## Plan Development

Plan development included creating the existing conditions report, assessing climate hazards, seeking community and staff input, incorporating community storytellers, and researching tools and resources. Community engagement spanned seven months, and included in-person, virtual, and survey opportunities for engagement. Nearly 300 people were engaged. Two community-wide in-person sessions were held, one was a kick-off event in January at The Depot, and the second was an event held on Earth Day in April at the Pavilion. City-hosted events were intentionally held in environmental justice areas or areas of urban heat island concern in the community. One virtual engagement session was held over Teams, which enabled community members to participate without attending in-person. Six focus group sessions were held with key community groups, including:

1. Hopkins Business and Civic Association
2. Hopkins Apartment Managers' Association
3. Youth Advisory Board
4. Activity Center Lunch and Learn
5. Dow Towers residents and staff
6. City of Hopkins Division Managers

These focus groups allowed for direct feedback from community partners, including property managers, business owners, youth, seniors, and low-income residents. The majority of participants in these focus groups reside in or own multifamily buildings.

The City of Hopkins has several adopted plans and policies, including the Comprehensive Plan, Energy Action Plan, Parks System Master Plan, and Heat Vulnerability Study, that all served as a foundation for the Climate Solutions Plan. The Climate Solutions Plan offers an opportunity to wrap broad greenhouse gas reduction goals and resilience efforts into one guiding document, while incorporating direction from existing plans, and community feedback on short-term and long-term visions for climate action.

## Storytelling

With respect to community members' lived experience and the powerful impact of personal stories, staff partnered with Jothsna Harris from Change Narrative to coach three Hopkins community members in developing and sharing their climate story. Julie Marie Muskat, Jane Hufford Downes, and Brooke Roper shared their time and experiences to participate as storytellers in this project. The storytelling process included one-on-one coaching sessions between Jothsna and each storyteller, leading

to three personal and powerful climate stories. The storytellers shared their crafted stories live during the Community Climate Event held on Earth Day. The stories are the storytellers' to share, and the City has been given permission to share the stories in the Climate Solutions Plan and on the City's webpage.

### Workplan

To accomplish the goals, a five-year workplan will be part of the Plan. Through the community engagement process, five vision elements were identified as the most important elements to the community. The workplan is organized around these vision elements, and outlines targets, objectives, and actions that support the larger goals of the Plan. The vision elements are:

1. Clean Air
2. Green City
3. Active & Connected Lifestyles
4. Zero Waste & Sustainable Living
5. Resilience to Hazards

The workplan identifies opportunities for mitigating emissions and increasing resilience in municipal services and in the community. To support community members in getting involved, a worksheet is included in the Plan for community members to use to develop their own climate solutions plan and craft their own climate story. This take-home worksheet is designed to spark conversation and set personal or household goals.

### Implementation

This Plan will be implemented over the next five years. Staff will share annual updates including progress towards the targets, and resources for community members to remain actively engaged. Achieving the 2030 targets will prepare the City of Hopkins to meet longer-term goals.

### **SUPPORTING INFORMATION**

- Resolution 2025-048 Adopting the Hopkins Climate Solutions Plan
- Hopkins Climate Solutions Plan
- Existing Conditions Report
- Engagement Summary
- Hopkins Climate Stories

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2025-048**

**RESOLUTION ADOPTING THE HOPKINS CLIMATE SOLUTIONS PLAN**

**WHEREAS**, the City of Hopkins has undertaken initiatives to mitigate and adapt to climate change, and the Cultivate Hopkins 2040 Comprehensive Plan contains goals supporting mitigation of emissions and adaptation and resilience to climate change; and

**WHEREAS**, the City of Hopkins received a grant through the Minnesota Pollution Control Agency's Local climate action planning grant in the amount of \$49,795.00 to complete a climate action and resilience plan; and

**WHEREAS**, nearly 300 community stakeholders were engaged in the creation of the plan including during in-person and virtual events, in addition to three Hopkins residents who participated as storytellers; and

**WHEREAS**, the visions and goals identified during the engagement process were documented in the form of the Hopkins Climate Solutions Plan,

**NOW THEREFORE BE IT RESOLVED**, that the City Council of the City of Hopkins hereby adopt the Hopkins Climate Solutions Plan.

Adopted by the City Council of the City of Hopkins this 4<sup>th</sup> day of August, 2025.

By: \_\_\_\_\_  
Patrick Hanlon, Mayor

ATTEST:

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



# Hopkins Climate Solutions Plan

City of Hopkins

August 2025



# Acknowledgments

## City Council

- + Patrick Hanlon, Mayor
- + Heidi Garrido, City Council Member
- + Ben Goodlund, City Council Member
- + Brian Hunke, City Council Member
- + Aaron Kuznia, City Council Member

## City Manager and Director Team

- + Mike Mornson, City Manager
- + Casey Casella, Assistant City Manager
- + Dale Specken, Fire Chief
- + Nick Bishop, Finance Director
- + Kelly O'Dea, Recreation Director
- + Kersten Elverum, Planning and Development Director
- + Brent Johnson, Police Chief
- + Dustin Pavek, Public Works Director

## City Staff

- + Mikala Larson, Sustainability Specialist
- + Ryan Krzos, City Planner
- + Kurt Howard, Planner
- + Reeve Needham, Community Development Manager
- + Laila Imihy, Special Projects and Initiatives Manager
- + Eric Klingbeil, City Engineer
- + Kelsey Baumann, Communications Manager
- + Emma Olson, Engineering Seasonal

## Planning & Zoning Commission

## Focus Groups

- + Hopkins Activity Center Lunch and Learn
- + City of Hopkins Division Managers
- + Dow Towers
- + Hopkins Apartment Managers Association
- + Hopkins Business and Civic Association
- + Youth Advisory Board

## Storytellers

- + Brooke Roper, Hopkins Resident
- + Jane Downes, Hopkins Resident
- + Julie Marie Muskat, Hopkins Resident

## Consultant Team

- + Abby Finis, Local Climate Solutions
- + Jothsna Harris, Change Narrative

## Graphics

- + Jess Vetrano

This plan was made possible by grant funding from the Minnesota Pollution Control Agency.

Thank you to each individual who contributed to this plan. Your efforts are appreciated and input invaluable.

# Letter from the Mayor

**Dear Hopkins Community,**

I am proud to introduce the City of Hopkins Climate Solutions Plan — a roadmap to reduce greenhouse gas emissions and strengthen our community's resilience in the face of climate change.

Hopkins has demonstrated leadership in sustainability and is well-positioned to take the lead on climate action. As a walkable, transit-oriented community, Hopkins has the foundation to enhance our amenities and increase the vibrancy and connectedness that makes our community a place people from all walks of life are proud to call home. This plan couldn't come at a more critical time. As we confront the growing impacts of climate change — more intense heat, heavy rainfalls — it is time to take the next step and implement smart solutions that will improve our community and prepare us for future challenges.

The Plan reflects our mission to inspire, educate, involve, and communicate:

- + Inspire change by setting ambitious goals — reducing greenhouse gas emissions 50% by 2030 and reaching net-zero by 2050.
- + Educate and empower residents and businesses to reduce energy use, transition to clean energy, and prepare for climate impacts.
- + Involve the whole community, ensuring diverse voices are heard and that programs are inclusive and accessible.
- + Communicate openly, sharing progress and inviting continued collaboration from across the community.

I am grateful to the community members for creating a vision for Hopkins that outlines our shared responsibility to care for each other, reduce climate risk, and ensure that everyone benefits from a healthier, more resilient community. Success of this plan will require smart investments and a collective effort. I am excited to dig in with residents, businesses, volunteers, institutions, and everyone who visits our community to achieve these goals and build a resilient Hopkins.

I invite you to read the full plan, get involved, and join us in making these goals a reality. Together, we can ensure that Hopkins remains not only a great place to live today, but for generations to come.

Sincerely,



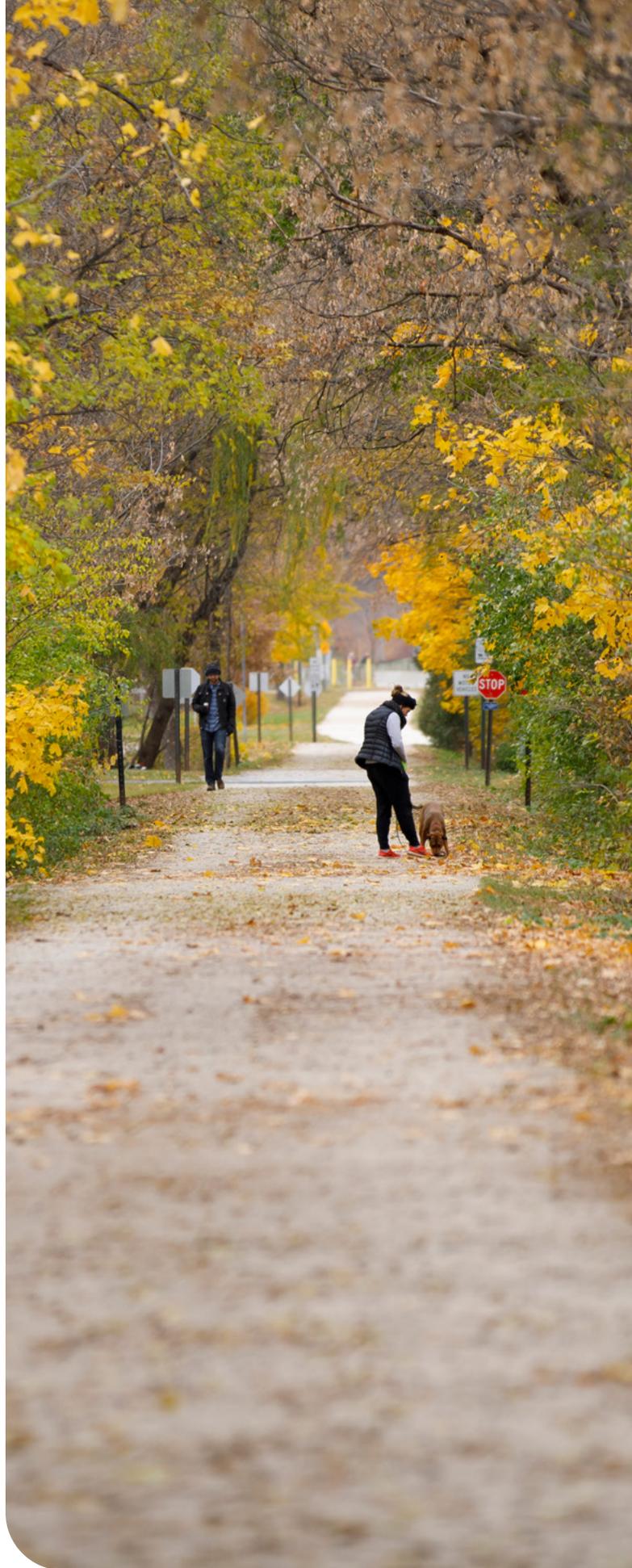
**Patrick Hanlon**

Mayor

*This page is intentionally  
left blank*

# Contents

Acknowledgments .....	ii
Letter from the Mayor.....	iii
<b>Introduction .....</b>	<b>6</b>
Executive Summary.....	8
Community Profile .....	10
<b>Existing Conditions .....</b>	<b>10</b>
Climate Hazards.....	12
Vulnerability Assessment .....	13
Community-wide GHG Inventory.....	16
Climate Policies, Programs, Plans with Climate Reference .....	18
<b>Engagement .....</b>	<b>19</b>
Engagement Process .....	19
Themes.....	20
Survey Results.....	21
Storytelling .....	21
<b>Vision &amp; Goals .....</b>	<b>22</b>
Our Climate Vision .....	23
Our Climate Goals.....	24
Implementation.....	25
<b>Five Year Work Plan .....</b>	<b>25</b>
Clean Air.....	27
Green City .....	31
Active & Connected Lifestyles.....	34
Zero Waste & Sustainable Living .....	37
Resilience To Hazards .....	41
High-Impact Actions to Reduce Emissions At Home .....	44
<b>Create Your Own Plan!.....</b>	<b>44</b>



# 1

# Introduction

Climate change is a global problem that requires transformative action in how we use energy and land — across all levels of government, commerce, and lifestyles. In Hopkins, the effects of climate change are already visible: **extreme heat, intense storms,** and **flooding** have become more frequent due to rising global temperatures. Many residents — due to age, physical ability, income, or other factors — are more likely to be disproportionately impacted by climate hazards and disruptions. Fundamental to the success of this Plan, we recognize that our most disadvantaged community members have the most to gain from an improved quality of life. The actions included in this Plan maximize impact, improve quality of life, and to lessen the burdens of cost, pollution, and hazards on the community, especially for the most vulnerable.

The City of Hopkins has taken many actions to improve sustainability and enhance community resilience. Until now, the City has not had a plan dedicated to comprehensively addressing sustainability, resilience, or climate change more broadly. The Hopkins Climate Solutions Plan (Plan) is the first comprehensive strategy to reduce emissions while adapting to climate change. Shaped by public input, this Plan focuses on what the community can do in the next five years to work toward its climate goals of reducing emissions and adapting to climate change.

Community members shaped the vision and helped prioritize actions. Through a partnership with [Change Narrative](#), three community members — Brooke Roper, Jane Hufford Downes, and Julie Marie Muskat — developed and shared personal stories of how climate change affects

their daily lives. Excerpts from each story are featured throughout this Plan and complete stories can be found on the [City's sustainability webpage](#). These stories help to ground the complexities of climate change impacts in our lived experiences and find solutions through common values.

The challenge of addressing climate change can be daunting. By taking productive action toward reducing emissions and adapting to climate hazards, we can lessen the burden of the challenge and work toward a better future. Everyone in Hopkins has an opportunity to contribute to the success of this Plan. Together, we can achieve our climate goals and improve the overall quality of life for everyone in our community.



Hopkins storytellers from left to right: Jane Downes, Brooke Roper, and Julie Muskat.

**“ I would obsessively watch the Weather Channel, driven by a need to understand everything I could about thunderstorms, tornadoes, and severe weather. Over time, my fear gradually shifted into fascination, and the more I learned, the less afraid I became. When I reflect on why I care about climate change, I often think back to those early memories—how I transformed my fear into a catalyst for action.**

*Brooke Roper, Hopkins Resident*

**“ It seems so simple to dream of a world where everyone has access to nature, clean air, and clean water. When I was young, I saw simple solutions; thinking we only needed to become aware of the problem, to be motivated to fix it.**

*Jane Hufford Downes, Hopkins Resident*

**“ I don't expect one dance piece to change the world, but I believe art has a role. I ask myself: How do I seek and create beauty as a necessity for survival in this world?**

*Julie Marie Muskat, Hopkins Resident*

# Executive Summary

In the summer of 2024, the City of Hopkins was awarded a grant from the Minnesota Pollution Control Agency (MPCA) to develop the Hopkins Climate Solutions Plan. The project began in the fall with a comprehensive review of existing conditions, followed by the launch of a community engagement process in early 2025.

The resulting Plan outlines a long-term goal to achieve carbon neutrality by 2050 and strengthen resilience for all residents. This inaugural Plan emphasizes priority actions that can be implemented in the next five years. The work plan reflects a combination of actions where the City has the greatest authority and can be most impactful, as well as where the City can support the community in contributing to the climate goals through education and incentives. These actions reflect the values and priorities expressed by community members and staff through the engagement process.

## Existing Conditions

The Existing Conditions Report was completed to provide an analysis of the City's current actions as they relate to climate change. This includes both how the activities within the community contribute to climate change and how climate change affects the community. The report details a profile of the community's characteristics, a review of projected climate hazards and vulnerabilities, an inventory of current and past greenhouse gas emissions, and an assessment of on-going policies, plans, and programs that contribute to mitigating and adapting to climate change.

## Engagement

The City of Hopkins conducted a comprehensive public engagement process to solicit input on climate mitigation and adaptation strategies. Outreach efforts included a kick-off workshop with community members, several focus group discussions, a community-wide webinar, and an online survey. Residents, businesses, City staff, and other stakeholders shared their perspectives on climate solutions and informed the prioritization of strategies and actions through these events. At the final engagement event, three residents shared their climate stories to help provide further inspiration for the implementation of this plan. Excerpts from these stories are embedded throughout this plan.



*Photos From Engagement Events*

## Vision

The vision statement for a climate resilient Hopkins was developed to reflect themes that emerged during the engagement process. The overarching vision states:

**The City of Hopkins thrives from decades of investment in integrated climate actions that have reduced greenhouse gas emissions and built resilience to climate hazards.**

**Everyone — especially the most vulnerable — benefits from cleaner air, lower energy costs, zero waste, more active and connected lifestyles, and greater access to natural resources.**

**Effective use of taxpayer dollars is reflected in the affordability of the community and availability of high-quality public services and facilities.**

Community members emphasized the importance of clean energy, green spaces, multiple mobility options, zero waste, and protection from climate hazards. These themes make up the five elements that support the vision and are used to guide the organization of the five-year work plan.



**Clean Air**



**Green City**



**Active & Connected Lifestyles**



**Zero Waste & Sustainable Living**



**Resilience to Climate Hazards**

## Goals

The Intergovernmental Panel on Climate Change (IPCC) is the world's foremost scientific body that conducts research on climate change. In 2018, the organization issued a special report ahead of the Climate Change Conference of Parties (COP21) in Paris that concluded that global emissions must decline by 45% (relative to 2010 levels) by 2030 and reach net zero by mid-century, to limit warming to 2°C (3.6° F) above pre-industrial levels. Likewise, the State of Minnesota established goals to reduce emissions 50% by 2030 (from 2005) and to achieve net zero emissions by 2050. This Plan will:

**Mitigate Climate Change:** In line with international greenhouse gas reduction targets and state goals, Hopkins aims to:

- + **Reduce emissions 50% by 2030** (*from 2019 levels*)
- + **Achieve carbon neutrality by 2050**

**Build Community Resilience:** Recognizing that climate change is already causing exacerbated weather disruptions and will continue to worsen over time, Hopkins also aims to achieve resilience targets that:

- + **Strengthen infrastructure** to withstand the stresses and shocks of climate hazards
- + Improve **emergency preparedness** for all community members
- + Enhance **environmental and energy resilience**
- + Foster **community connections and well-being**

## Five Year Work Plan

The purpose of the five-year work plan is to work toward long-term goals through focused, actionable steps that will be implemented in the near term and achieve 2030 targets. Actions selected for this work plan are based on the City's authority to implement, the impact on emissions, and from public input on priorities. Progress will be tracked against the 2030 targets. A short-term plan allows for adaptability, enabling Hopkins to respond to new opportunities, technologies, or community needs as they emerge, while building momentum toward the long-term goals and vision, as well as improving the overall livability of the community.

# 2

# Existing Conditions

The Existing Conditions Report was completed to provide an assessment of current community characteristics, climate hazards and vulnerabilities, and on-going plans, policies, and programs that support climate action. This assessment provides insight into how well prepared the community might be to manage climate change impacts and how it can build on-going efforts to achieve its targets and goals. Highlights from the report are included below; the full report can be found on the [City's sustainability webpage](#).

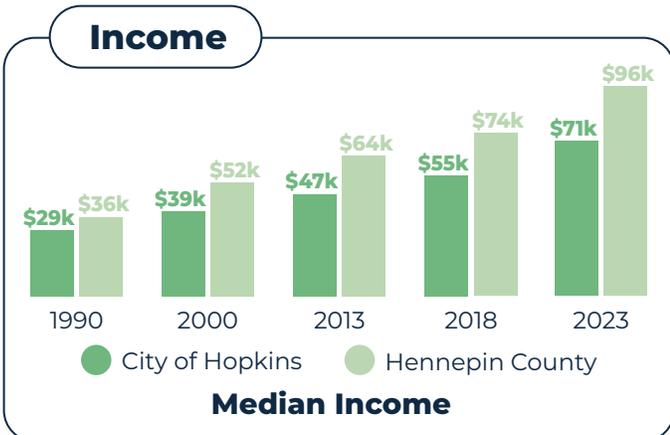
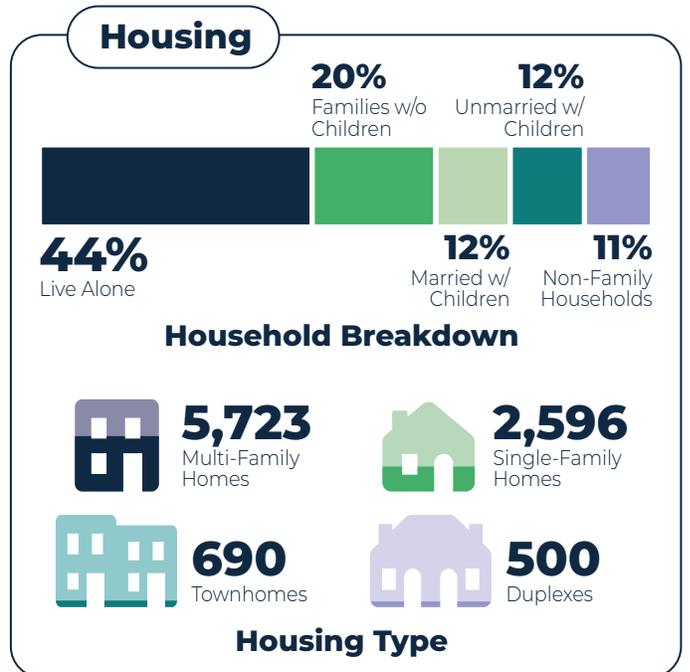
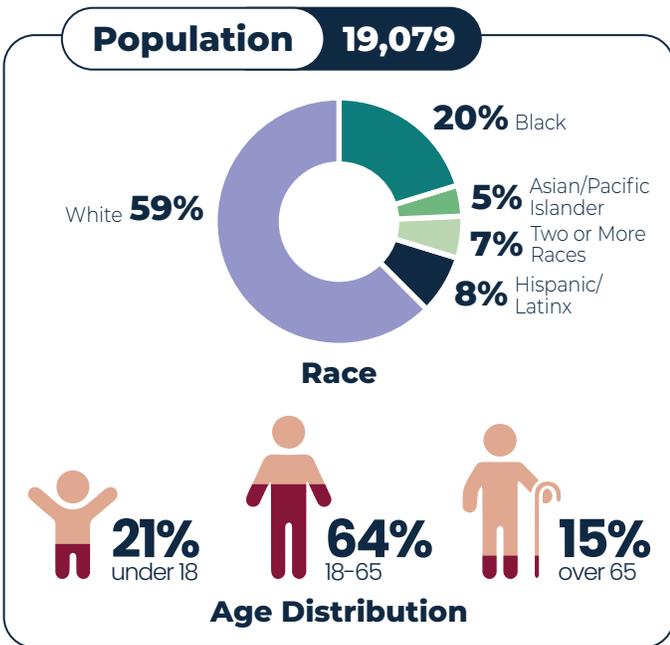
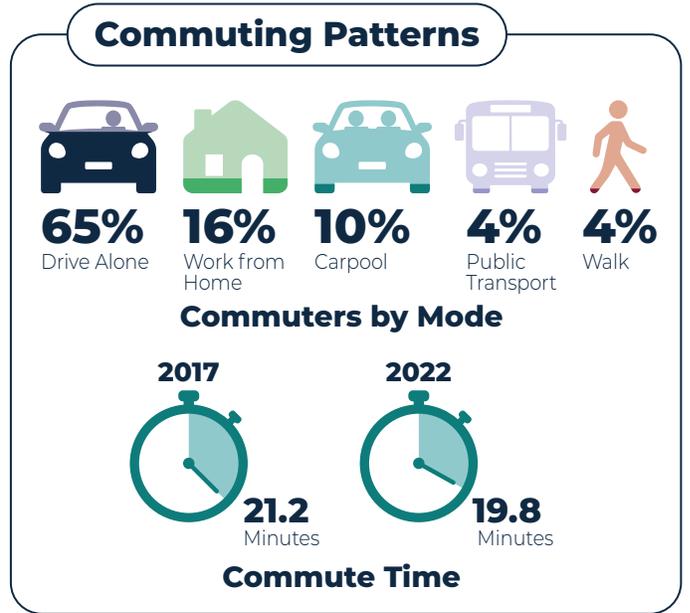
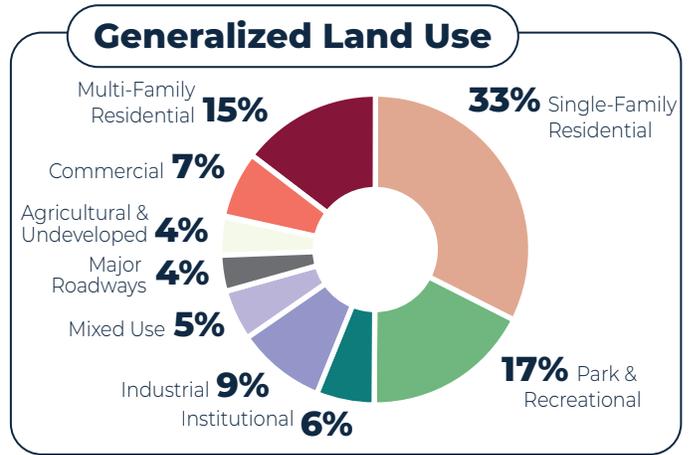
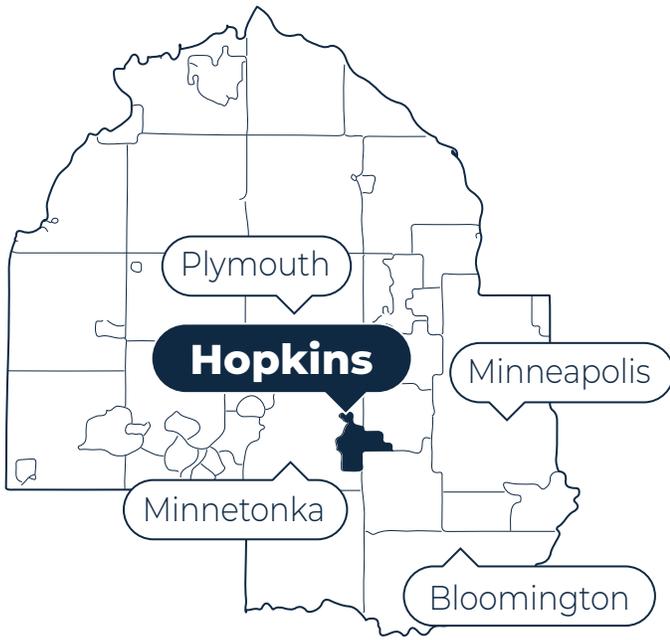
## Community Profile

Understanding the current demographic, economic, and land-use patterns is useful for identifying climate vulnerabilities and opportunities to strengthen resilience. The following summarizes key findings for Hopkins' community profile. The complete profile can be found in the Existing Conditions Report. All demographic information referenced in this section is from the Minnesota Compass [Hopkins Location Profile](#).

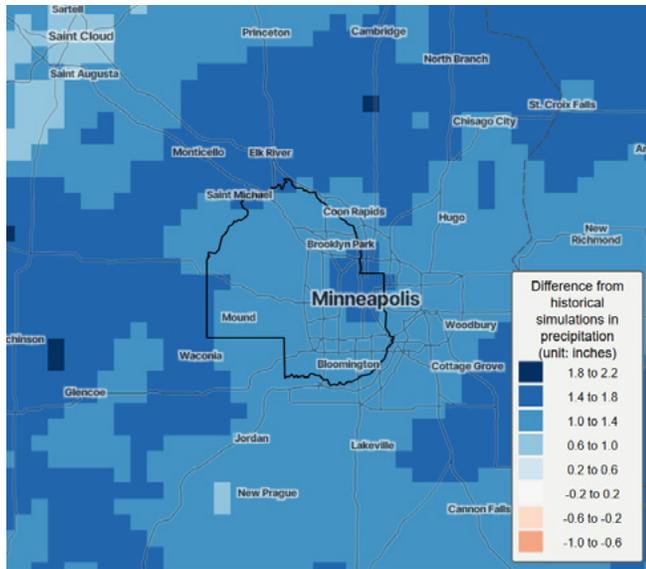
- + **Geography and Land Use:** Hopkins is a four-square-mile city, southwest of Minneapolis with nearly 20,000 residents. The City is fully developed, with 50% of land for residential use, 27% for commercial, industrial, and institutional purposes, and 17% for parks.
- + **Demographics:** The population is 59.3% White, 20.2% Black, 7.6% Hispanic or Latino, 7.1% are two or more races, and 5.2% Asian or Pacific Islander. Hopkins has a growing immigrant population with nearly 11% of the population born outside of the U.S. and 15% of residents speak a language other than English at home.
- + **Income:** Hopkins is generally a low- to middle-class community with a median income of \$71,170 as compared to the median income of Hennepin County (\$96,339). Approximately 9% of residents have incomes below the poverty line.

- + **Housing:** The housing stock consists of about 9,000 housing units where 30% are single-family homes and 64% are multi-family homes with five or more units. Approximately 32% of housing units are owner-occupied, and 62% are renter-occupied.
  - **Cost Burden:** An estimated 36% of Hopkins' residents are considered cost-burdened; 19% of owner-occupied homes and 45% of renters are considered cost-burdened. Cost burdened is when more than 30% of a household's income is *spent on housing-related costs*.
  - **Energy Burden:** The average energy burden in Hopkins is 3% and can be as high as 12% among households with lower incomes. Energy burden is the *percent of income spent on energy utilities*. 6% is considered high energy burden; 10% is considered severe.
- + **Workforce:** Hopkins hosts a diverse workforce with at least 15 different industries present in the community. More than 18,000 people work in Hopkins, earning an average of more than \$40,000 per year.
- + **Commute:** The primary mode of transportation for residents is to drive alone (65%). In addition to driving alone, about 16% work from home, 10% of commuters carpool, 6% walk or bike, and 4% take public transportation. The average commute for residents is about 20 minutes.

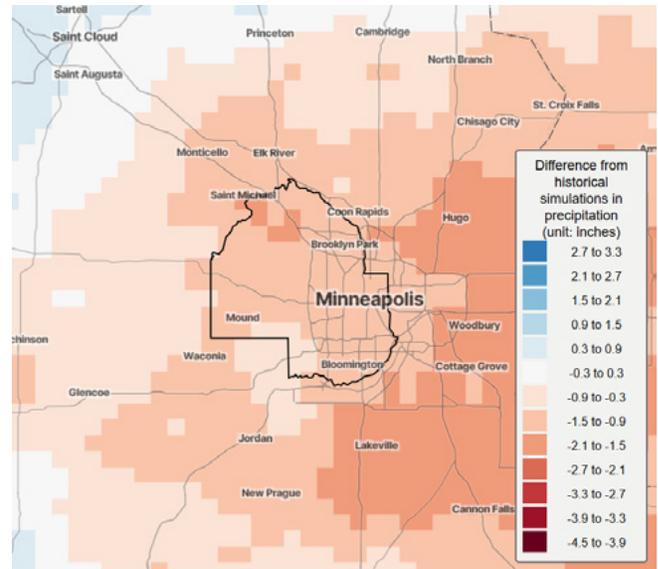
**Figure 2.1** Hopkins Demographic Overview



**Figure 2.2** Wetter Springs: Mid-century Spring Precipitation Projection for Hennepin County.



**Figure 2.3** Drier Summers: Mid-century Summer Precipitation Projection for Hennepin County.



## Climate Hazards

Hopkins is already experiencing the effects of climate change. As global temperatures rise, precipitation patterns have changed, extreme weather events have become more frequent, and both winter and summer temperatures have increased. These hazards pose risks to public health and property, City infrastructure, and natural resources. In recent years there has been an acceleration in global temperatures as well as extreme weather conditions. Using media reports and projections from the University of Minnesota Climate Adaptation Partnership, the following provides a snapshot of what the City has experienced and can expect to see in the future.

+ 2023 and 2024 Notable Events:

- Hopkins experienced 33 days above 90°F in 2023 (more than double the historical average of 13 days).
- Severe storms caused \$1.1 billion in damages across the Twin Cities in August of 2023.
- A record number of air quality alert days, due to Canadian wildfire smoke, occurred in 2023.

- Winter of 2023-2024 was dubbed as the “lost winter” due to being relatively warm and without snow for much of the season.
  - 2024 is the warmest year on record, exceeding 1.5°C (2.7°F) (above pre-industrial levels).
- + Mid-Century Climate Projections [Minnesota Climate Mapping and Analysis Tool, CliMAT](#)
- Winters and summers are expected to warm, especially overnight winter temperatures.
  - Average daily temperatures are projected to be 87.9°F — over five degrees hotter than the historical summer average.
    - Urban heat islands, which can be up to 15°F hotter than surrounding areas, will be a growing concern as summers get hotter.
  - An increase in heavy precipitation events (mostly in winter and spring) with long dry spells during summer and fall are likely.
  - Annual precipitation is projected to increase 1.4 inches under an intermediate scenario.

# Vulnerability Assessment

Communities conduct vulnerability assessments to evaluate how climate hazards may impact people, infrastructure, and natural resources based on risk of exposure to the various hazards and vulnerabilities. Certain populations may be more vulnerable due to age, income level, health indicators, housing conditions, and language barriers. In 2021, Hennepin County completed a vulnerability assessment that details the risks that current and projected climate hazards pose to water, transportation, public health, natural systems, and built infrastructure. Figure 2.4 illustrates the County's vulnerability composite score where census tracts in Hopkins score 86 and higher, indicating greater vulnerability.

The following section summarizes climate hazards and their prevalence in Hopkins and potential population vulnerabilities. All demographic information referenced in this section is from the [Minnesota Compass Hopkins Location Profile](#).

## Extreme Heat & Urban Heat Island Effect

**Hazard:** An increase in the number of days above 90°F and prolonged heat waves where urban areas like Blake Road and Excelsior Boulevard absorb more heat due to a high percentage (40.6%) of land cover that is asphalt with limited vegetation (i.e., urban heat island effect).

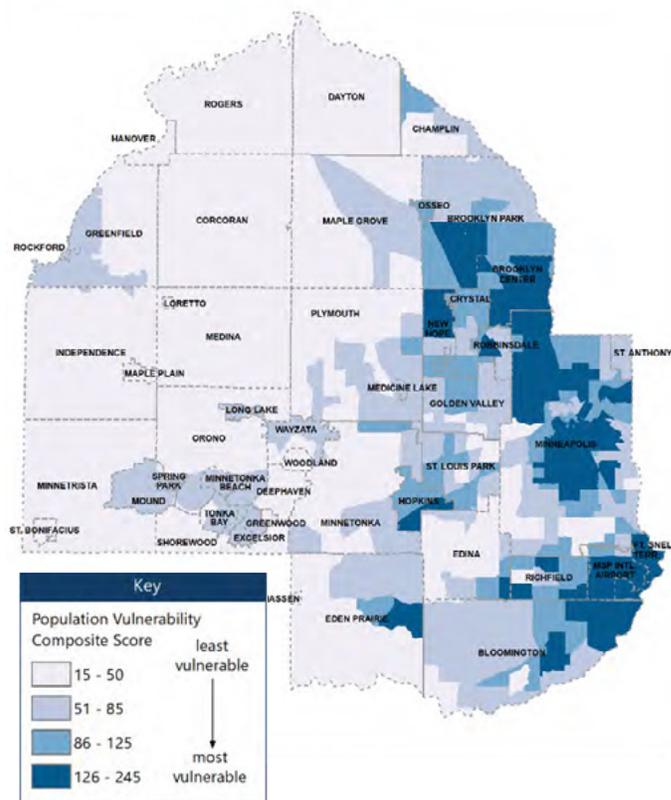
### Vulnerable Populations:

- + **Adults over 65 (15% of Hopkins residents):** More prone to heat-related illnesses like heat stroke and dehydration. Those who live alone, lack air conditioning, and/or have limited social support are most vulnerable.
- + **Young children (8% under the age of 5):** Higher risk of dehydration and heat exhaustion when playing outside in excessive heat. Heat is disruptive to the ability to learn when there is not adequate air conditioning.

“ However, the reality of climate change's present-day implications is that marginalized communities are often hit the hardest and are less resourced, which intensifies the burdens we face in terms of our lives, health, and justice. These are hard, but vital, conversations.

*Brooke Roper, Hopkins Resident*

**Figure 2.4** Population Vulnerability Composite.  
 Source: [Hennepin County Vulnerability Assessment](#).



- + **Low-income households (36% are cost-burdened):** May struggle to afford air conditioners or increased energy bills from running them. Rental housing may lack cooling appliances.
- + **Outdoor workers (2.9% of workers are in construction):** Prolonged exposure to excessive heat increases the risk of heat stroke and other heat-related illnesses.
- + **Non-English speakers (15% speak a language other than English at home):** Language barriers may limit access to adequate heat warnings and cooling resources.

## Severe Storms & Power Outages

**Hazard:** Hopkins may experience increasingly severe storms with high winds, hail, and heavy rainfall, leading to power outages and property damage.

### Vulnerable Populations:

- + **Renters in multi-family housing (64% of housing units):** Renters have less control over the resilience of their buildings, risk of extended power outages, lack of access to alternative housing after damaging events.
- + **Seniors (15%) and people with disabilities (16%):** Seniors and people with disabilities may rely on medical equipment that needs power or refrigeration and be less able to evacuate or get to safety.
- + **Low-income residents (10% of residents with income below poverty):** Those with lower incomes may have a limited ability to recover from property damage and to be able to afford emergency preparedness resources.
- + **Non-English speakers (4.6% speak English less than “very well”):** May not understand or receive warnings in time.
- + **People without reliable transportation (11% no vehicle; 16% with a disability):** Those without access to vehicles, bikes, or transit may struggle to reach emergency shelters or resources.

## Flooding & Water Damage

**Hazard:** More frequent heavy rainfall events increase the risk of flash flooding and may more severely impact areas with aging infrastructure and in low-lying land.

### Vulnerable Populations:

- + **Residents in flood-prone areas (data not available for Hopkins):** Low-lying neighborhoods and older buildings are at higher risk of water damage. (Figure 2.7)
- + **Low-income households (36% are cost-burdened):** Those with lower incomes may have less financial ability to repair flood damage or relocate if home becomes uninhabitable.
- + **Renters in older buildings (46% of buildings were constructed before 1970):** Renters are less able to repair water damage and greater risk of mold; older buildings may be more susceptible to more years of exposure to weather and substandard ventilation.
- + **Non-English speakers (4.6% speak English less than “very well”):** Some residents may not receive or understand flood warnings that are in English only.

## Air Quality & Wildfire Smoke

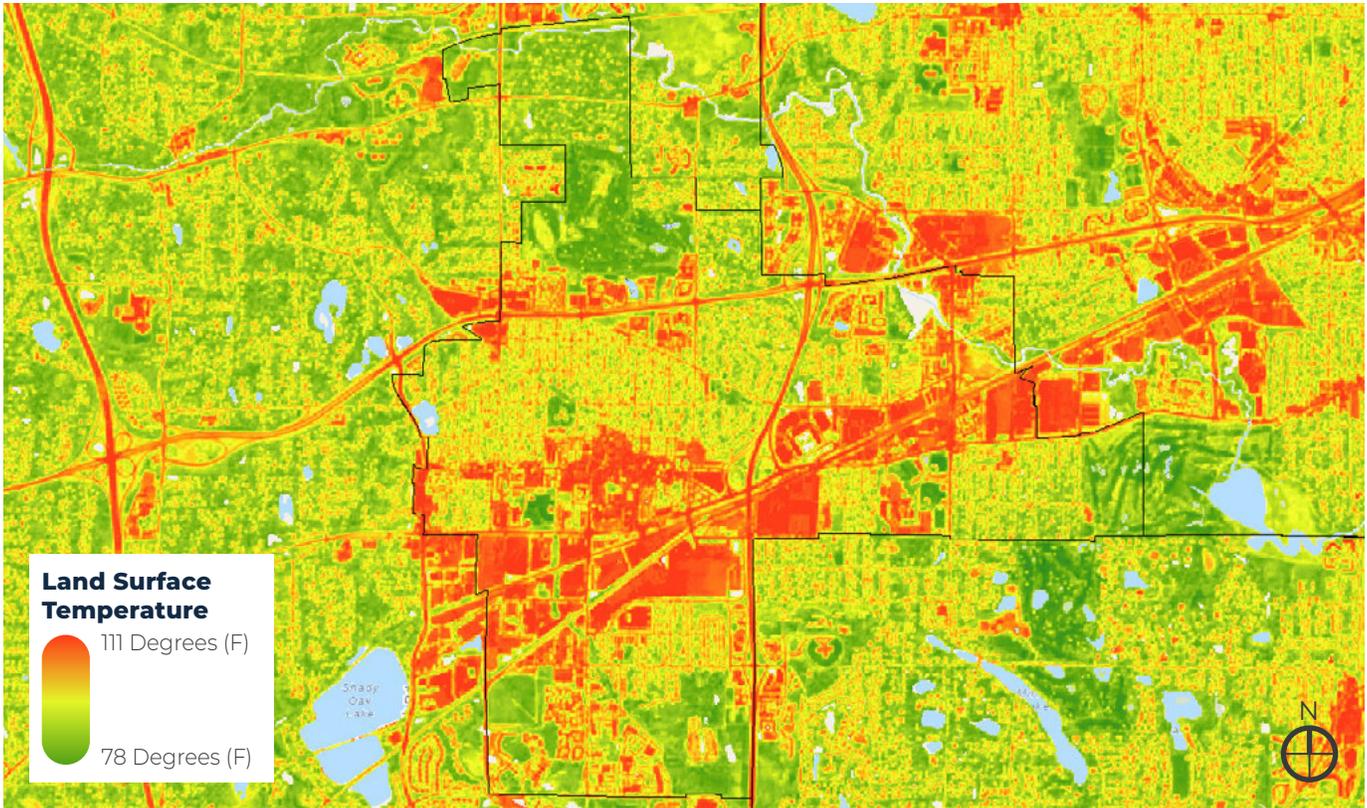
**Hazard:** Increased wildfire smoke and/or vehicle exhaust contribute to poor air quality.

### Vulnerable Population:

- + **Children (8% under the age of 5) & seniors over 65 (15% of Hopkins residents):** Those more sensitive to poor air quality are at increased risk for asthma attacks and respiratory distress.
- + **People with pre-existing health conditions e.g., asthma, COPD, heart disease (data not available for Hopkins):** Poor air quality exacerbates these health conditions.
- + **Outdoor workers (2.9% of workers are in construction):** Increased exposure to polluted air without proper protective equipment and measures.
- + **Low-income residents (9% below poverty):** Those with lower incomes are less likely to have air purifiers, air-conditioned spaces, or the ability to stay indoors during poor air quality events.

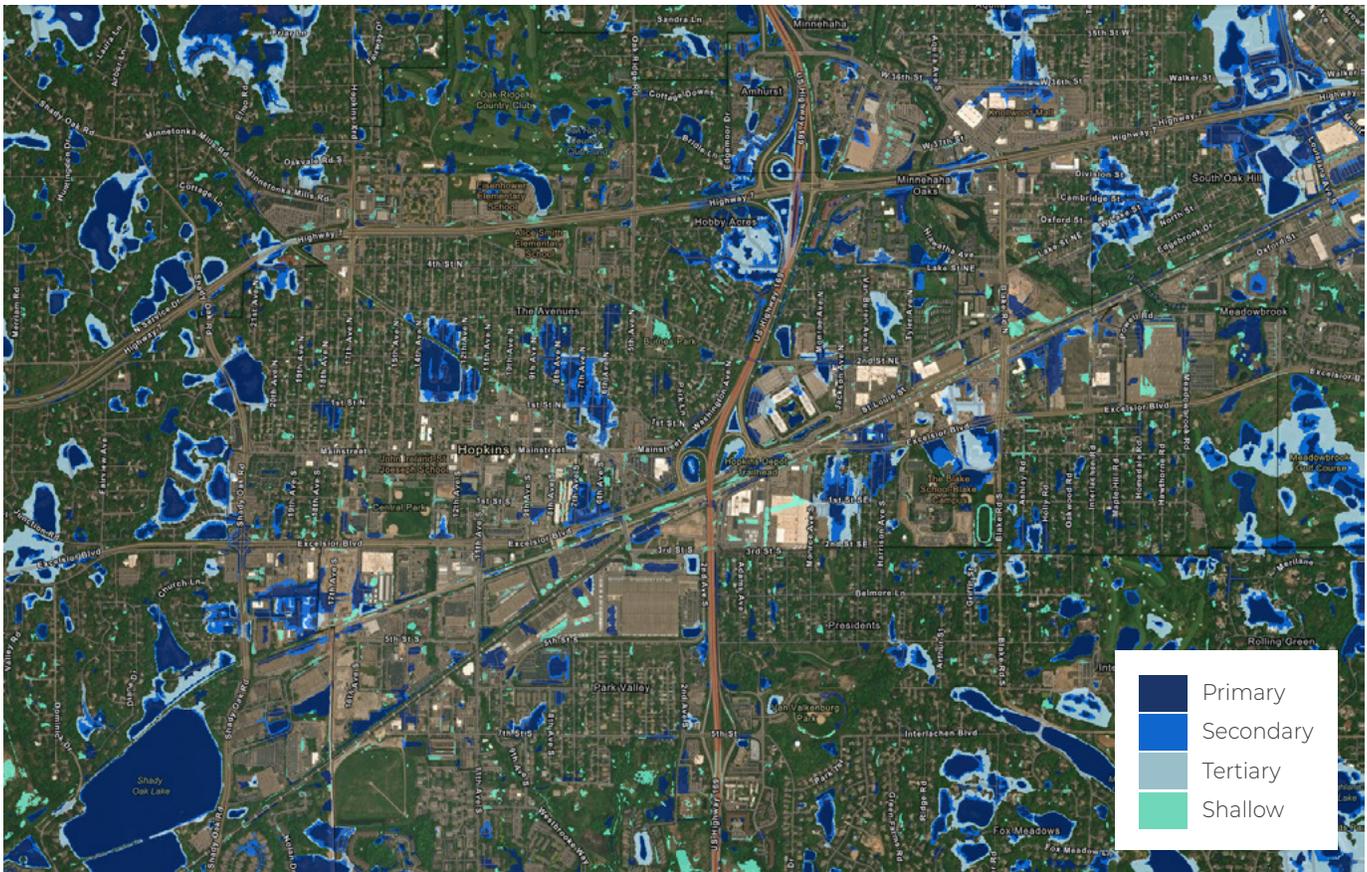
**Figure 2.6** Extreme Heat Map Tool

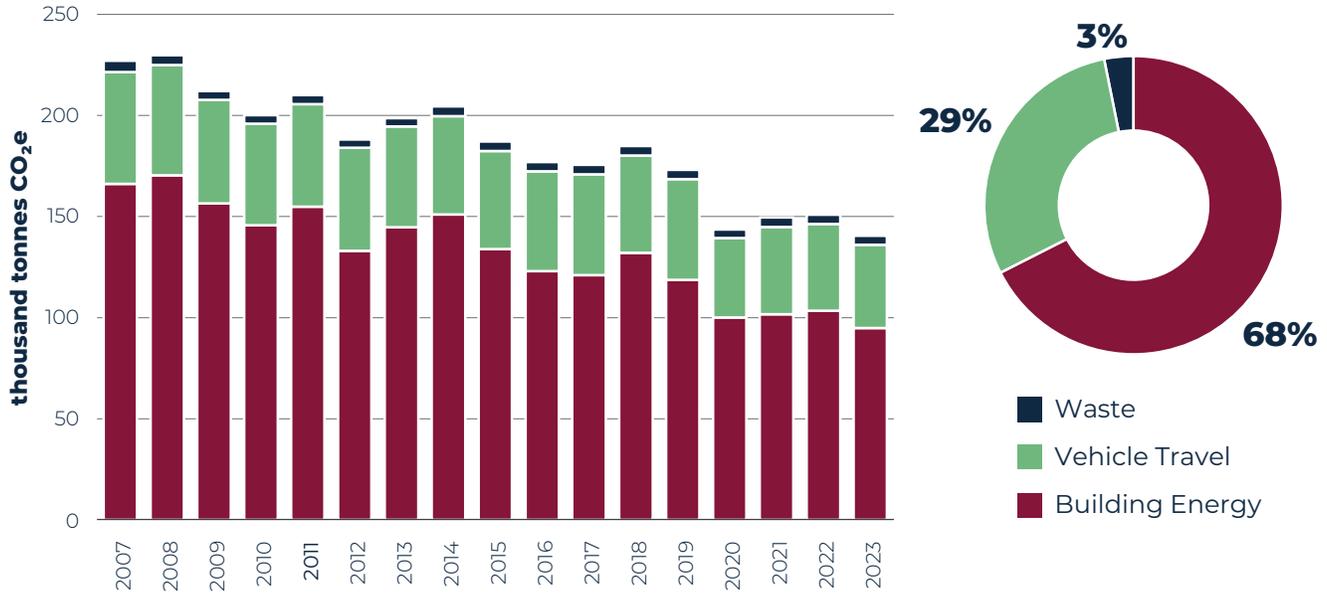
Source: Metropolitan Council. [Extreme Heat Map Tool \(arcgis.com\)](#)



**Figure 2.7** Flood Hazards - Localized Flood Map Screen Tool

Source: Metropolitan Council. [Localized Flood Map Screening Tool](#)



**Figure 2.8** Hopkins Greenhouse Gas Emissions, 2007-2023.Source: [Regional Indicators Initiative](#)

## Community-wide GHG Inventory

Greenhouse gas (GHG) emissions are generated from the combustion of natural gas in buildings for space and water heating and cooking, the generation of electricity from fossil fuels, the use of gasoline and diesel for transportation fuels, and from waste disposal. GHG emissions are measured in carbon dioxide equivalent (CO<sub>2</sub>e), which is a metric to compare global warming potential of different greenhouse gases. In 2023, 68% of emissions in Hopkins came from energy used in

buildings, 29% from travel, and 3% from waste (Figure 2.8).

In 2007, more than 220,000 tonnes of CO<sub>2</sub>e were emitted due to activity within the boundary of Hopkins. Since that time, emissions have decreased 38% to less than 150,000 tonnes of CO<sub>2</sub>e in 2023. Much of the decrease can be attributed to cleaner generation of electricity provided by Xcel Energy.

**Figure 2.9** Hopkins Greenhouse Gas Emissions Percent Change by Sector, 2007-2023.

Source: [Regional Indicators Initiative](#)

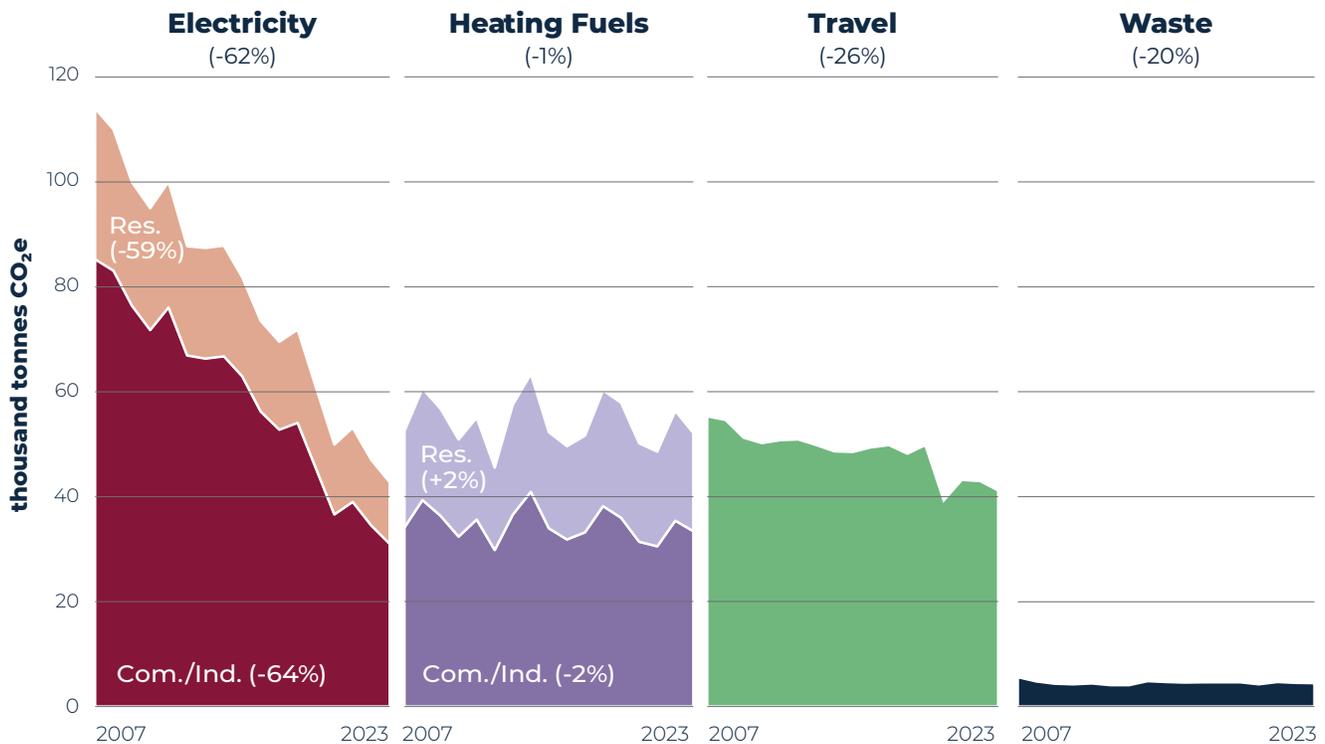


Figure 2.9 illustrates how emissions from each sector have changed since 2007. Both the residential and commercial electricity sectors have sharply decreased emissions and are expected to reach zero carbon by 2040 due to state law. Additional trends are summarized below.

- + Emissions from natural gas tend to follow annual weather patterns, i.e. more gas is used in colder winters and less in warmer winters.
- + Travel emissions decreased substantially during the pandemic and have since rebounded,

though they have remained below pre-pandemic levels.

- + Waste emissions have remained roughly the same with emissions coming from the incineration and landfilling of disposed items.

A complete description of the GHG inventory is included in the Existing Conditions Report, which can be found on the [City's sustainability page](#).



## Climate Policies, Programs, Plans with Climate Reference

This Plan builds upon the sustainability efforts in current City plans, polices, and programs. For example, the City's 2040 Comprehensive Plan, [Cultivate Hopkins](#), prioritizes resilience by including goals on integrating green infrastructure, expanding the urban tree canopy, and reducing urban heat island effect. Additional policies of the Comprehensive Plan support neighborhood and community connection efforts, improve health systems, and prioritize a healthy environment. The [2025 City Council Strategic Plan](#) reinforces these policies with a goal to promote a resilient community by maintaining physical infrastructure, practicing environmental responsibility, and supporting a range of affordable housing options that are connected to multiple modes of transportation.

Additional plans like the [Water Resource Management Plan](#), [Park System Master Plan](#), and [Energy Action Plan](#), go deeper in identifying specific actions for a more sustainable Hopkins. Generally, there is strong support for climate mitigation and resilience incorporated throughout the City's various plans and opportunity to better integrate these plans into the City's policies and budgets.

The City has initiated several projects aimed at reducing emissions and building resilience. With a focus on City operations, the City subscribes to solar gardens that have generated over 14,000 MWh of solar and resulted in more than \$1 million in bill credits. The City is also looking to install more solar energy systems at municipal facilities and complete its transition to 100% LED lighting. In the broader community, the City launched the [Hopkins Climate Solutions Fund](#), which provides rebates to businesses and residents who make energy efficiency, electrification, clean energy, and sustainable transportation improvements. The program integrates strategies from the [Hopkins Heat Vulnerability Study](#) which recommends bonuses for businesses to increase cool surfaces in areas of urban heat island effect. The City most recently announced the launch of its first electric car share hub at Dow Towers as part of HOURCAR's Multifamily Electric Vehicle Pilot Project. Two electric, hub-based vehicles will be available to provide residents and the surrounding community with access to clean, affordable transportation. Additional initiatives can be found in the Existing Conditions Report.

# 3

# Engagement

Engagement for the Hopkins Climate Solutions Plan was designed to be inclusive, accessible, and reflective of community priorities. The City employed a variety of engagement methods and opportunities to gather input from a broad range of perspectives across the community. Engagement methods included in-person events, a virtual webinar, several focused conversations with community representatives, and a multilingual online survey. In total, nearly 300 people provided input. These engagement opportunities informed the vision, targets, and priorities of the five-year work plan. More details can be found in the engagement summary, and the process and themes that emerged are summarized below.

## Engagement Process

+ **January 25, 2025 Kick-off Event:** More than 40 people attended the Hopkins Climate Solutions Plan kick-off at The Depot in Hopkins.

+ **February 5, 2025 Webinar:** Nearly a dozen people joined a virtual webinar to learn about the plan and share input.

+ **January–April Focused Conversations:** The City hosted six conversations with key stakeholder groups throughout February and March to have more focused discussions and gather broader perspectives. The following groups participated in focused discussions:

- Hopkins Business and Civic Association (HBCA)
- Hopkins-Minnetonka Youth Advisory Board (YAB)
- Dow Towers residents
- Hopkins Apartment Managers' Assoc. (HAMA)
- Lunch and Learn at Activity Center
- Hopkins Division Managers

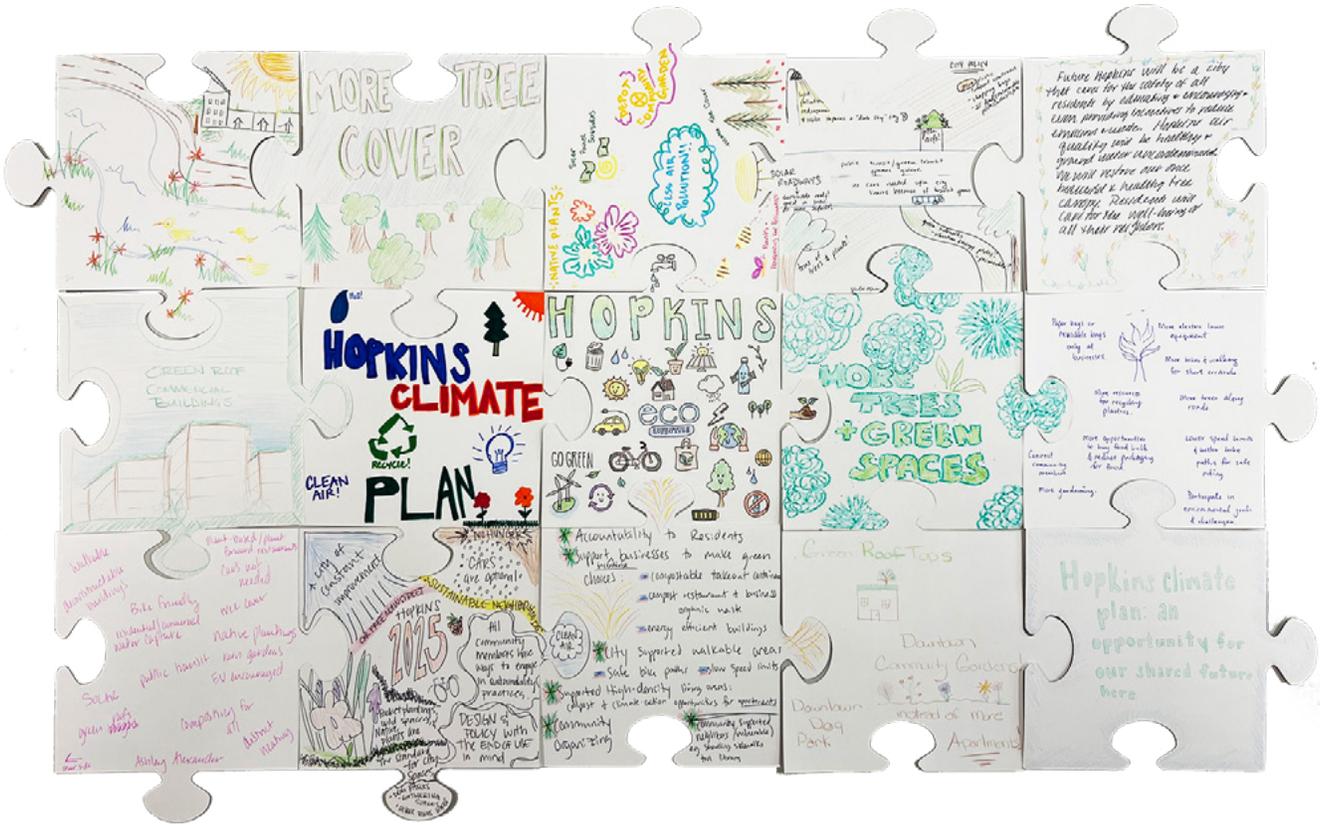
+ **February–March Tabling Events:** City staff tabled at various community events in the City to share the planning process and gather feedback from attendees.

+ **March–April Online Survey:** The City hosted an online survey in English, Spanish, and Somali to gather insight into what community members envision for a resilient City and their priority actions for climate mitigation and adaptation.



Photos From Engagement Events

**Figure 3.1** Connected Puzzle of Participant's Vision for Hopkins' Future



# Themes

At each of these events, City staff shared background information about the Hopkins Climate Solutions Plan, then asked participants to share their visions for a future Hopkins that has reduced its emissions and successfully adapted to climate change. Participants were invited to share using written or illustrated images for the future, which were captured on blank, cutout puzzle pieces. Themes that emerged from the puzzle pieces and suggested actions are summarized below:

- + **Clean Energy:** Many people shared images of solar panels and wind turbines. Many would like to see a solar garden on the landfill site as well as more access to solar energy for all residents, especially those with lower incomes.
- + **Nature:** Many of the vision images depicted scenes that incorporated nature into the

City, especially increased trees, native plants, pollinator habitats, green roofs, and clean water and air. These themes were reinforced through survey responses and action prioritization.

- + **Transportation:** There was strong sentiment for multiple transportation options including better transit, improved biking and walking connectivity, and reduced car traffic in downtown. Generally, participants wanted safer, more convenient, and accessible transportation options.
- + **Waste:** Many participants expressed a desire for more education and options for sustainable disposal of waste, especially for organics. Specifically, participants wanted to see workshops that offered education on recycling, and access to organics collection at multi-family housing. There was a strong desire for more options for sustainable waste collection and education at rental housing.

# Survey Results

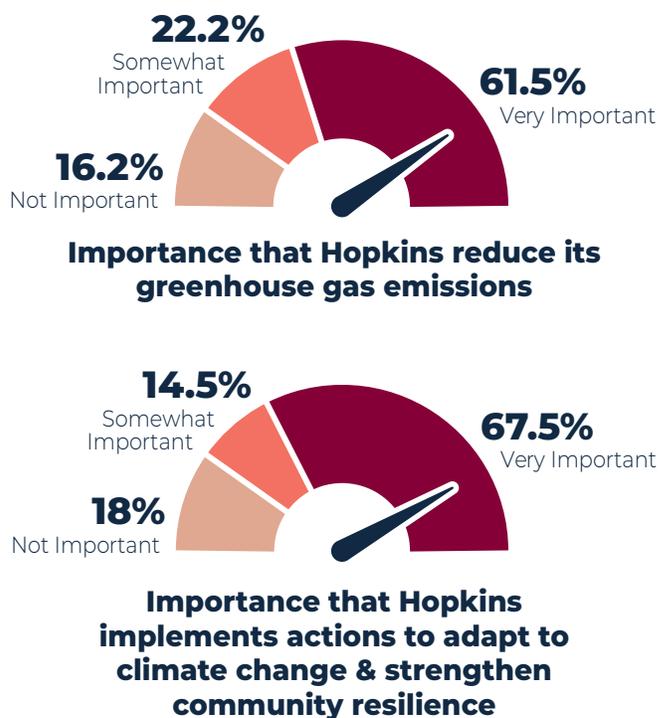
An online survey also captured community sentiment about climate priorities. The survey collected responses from mid-March 2025 through mid-April 2025. While the survey was available in three languages (English, Spanish, and Somali), the English language version was the only one with any responses. In total, 120 people responded to the survey.

The survey included questions about general attitudes toward mitigating and adapting to climate change. Most respondents (67.5%) consider addressing climate change “very important”, while 14.5% said it is “somewhat important”, and 18.0% said it is “not important at all”. Survey respondents were generally positive and enthusiastic about making Hopkins greener, walkable, and community-focused. Themes that emerged were in support of more clean energy and efficiency, expanded green infrastructure and natural spaces, increased transportation options, and community well-being. Some concerns that were expressed included using public dollars for climate action, frustration with mandatory programs like organics recycling fees, and the environmental impact of electric vehicles.

## Storytelling

In partnership with local consultant [Change Narrative](#), the City of Hopkins hosted a community event on Earth Day to conclude engagement and shift the focus of the process to developing the work plan. The event featured an overview of the draft vision and supporting elements, insights from community discussions, and climate stories from three Hopkins community members. The climate stories were personal reflections of lived experiences and how they connect to and are impacted by climate change. The stories featured at this event can be found on the [City's sustainability page](#) and excerpts have been woven into the plan.

Figure 3.2 Sample of Survey Results



\*Dials represent the weighted average of responses



Photos from storytelling event

# 4

## Vision & Goals



Image source: City of Hopkins



Informed by community input, the long-term vision illustrates a possible future for Hopkins where the City successfully implements actions to reduce emissions and strengthen resilience. The vision statement was developed from the themes that emerged from public input, where the Hopkins community emphasized the importance of access to clean electricity, increased green space, more mobility options, zero waste, and resilience to climate hazards. By reflecting stakeholder input, Hopkins is creating a sustainable future that meets the needs of the community.

The structure of the vision includes a broad statement that helps visualize the future of Hopkins, followed by five elements that support the community-driven themes. These elements are used to structure the five-year work plan and are supported by strategies, objectives, and actions that will help move Hopkins toward its desired future.

# Our Climate Vision

The City of Hopkins thrives from decades of investment in integrated climate actions that have reduced greenhouse gas emissions and built resilience to climate hazards. Everyone — especially the most vulnerable — benefits from cleaner air, lower energy costs, zero waste, more active and connected lifestyles, and greater access to natural resources. Effective use of taxpayer dollars is reflected in the affordability of the community and availability of high-quality public services and facilities.



**Clean Air.** Widespread electrification of buildings and transportation have eliminated harmful emissions from the combustion of fossil fuels. All buildings have installed technologies that remove airborne contaminants, maintaining good indoor air quality during times of poor outdoor air quality. Energy efficient buildings and renewable electricity have eliminated the need for fossil fuels, keeping utility bills stable and affordable, especially for households with the highest energy burden. Zero-emissions transportation options reduce pollution along arterial and local roadways.



**Green City.** A robust tree canopy cools the City, reduces heat islands, improves air quality, and provides wildlife habitat. Native plants in parks, boulevards, and yards cut water use, boost biodiversity, and connect people to nature. Green infrastructure — like rain gardens, bioswales, green roofs, and permeable pavement — manages stormwater naturally and enhances public spaces.



**Active & Connected Lifestyles.** Residents and visitors have access to safe biking, walking, and rolling infrastructure that connects neighborhoods, businesses, parks, and neighboring communities. Reliable, affordable transit reduces reliance on personal vehicles and the high cost of vehicle ownership. Neighbors connect with and support each other through increased opportunities to interact in public spaces.



## **Zero Waste & Sustainable Living.**

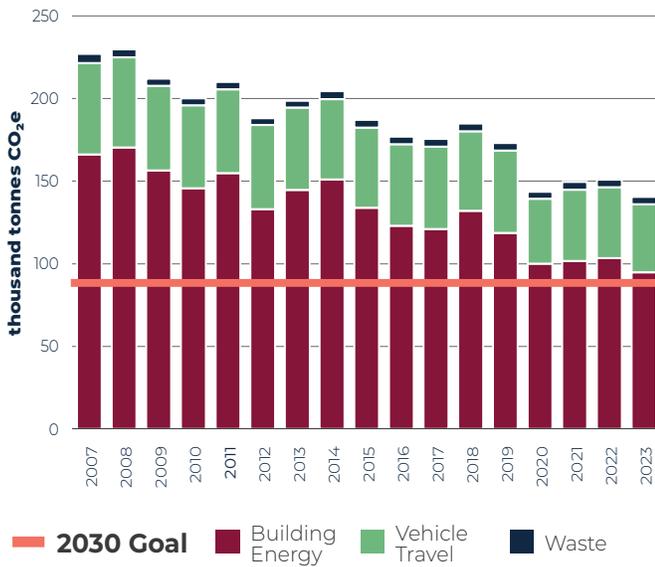
Robust reuse, composting, and recycling programs eliminate the need for landfills and incinerators. Municipal services, businesses, and households embrace a circular economy, reducing excess consumption and prioritizing sustainable purchasing practices. Sustainably-designed housing can maintain affordability while promoting climate resilience. Healthy soils amended with biochar or compost support and abundance of community gardens, fruit-bearing trees, and raspberry brambles that provide greater access to healthy, affordable food while supporting resilient ecosystems and sequestering carbon.



**Resilience to Hazards.** Flood-resistant infrastructure complemented by natural stormwater management protects against extreme weather. High-quality public services and resilient infrastructure keep taxes predictable and stable. Cooling centers and green spaces reduce heat risks, especially for vulnerable populations. Emergency preparedness programs and resilience hubs ensure community safety and rapid response during disruptive weather events.

**Figure 4.1** 2030 Goal for Hopkins Greenhouse Gas Emissions

Source: [Regional Indicators Initiative](#)



**“ I know I am not alone in feeling climate grief and overwhelm about our changing environment. The heaviness of the knowledge of what is happening in our world and my circle of influence sometimes feels so small. I question what I can do as one person, and as an artist. I remember Ms. Judith’s words: “Try, because despite all the challenges, some things are beautiful possibilities worth pursuing.” She taught me not to fear the feeling of not being “big enough” to make a difference.**

*Julie Marie Muskat, Hopkins Resident*

# Our Climate Goals

This Plan guides the City of Hopkins toward achieving its goals to reduce emissions and build resilience to current and projected climate hazards. By 2030, the City aims to reduce community-wide emissions by 50% from a 2019 baseline and achieve carbon neutrality by 2050, in line with the Paris Agreement and State goals. Achieving these goals will allow Hopkins to contribute to the global emissions reductions that are necessary to keep temperatures from rising over 2°C (3.6°F). In 2019, Hopkins emitted 173,153 tonnes of CO<sub>2</sub>e. In 2023, emissions decreased by 19% to 140,926 tonnes of CO<sub>2</sub>e. An additional 54,349 tonnes will need to be reduced by 2030 to achieve a 50% reduction (orange line in Figure 4.1). Some of these emissions will be reduced through continued decarbonization of electric generation, the rest will have to primarily come from changes in how the community uses energy in our buildings and vehicles.

Beyond reducing emissions, the community must also prepare for current and projected climate hazards. These preparations will help the community adapt to various stressors like drought and extreme heat, as well as disruptive weather. In addition to emissions reduction goals, the City also aims to strengthen infrastructure, improve emergency preparedness, enhance environmental and energy resilience, and strengthen community connections and well-being.

The following section includes targets, strategies, objectives, and actions for each of the vision elements to be completed over the next five years.

# 5

# Five Year Work Plan

This work plan is intended to be implemented by City staff with the support of community members over the next five years and is organized by each vision element: Clean Air, Green City, Active and Connected Lifestyles, Zero Waste and Sustainable Living, and Resilience to Hazards. Each vision element includes 2030 targets and strategies to achieve them. Each strategy is supported by broad objectives and specific actions that will be implemented over the next five years. This is not an exhaustive list of the actions necessary to achieve long-term goals but will help Hopkins remain on track to meet those goals.

## Implementation

Beyond the strategies outlined under each vision element in the work plan, the City can also ensure the successful implementation of this Plan by securing sustainable funding sources, enacting supportive policies, dedicating staff resources, and establishing processes to measure progress and share success. The strategies outlined below will help guide the City and community through plan implementation.

### 1. Secure Sustainable Funding Sources

To ensure long-term funding, the City should:

- + Maintain franchise fee funding support for the Hopkins Climate Solutions Fund; continue to prioritize income-qualified households.
- + Include climate action funding in the general operating budget; prioritize spending to improve equity across the community.
- + Review the Capital Improvement Plan to identify gaps and opportunities to incorporate climate mitigation and adaptation into planned and future infrastructure projects, especially in neighborhoods most at risk.
- + Pursue diverse funding streams such as county resources, state grants, federal tax incentives, philanthropic contributions, bonds, or other mechanisms.

### 2. Enacting Supporting Policies

To strengthen the Plan, the City should:

- + Integrate the Hopkins Climate Solutions Plan into the City Council's future Goals and Strategic Plans.
- + In collaboration with the Metropolitan Council, incorporate and build upon elements of this Plan into the next Comprehensive Plan update.
- + Complete an ordinance review of the zoning code to remove potential barriers to sustainable practices (e.g., solar installations, urban agriculture).

### 3. Dedicating Staff Resources

To ensure capacity for implementation, the City should:

- + Continue to fund and support full-time sustainability staffing and programming.
- + Incorporate additional staff capacity as needed.
- + Ensure the Plan is implemented across City departments.
- + Utilize external resources through partnerships, collaborations, and technical assistance to supplement internal staffing.
- + Partner with institutions, regional governments, the school district, neighboring communities, and others to expand efforts and share resources.



Top left image source: Homes.com. All other images: City of Hopkins

#### 4. Expand Community Participation

To maximize action throughout the Hopkins, the community should:

- + Take action at home, engage with neighbors, and encourage each other to contribute to the success of the plan.
- + Implement climate actions at businesses that encourage employees and visitors to choose climate friendly travel, purchases, and waste options.
- + Show support for the City in its efforts to achieve the goals in this plan.

#### 5. Measure progress and share success

To stay on track and encourage the community, the City should:

- + Develop a reporting platform to share accomplishments and progress toward goals.
- + Develop a recognition program for community partners.
- + Share successes and highlights through the City's communications channels.



# Clean Air

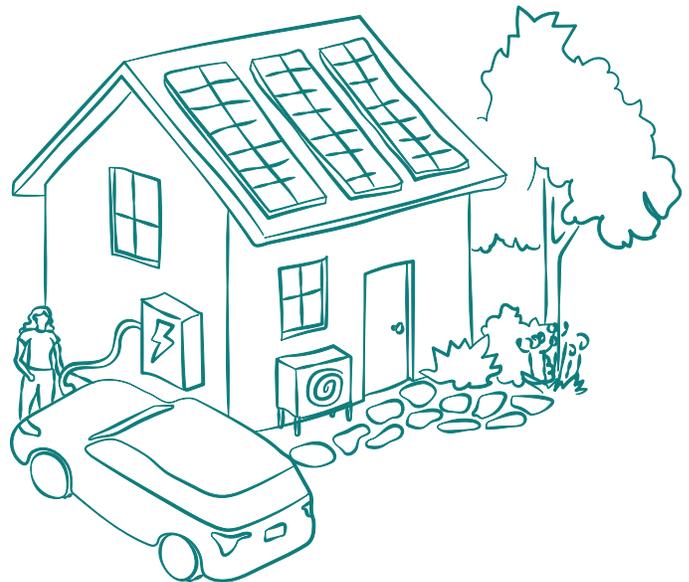
Combustion of fossil fuels contributes to air pollution. Outside, air pollution comes from gas and diesel combustion engines of vehicles and industrial processes. Inside, gas used for cooking and heating appliances contributes to poor indoor air quality. Electrification of both buildings and vehicles allows for the same conveniences and comforts while significantly reducing the amount of emissions and air pollutants.

## 2030 Targets

-  **20% of registered vehicles in Hopkins are electric or plug-in hybrid**
-  **Five additional public-facing charging stations**
-  **100% participation in clean electricity for City Operations**
-  **All City fleet vehicles are low- or zero-emissions, or are scheduled for replacement**
-  **1.5% of community-wide electricity consumption comes from clean electricity generation within the city or community solar garden subscriptions**
-  **350 cold climate residential heat-pumps installed**

**“ I am a fierce champion for health equity and ensuring everyone has access to clean air, water, and food. Fighting for a healthy climate and for students is at the heart of this mission. It became even more personal when my son, at just four years old, had his first asthma attack.**

*Brooke Roper, Hopkins Resident*



**Strategy I**

**Purchase electric and hybrid vehicles, including cars, light-duty trucks, buses, and other heavy-duty trucks and equipment.**

**Objective A: Reduce emissions from the City fleet through efficient, electric, and right-sized vehicles, and improved idling practices and technology**

- Action 1:** Complete a comprehensive fleet replacement and best practice study across all departments.
- Action 2:** Create a vehicle replacement schedule and sustainable operation plan based on the fleet study.
- Action 3:** Incorporate the fleet replacement into the Capital Improvement Plan.



**Lead:** Public Works: Streets and Fleets; Police Department; Fire Department

**Funding Sources:** City budget, federal tax incentives, [Xcel Energy rebates](#)

**Partners:** Xcel Energy, [Minnesota Department of Administration](#), MNDOT ([Evaluate Tool](#))

**Supporting plans/policies/programs:** City fleet study, Sustainability Work Plan, [Energy Action Plan](#), [Comprehensive Plan](#), [Capital Improvement Plan](#), [Equipment Replacement Plan](#)

**Objective B: Provide and/or enable public Level 2 and Level 3 charging stations.**

- Action 1:** Assess opportunities for access to public charging stations, including use, location, and utility power supply capacity.
- Action 2:** Identify funding to install public charging stations.
- Action 3:** Work with external partners to procure, install, and maintain charging stations.



**Lead:** Public Works: Facilities, Engineering

**Funding Sources:** City budget, federal tax incentives

**Partners:** Xcel Energy, Minnesota Department of Administration

**Supporting plans/policies/programs:** Sustainability Work Plan, [Energy Action Plan](#)

**Objective C: Provide education and incentives to increase community-wide adoption of electric and plug-in hybrid electric vehicles.**

- + Action 1:** Utilizing the [Hopkins Climate Solutions Fund](#), continue offering incentives to property managers and landlords to install electric vehicle charging infrastructure to incentivize more charging availability for renters.
- + Action 2:** Utilizing the Hopkins Climate Solutions Fund, continue offering incentives to businesses to install electric vehicle charging infrastructure to incentivize more charging availability for employees and visitors.
- Action 3:** Provide educational materials to businesses and residents about the benefits of electric vehicles and plug-in hybrids, as well as available incentives.



**Lead:** Public Works: Engineering; Communications

**Funding Sources:** Sustainability budget

**Partners:** Xcel Energy

**Supporting plans/policies/programs:** [Energy Action Plan](#)

New Action    +    Ongoing Action

**Strategy II****Expand building electrification, efficiency, and clean energy****Objective A: Identify opportunities to decarbonize public buildings.**

- + **Action 1:** Add and maintain a complete portfolio of municipal facilities in B3. Continue identifying opportunities for on-going efficiency improvements.
- Action 2:** Complete building audits for all municipal buildings and facilities to achieve carbon neutrality by 2050.
- Action 3:** Begin implementation of the municipal building decarbonization measures.
- Action 4:** Design and construct all new public buildings to follow the Sustainable Building Policy.

**Lead:** Public Works: Engineering, Facilities; Planning and Development

**Funding Sources:** City budget

**Partners:** City of Saint Paul (Building Decarbonization Plan), Minnesota B3, Xcel Energy

**Supporting plans/policies/programs:** [Energy Action Plan](#)

**Objective B: Initiate at least one geothermal or networked geothermal demonstration project at a City facility or facilities.**

- Action 1:** Identify at least one suitable City-owned site to install geothermal.
- Action 2:** Conduct a feasibility study to determine geologic conditions, engineering analysis, and costs.
- Action 3:** Using the feasibility study findings, secure funding through grants, loans, bonding, tax and utility incentives for construction.
- Action 4:** Engage relevant City staff, community groups, and others to provide information and updates about the geothermal demonstration project.

**Lead:** Public Works: Facilities; Administration

**Funding Sources:** MPCA geothermal planning grants, federal tax credits, [Minnesota Climate Innovation Finance Authority](#)

**Partners:** Minnesota Department of Commerce, CenterPoint Energy

**Supporting plans/policies/programs:** Park System Master Plan

**Objective C: Maximize clean electricity generation for City electricity use.**

- + **Action 1:** Continue subscribing to community solar gardens for City electricity consumption.
- + **Action 2:** Maximize solar energy on public buildings and underutilized land (e.g., landfill).
- Action 3:** Assess public buildings to identify where energy storage could be used to reduce peak demand.

**Lead:** Public Works; Finance

**Funding Sources:** Federal tax incentives, Solar on Public Buildings Grant

**Partners:** Xcel Energy, Minnesota Department of Commerce, Community solar garden providers

**Supporting plans/policies/programs:** [Energy Action Plan](#), [Comprehensive Plan](#), Heat Vulnerability Study, Park System Master Plan

- New Action
- + Ongoing Action



Solar field (Image source: Flickr)

### Objective D: Support the decarbonization of residential, commercial, and institutional buildings.

- + **Action 1:** Continue to provide financial incentives through the [Hopkins Climate Solutions Fund](#) to businesses and residents for the purpose of increasing efficiency, electrification, and access to clean electricity. Share success and program updates annually.
- + **Action 2:** Utilize City communication channels to share resources about available technologies and incentives to help businesses and residents decarbonize their buildings.
- + **Action 3:** Provide resources with a focus on income-qualified residents to increase community solar garden subscriptions and/or rooftop solar installations.
-  **Action 4:** Host quarterly workshops on relevant topics to engage residents on home energy efficiency, decarbonization, and clean electricity technologies and practices.
-  **Action 5:** Celebrate the implementation of at least one project completed on private property that employs new decarbonization technologies, such as geothermal, thermal energy networks, air source heat pumps, solar and storage, or other technologies, through City communication channels, ribbon cutting, case study, or other recognition.

**Lead:** Public Works: Engineering; Planning and Development; Inspections

**Funding Sources:** [MinnPACE](#), tax credits, utility rebates, [Hopkins Climate Solutions Fund](#), Minnesota Climate Innovation Finance Authority (MNCIFA), MN Home Efficiency Rebate Program (HOMES), MN Home Electrification and Appliance Rebate (HEAR)

**Partners:** Saint Paul Port Authority, [MNCIFA](#), Energy Smart, Center for Energy and Environment, EnerChange

**Supporting plans/policies/programs:** [Energy Action Plan](#), [Sustainable Building Policy](#), [Comprehensive Plan](#)

 New Action    + Ongoing Action



# Green City

The City of Hopkins is dominated by impervious surfaces, primarily asphalt and concrete, as well as large industrial buildings. Some areas within the City are nearly 100% impervious land cover, especially downtown and along Excelsior Boulevard. Impervious surfaces complicate storm water runoff management, contribute to urban heat island effect, and negatively impact livability, habitat, and ecological functions.

Prior to European settlement, Hopkins was dominated by wet prairies, wetlands, and oak barrens ([University of Minnesota Natural Resource Atlas](#)). Restoration of native vegetation through green infrastructure installations, depaving practices, turf removal, and tree planting will help to mitigate the negative effects of over paving, strengthen the resilience of the natural environment, and make the City more attractive for residents and visitors.

## 2030 Targets



**Convert and restore at least 5 acres of underutilized (pavement and turf) areas across the community to native wet prairie, oak barren, wetland, or deciduous forest by 2030.**



**Plant 2,000 (400/year) trees across public and private spaces, prioritizing neighborhoods with a relatively low tree equity score, non-recreational park areas, and new developments.**

**“ Even as a child, I experienced how combining a love of nature and art could cultivate beauty and connection in the world.**

*Julie Marie Muskat, Hopkins Resident*



**Strategy I**

**Increase tree canopy and convert underutilized paved and turf land cover to functional green space that manages stormwater, supports urban cooling, and provides habitat.**

**Objective A:** Maintain and increase the urban tree canopy on publicly-owned properties to provide more shade and increase cooling.

- + **Action 1:** Increase urban forestry budget to hire additional staff and provide the resources necessary to increase capacity for tree planting and care.
- + **Action 2:** Use the tree inventory to identify high priority tree replacement and new plantings.
- + **Action 3:** Celebrate annual tree plantings each Arbor Day.
- + **Action 4:** Maintain Tree City USA recognition and explore the Growth Award.



**Lead:** Public Works: Forestry, Engineering  
**Funding Sources:** General Fund, Grants, Tree Sale  
**Partners:** Tree Trust, Hennepin County, Nine Mile Creek Watershed District, Minnehaha Creek Watershed District  
**Supporting plans/policies/programs:** [Comprehensive Plan](#), [Park System Master Plan](#)

**Objective B:** Improve on-site stormwater management with green infrastructure on publicly-owned properties.

- Action 1:** Assess downtown [public parking areas](#) for opportunities to convert pavement to reflective, permeable pavement and/or remove excess pavement and replace it with native vegetation and/or green infrastructure.
- Action 2:** Assess parks for underutilized turf that can be converted to native vegetation, food production (see Zero Waste and Sustainable Living), or green stormwater infrastructure.
- + **Action 3:** Incorporate green and/or white roofs into planned roof replacements in the Capital Improvement Plan.
- Action 4:** Encourage rain harvesting and stormwater management best practices such as rain barrels, rain gardens, and participation in [“Adopt a Drain”](#).



**Lead:** Public Works: Engineering, Facilities, Streets and Fleets, Parks; Parks and Recreation; Planning and Economic Development  
**Funding Sources:** MPCA resilience grants, Capital Improvement Plan  
**Partners:** Nine Mile Creek Watershed District, Minnehaha Creek Watershed District, Hennepin County  
**Supporting plans/policies/programs:** [Heat Vulnerability Study](#), [Stormwater Management webpage](#)

New Action    +    Ongoing Action



**Objective C: Enhance public spaces by converting land cover from turf and pavement to pre-settlement vegetation, where appropriate, to improve attractiveness, enhance user experience, and support wildlife habitat.**

- Action 1:** Assess park land to determine areas that don't support active recreation activities and can be converted to native prairies species and tree canopy improvements.
- Action 2:** In partnership with the watershed districts and community members, develop a plan to convert the underutilized land identified in the park assessment.
- Action 3:** Identify opportunities and create a plan to enhance streets—with native vegetation and trees—that connect parks, improving aesthetics, ecological function, and user experience.



**Lead:** Parks and Recreation; Public Works: Parks

**Funding Sources:** Nine Mile Creek Watershed District Cost Share

**Partners:** Nine Mile Creek Watershed District, Minnehaha Creek Watershed District, U.S. Biochar Initiative (USBI), United States Composting Council (USCC), City of Minneapolis

**Supporting plans/policies/programs:** [Park System Master Plan](#)

**Objective D: Support the conversion of rooftops, impervious surfaces, and underutilized turf in a manner that improves stormwater management and reduces urban heat island effect on private properties.**

- + Action 1:** Continue the annual tree and spring plant sales; offer further discounts or free trees to areas of the City with low tree canopy and/or in environmental justice areas of concern.
- + Action 2:** Continue to offer the green infrastructure bonus as part of the Hopkins Climate Solutions Fund.
- + Action 3:** Evaluate opportunities to include native plants in Hopkins Climate Solutions Fund.
- + Action 4:** Maintain up-to-date resources about native plantings and tree care on the City's website.
- + Action 5:** Add native landscaping and sustainability bonus points to the [Community Image Award Nomination Form](#).
- + Action 6:** Strengthen tree preservation and planting requirements for new development.



**Lead:** Public Works: Forestry, Engineering; Planning and Economic Development; Communications

**Funding Sources:** [Hopkins Climate Solutions Fund](#)

**Partners:** Tree Trust, [Nine Mile Creek Watershed District Seed Lab](#), [Land and Water Partnership Program](#)

**Supporting plans/policies/programs:** [Tree Sale](#), Spring Plant Sale, [102-840 Existing Tree Ordinance](#)



# Active & Connected Lifestyles

Hopkins is well-positioned to be one of the most sustainable transportation communities in the state. Five regional bike trails connect within the City, cycling infrastructure continues to improve and expand, the downtown core is walkable, and the light rail extension will add three stations within the community that are already spurring transit-oriented development. The relative density of the community enables improved transit options and justifies the need for more transportation options to reduce congestion and the demand for parking. More access to active transportation and high-quality transit services will contribute to improved health and reduced costs for all residents.

## 2030 Targets

-  **10% reduction in vehicle miles traveled (reduce about 500 miles per person)**
-  **45% of commutes are non-single occupancy vehicles (35% in 2023)**
-  **1 mile of new bike lanes added**
-  **50 households reduce car ownership by at least one vehicle**

**“ The trail system is more to me than a way to get places. I often find ‘community’ along its paths, meeting neighbors and their dogs. Many days, my husband David, an avid walker, will join me, and it’s a place where we can have important conversations. I use the trails year-round, which allows me to witness the changing intricacies of the seasons.**

*Jane Hufford Downes, Hopkins Resident*





**Strategy I**

**Enable a car-optional Hopkins by shifting transportation modes from cars to other options, including biking, walking, shared mobility, accessibility devices, and transit.**

**Objective A:** Expand and enhance active transportation infrastructure that accommodates and improves the safety and experience of biking, walking, and using accessibility devices and shared mobility throughout the community.

- Action 1:** Build protected bike lanes where feasible that can accommodate side by side biking as well as wheelchairs and other mobility scooters.
- Action 2:** Incorporate native landscaping, trees, and green infrastructure to streetscape to improve the user experience.
- + Action 3:** Review the City’s Complete Streets Policy and update to include new transportation modes (e.g., shared mobility), and more explicitly include green infrastructure and vegetation along boulevards.
- Action 4:** Update the City’s Bike and Pedestrian Plan to improve connectivity of routes, enhance user experience, and increase safety.
- Action 5:** Increase the percent of the City’s Capital Improvement Plan budget for active transportation.
- Action 6:** Add secure, substantial, and innovative bike storage at light rail stations (e.g., the 17th Avenue park and ride).
- + Action 7:** Evaluate funding opportunities to increase incentives for income-qualified households to purchase electric bikes or scooters.
- Action 8:** Partner with local businesses and organizations to conduct community bike rides and street closure events.



**Lead:** Public Works: Engineering; Planning and Economic Development  
**Funding Sources:** City Budget, [Active Transportation Funding](#)  
**Partners:** Active Living Steering Committee, Neighboring cities, Hennepin County, Metropolitan Council, City of Minnetonka, Access Hopkins  
**Supporting plans/policies/programs:** [Hopkins Pedestrian & Bike Plan](#), [Active Living Project](#)

**Objective B:** Increase transit ridership through improved bus shelters, last mile options, and rider education.

- Action 1:** Partner with Metro Transit to improve the aesthetics, comfort (including heating and cooling), and safety of bus shelters.
- Action 2:** Add more last mile options by locating shared mobility options near transit stops.
- Action 3:** Encourage community members to sign up to [“Adopt a Stop”](#)
- Action 4:** Share rider tips and transit education through the City’s communication channels.



**Lead:** Planning and Economic Development; Communications  
**Funding Sources:** City Budget  
**Partners:** Metro Transit, Community Members  
**Supporting plans/policies/programs:** [Comprehensive Plan](#)

New Action    Ongoing Action



Infrastructure that supports multiple mobility modes (Image sources: City of Hopkins)

**Objective C: Expand shared and accessible mobility options throughout the community and in partnership with neighboring cities.**

- + **Action 1:** Continue to partner with neighboring communities to contract with electric micro-mobility (bike and scooter) and expand the service area; promote discount programs for income-qualified residents.
- + **Action 2:** Partner with [HOURCAR](#) to expand carsharing options (e.g., [Evie](#)) to at least two more locations, prioritizing environmental justice areas of concern.
- 🛠️ **Action 3:** Promote alternative transportation options on the City's social media sites and other communication channels.
- 🛠️ **Action 4:** Partner with community members to create a [cargo bike library](#) or similar program.



**Lead:** Planning and Economic Development; Administration; Communications

**Funding Sources:** City Budget

**Partners:** St. Louis Park, Golden Valley, Edina, Minnetonka, Hennepin County

**Supporting plans/policies/programs:** [Comprehensive Plan](#)

🛠️ New Action    + Ongoing Action



# Zero Waste & Sustainable Living

Waste contributes to 3% of communitywide greenhouse gas emissions. Much of the emissions come from the incineration of materials that are not diverted from the waste stream.

Maximizing waste diversion through recycling, composting, reuse, and reducing consumption can help mitigate emissions and minimize broader environmental impacts. Homes that are built to sustainable design standards use lower impact construction materials and feature efficient and clean technologies that enhance indoor air quality, comfort, and long-term affordability. Sustainable land management practices improve soil quality, which has been degraded over time from excessive salt use, polluted runoff, and nutrient depletion.

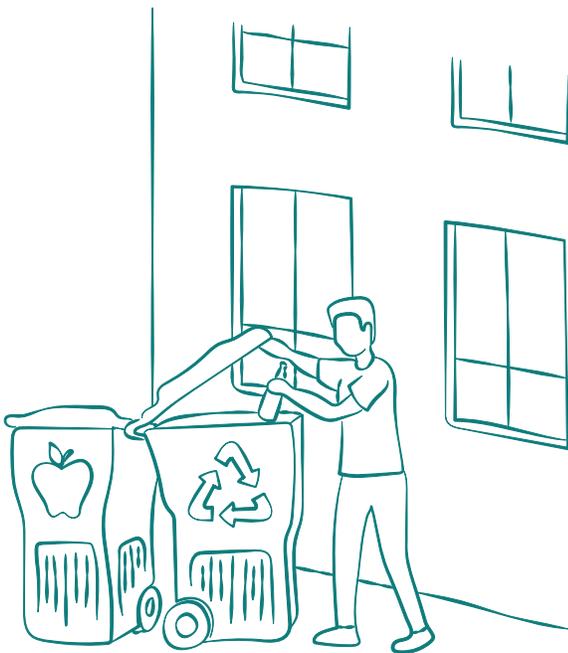
## 2030 Targets



**Recycle or compost 75% of waste by 2030**



**Expand community gardens and food security programs to serve at least 20% of low-income households.**



**“ What I want my grandchildren to know most is that I have not given up hope— because I still see so many people who care. I’m especially glad to see that caring spirit alive in the Hopkins community. Perhaps one of the most important actions I can do is introduce my grandkids to the woods, so they can look for and cherish the wonders of the natural world around them. [...] I am confident that if they know how wonderful our Earth is, they will be more apt to try to preserve it.**

*Jane Hufford Downes, Hopkins Resident*





Separated waste streams (Image sources: City of Hopkins)

**Strategy I**

**Establish infrastructure to build toward zero waste and a local circular economy.**

**Objective A:** Minimize waste at City buildings and events by maximizing sustainable purchasing, composting, recycling, and reuse.

- Action 1:** Adopt a City sustainable purchasing policy that prioritizes GHG emissions, reusable and compostable products, and eliminates plastic where possible.
- Action 2:** Provide training and resources for City staff to maximize waste reduction at City buildings and host zero waste community events.
- Action 3:** Adopt a sustainable packaging ordinance.



**Lead:** Public Works: Engineering, Facilities; Communications; Finance; All City staff  
**Funding Sources:** Minnesota Pollution Control Agency [Waste Reduction and Reuse Grants](#), City budget, Hennepin County ([Hennepin County Solid Waste Management Plan](#), [Hennepin County Zero Waste Plan](#))  
**Partners:** Hennepin County, Waste hauler  
**Supporting plans/policies/programs:** [Comprehensive Plan](#)

**Objective B:** Support homeowners, renters, landlords/property managers (of 5+ units), institutions, and businesses to minimize waste by maximizing composting, recycling, reduction, and reuse.

- Action 1:** Expand composting options for multi-family housing (5+ units) and businesses.
- Action 2:** Offer educational workshops and resources to community members, focusing on renters, to encourage more sustainable waste practices.



**Lead:** Public Works  
**Funding Sources:** [Hennepin County Business Recycling Grants](#), Hennepin County Multifamily SCORE Funds  
**Partners:** Hennepin County ([Hennepin County Solid Waste Management Plan](#), [Hennepin County Zero Waste Plan](#)), Waste Wise, Hopkins Apartment Managers Association (HAMA)  
**Supporting plans/policies/programs:** [Multifamily Housing Made Easier Webinar](#)

New Action    + Ongoing Action



**Strategy II**

**Increase climate-resilient, sustainable, and affordable housing development and property management throughout the community.**

**Objective A:** Utilize City tools to encourage developers to incorporate sustainability, affordability, and climate elements into construction.

**+ Action 1:** Use the [Sustainable Building Policy](#) to encourage developers to incorporate sustainable design principles into new construction.

**🔧 Action 2:** Implement the City’s Sustainable Building Policy for non-applicable development.



**Lead:** Planning and Economic Development

**Funding Sources:** Hopkins Climate Solutions Fund, [Federal tax deduction for efficiency](#), Xcel New Home Construction rebate

**Partners:** Xcel Energy, property owners and managers, community members

**Supporting plans/policies/programs:** [Sustainable Building Policy](#)

**Objective B:** Increase or maintain housing affordability and climate-resilient property management of multi-family properties.

**+ Action 1:** Reach out to property managers, landlords, and tenants to promote the [Hopkins Climate Solutions Fund](#).

**+ Action 2:** Provide resources to renters to increase access to energy efficiency programs and incentives.



**Lead:** Planning and Economic Development; Public Works: Engineering; Communications

**Funding Sources:** Hopkins Climate Solutions Fund, utility rebates, state and federal tax incentives and rebates

**Partners:** Xcel Energy, property owners and managers, community members

**Supporting plans/policies/programs:** [Sustainable Building Policy](#)



Apple Trees (Image source: Peter J. Markham)



Raspberry Brambles

**Strategy III**

**Restore urban soil health, sequester carbon, and expand community food production.**

**Objective A: Improve soil quality and sequester carbon on public land.**

- Action 1:** Partner with [Minneapolis](#) and other cities to produce and/or purchase biochar to help amend soil and sequester carbon.
- + Action 2:** Continue to offer compost and mulch to residents.
- + Action 3:** Continue implementing the low salt design checklist through the Sustainable Building Policy; encourage existing properties and non-applicable developments to use the checklist.
- Action 4:** Incorporate soil quality practices into street projects and planting projects.



**Lead:** Public Works: Forestry, Parks, Engineering; Planning and Development  
**Funding Sources:** City funding, [MPCA Chloride Reduction Grants](#)  
**Partners:** Minneapolis, Hennepin County, Metropolitan Council, Nine Mile Creek Watershed District, Minnehaha Creek Watershed District  
**Supporting plans/policies:** [Low Salt Design Factsheet for Developers](#)

**Objective B: Expand healthy community food production.**

- Action 1:** Convert underutilized park lands and other rights-of-way to grow fruit (orchard trees, raspberries, blueberries, etc.) and vegetables that are accessible to community members.
- + Action 2:** Continue to encourage community members who don't have their own yard access to participate in City community gardens.
- Action 3:** Encourage and incentivize community members to grow food in their own yards.
- Action 4:** Donate community food through the [ICA Food Shelf](#) or similar programs.



**Lead:** Parks and Recreation; Communications; Public Works: Parks, Streets and Fleets  
**Funding Sources:** [Lawns to Legumes](#)  
**Partners:** Hennepin County Master Gardeners, Hopkins Schools, ICA Food Shelf  
**Supporting plans/policies/Programs:** [Hopkins Community Gardens](#)

New Action    **+** Ongoing Action



# Resilience To Hazards

Climate hazards such as extreme heat, heavy rainfall, flooding, and severe weather are already affecting Hopkins. These events are becoming more frequent and intense due to climate change, placing increasing stress on infrastructure and vulnerable populations. While the entire community is at risk, climate hazards do not affect everyone equally. Older adults, people with disabilities, households with low incomes, communities of color, and immigrants often face greater risks due to limited resources and access to services. Systemic inequalities can compound these challenges, leaving some residents more exposed to pollution, urban heat islands, and poor-quality infrastructure. By centering equity in climate planning, communities can help reverse historically underserved communities and create a more just, inclusive City that improves quality of life for all.

## 2030 Targets



**75% of residents are signed up to receive emergency alerts**



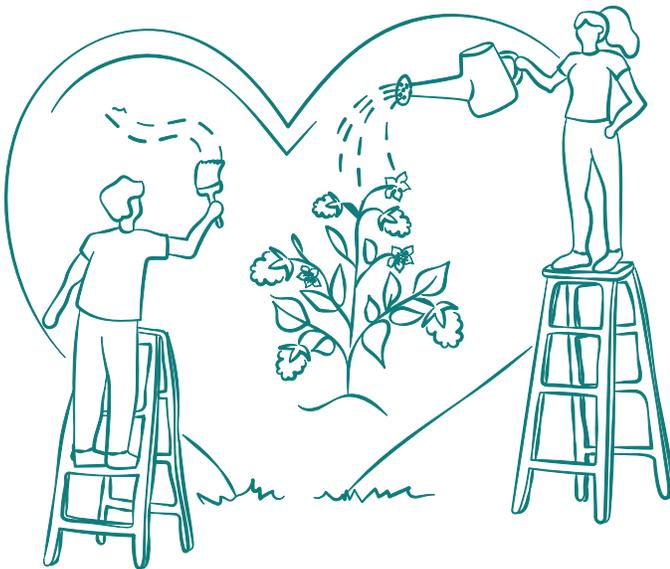
**All infrastructure projects in the CIP are reviewed for resilience improvements**



**Construction of a resilience hub**

**“ Climate change often feels like a conversation reserved for the privileged, centered on fighting for future generations. The concept of “resilience” can feel loaded, especially when Black people have a long history in this country of fighting just to survive, let alone thrive.**

*Brooke Roper, Hopkins Resident*



**Strategy I**

**Build social cohesion and capacity to respond to severe weather events and power outages.**

**Objective A: Support community resilience through education, awareness, preparedness, and response.**

- Action 1:** Incorporate community climate art, storytelling, and education into public events and spaces.
- Action 2:** Identify new outlets (social media, libraries, laundromats) and utilize effective communication channels to reach more community members during emergencies.
- + Action 3:** Sign-up residents to receive emergency weather alerts through [Smart911](#).
- Action 4:** Assist community members with hazard response and recovery efforts and resources—prioritizing urban heat island areas of concern and homes in flood-prone locations.



**Lead:** Communications; Administration; Planning and Economic Development; Fire Department  
**Funding Sources:** City budget  
**Partners:** Hennepin County, community members  
**Supporting plans/policies:** [Community Emergency Response Team](#)

**Objective B: Create more spaces that offer relief from extreme heat events.**

- + Action 1:** Increase the availability of and access to public cooling centers.
- + Action 2:** Complete construction of the resilience hub at Oakes Park.
- Action 3:** Install canopies, awnings, and other structures that provide shade in public areas where trees are not a viable option—prioritize urban heat island areas of concern.
- Action 4:** Retrofit existing buildings to serve the needs of a resilience hub and/or cooling center.



**Lead:** Administration; Parks and Recreation; Public Works: Parks  
**Funding Sources:** City budget, state bonding, grants.  
**Partners:** Hennepin County, neighboring communities  
**Supporting plans/policies:** [Heat Vulnerability Study](#)

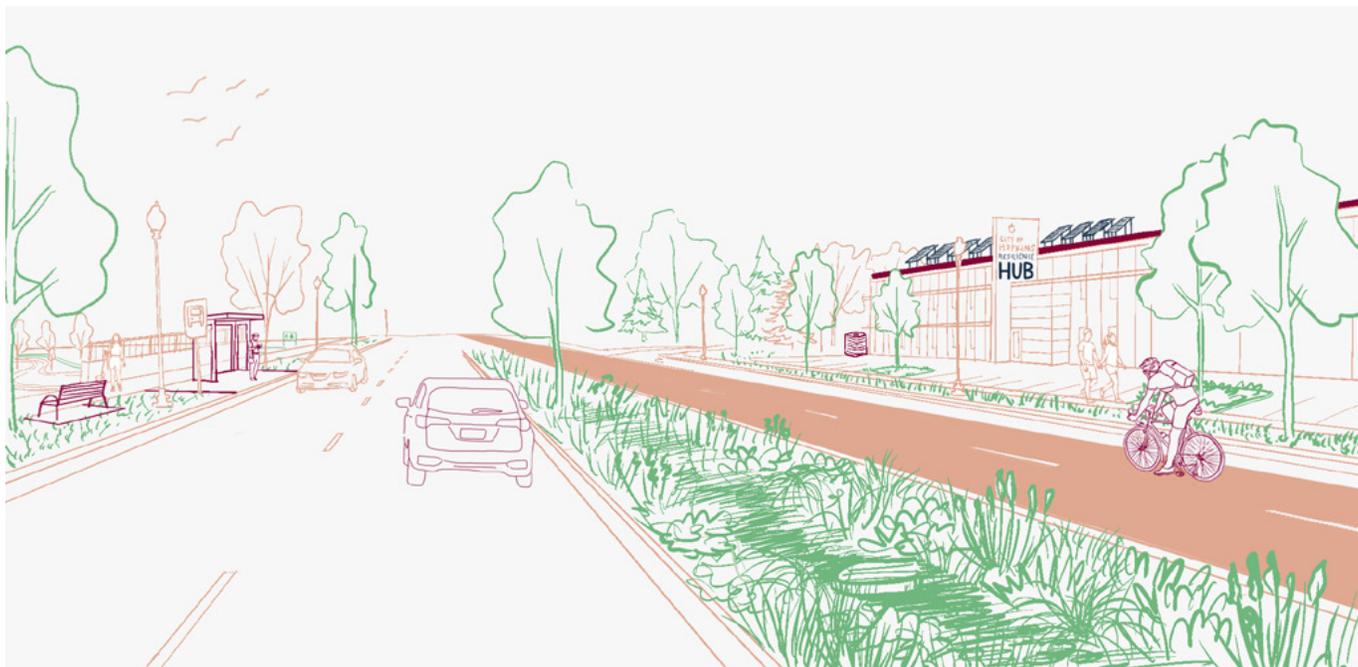
**Objective C: Ensure access to safe and reliable back-up power supply during extreme weather events.**

- + Action 1:** Install back-up generators that can provide power to water pumps in case of emergency.
- Action 2:** Identify opportunities to add microgrids to critical City infrastructures, prioritizing solar plus storage.
- Action 3:** Create a schedule to replace existing diesel and gas generators with solar and storage, where possible.



**Lead:** Public Works: Utilities, Facilities, Engineering  
**Funding Sources:** Minnesota Pollution Control Agency grant, solar and storage tax incentives  
**Partners:** Xcel Energy,  
**Supporting plans/policies/programs:** Heat Vulnerability Study

New Action    **+** Ongoing Action



Resilient community buildings and infrastructure (Image source: Hopkins Heat Vulnerability Study)

**Strategy II**    **Improve the resilience of infrastructure, buildings, and facilities.**

**Objective A:** Integrate climate resilience into the Capital Improvement Planning (CIP) process to sustain function, enhance capacity, and strengthen infrastructure in case of extreme weather events.

- + **Action 1:** During the annual (CIP) review, identify planned projects that could be modified to reduce emissions and/or adapt to climate hazards.
- + **Action 2:** Identify funding gaps for new projects that would help strengthen the resilience of future capital projects.
-  **Action 3:** Create a process to ensure all future CIP planning processes consider the applicability of climate resilience across all capital projects.

**Lead:** Finance; Public Works: Engineering  
**Funding Sources:** City budget  
**Partners:** Hennepin County  
**Supporting plans/policies/programs:** Capital Improvement Plan, [Goals and Strategic Plan](#)

 New Action    + Ongoing Action

# 6

# Create Your Own Plan!

The five-year work plan outlined in the previous section primarily focuses on what the City can do to enable climate action across the community and pursue emissions reductions in its own operations. The City effort is critical to the success of this plan, but it cannot be the only piece of the puzzle — residents, businesses, and institutions will also need to take action to reduce emissions and adapt to climate change, contributing to the goals of this plan. This section highlights the high-impact actions that can be taken by community members and includes a checklist for individuals to create their own five-year work plan.

## High-Impact Actions to Reduce Emissions At Home

### 1. Reduce Car Use and Emissions

**Renters:** Encourage landlords and property managers to install secure bike storage and/or EV charging infrastructure.

- + Make fewer trips in combustion vehicles by biking, walking, taking transit, carpooling, or telecommuting.
- + Take advantage of the City's e-bike rebate available through the Climate Solutions Fund.
- + If purchasing a vehicle, consider a hybrid, plug-in hybrid, or all-electric vehicle for your next vehicle purchase.
- + Consider if it's feasible to reduce the number of vehicles your household owns.

**Additional Benefits:** The [average annual cost](#) of owning a new vehicle in 2024 is more than \$12,000, and is among the largest single household expense. Reducing driving will help alleviate maintenance and fuel costs.

**Incentives:** [Hopkins Climate Solution Fund](#), [Utility Rebates for Electric Vehicle Charging](#)

### 2. Home Energy Improvements

**Renters:** Consider heat-pump window AC units, participate in community solar gardens, change out incandescent light bulbs with LED, use an induction plate for stovetop cooking, share resources with landlords and property managers about how they can improve the sustainability of their property.

- + Air seal and insulate your home.
- + Electrify gas equipment by switching to air-source or ground-source heat-pumps, heat-pump or electric water heaters, heat-pump or electric dryers, and induction ranges.
- + Participate in renewable electricity through rooftop solar panels or community solar gardens.

**Additional Benefits:** Implementing these actions can help reduce energy costs and improve indoor air quality and comfort. Look into time of use rates and space-heating rates (for electric heating) from Xcel Energy to further reduce costs.

**Incentives:** [Hopkins Climate Solution Fund](#), [Utility Rebates for Home Energy](#), [Minnesota Home Energy Rebates](#)

### 3. Minimize Waste

**Renters:** Most of these actions are available to renters. Currently, renters in multi-family buildings can collect kitchen scraps and drop them off at the Minnetonka-Hopkins Recycling Center.

- + Purchase fewer goods, especially single-use items; reuse items before disposing of them.
- + Donate goods that can be reused through buy-nothing groups, or local services like Goodwill or Ridwell.
- + Compost food scrap and other kitchen waste.
- + Recycle glass, aluminum, paper, and plastic, per City rules.

**Additional Benefits:** Reducing consumption can help reduce unnecessary spending and lessen the upstream emissions that result from the extraction of raw materials, manufacturing, and transportation of purchased products. Reducing waste also helps lessen pollution from the Hennepin County Energy Recovery Center (HERC) and decrease the amount of space required to maintain landfills.

### 4. Strengthen Resilience

**Renters:** Participate in community gardens, grow food in smaller containers, and purchase a [portable power station](#). Where renters don't have the ability or authority to implement actions, encourage landlords and property managers to implement these actions.

- + Landscape for climate resilience: plant native species and reduce impervious surfaces (e.g., asphalt and concrete) to manage stormwater.
- + Plant trees to provide more shade and cooling.
- + Utilize yard space to grow fruits and vegetables.
- + Install back-up power using solar and battery storage, or purchase a portable power station that can be used for essential appliances.
- + Install a metal roof for improved storm protection and roof longevity.
- + Create a home emergency kit that includes water, food, first aid materials, flashlights, batteries, and important documents.
- + Get to know your neighbors through daily interactions or structured events.

This is not meant to be an exhaustive list of all actions that can be taken at home, but rather an **overview of some of the highest-impact actions individuals can take**. For more information about what you can do to support emissions reduction efforts and enhance resilience check out resources like [Project Drawdown](#), the [Climate Action Handbook](#) from the Director of the University of Minnesota Climate Adaptation Partnership, Dr. Heidi Roop, among other resources. Use the checklist on the following pages to **create your own action plan** in consideration of your circumstances and what you hope to accomplish in the next five years. **City staff and resources are available** to assist community members in their efforts to implement climate actions.





# Existing Conditions Report

The City of Hopkins is completing its first Climate Solutions Plan that contains a comprehensive suite of strategies that will guide the City toward reaching its goals over the next five years and beyond. The first step in creating the Plan is to assess the City’s existing conditions as they relate to climate change. This includes both how the actions within the City contribute to climate change as well as how climate change affects the City. This report includes a profile of the community’s characteristics, a review of projected climate hazards and vulnerabilities, an inventory of current and past greenhouse gas emissions, and an assessment of on-going policies and programs that contribute to mitigating and adapting to climate change. This information provides insight into how well prepared the community might be to climate change impacts.

## Community Profile

### Geography

The City of Hopkins is a small community (4 square miles) with nearly 20,000 residents located southwest of Minneapolis. The City developed rail and streetcar lines ahead of the urban growth of the city, establishing its own robust downtown and distinct neighborhoods. While the community maintains its core small town characteristics, it has also undergone growth and changes.

Much of the community is now built out with a mix of housing, commercial, industrial, and institutional uses. Approximately half of the land is used for residential purposes, with single family housing making up two-thirds of the land dedicated to housing. Commercial, industrial, and institutional uses make up 27% of land. Approximately 17% of land is used for parks and recreation and major roadways use 4% of the land ([Community Profile](#)).

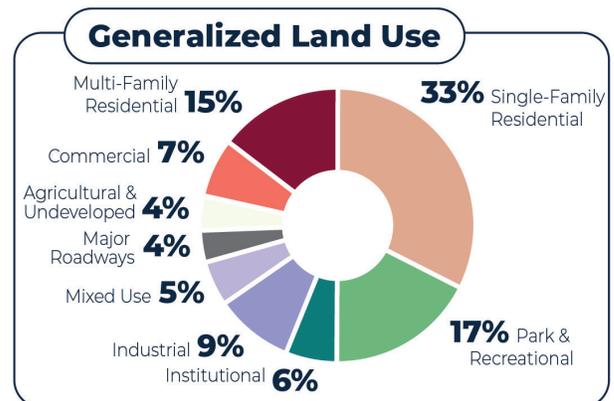
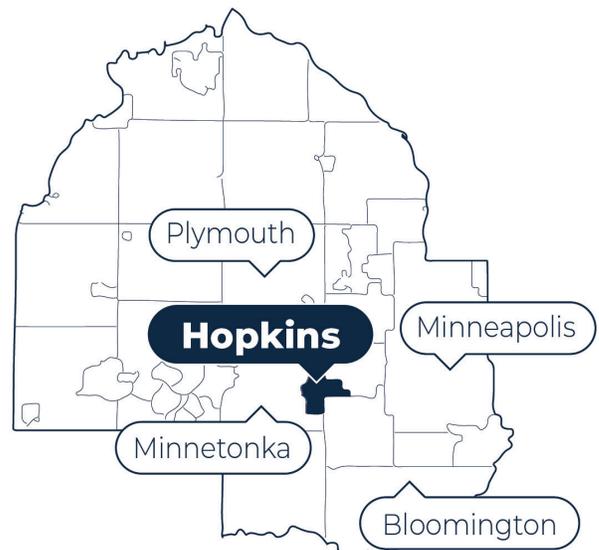
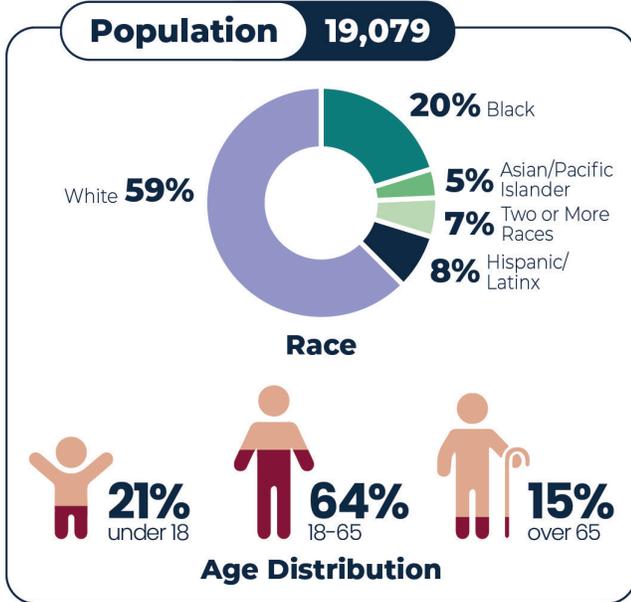
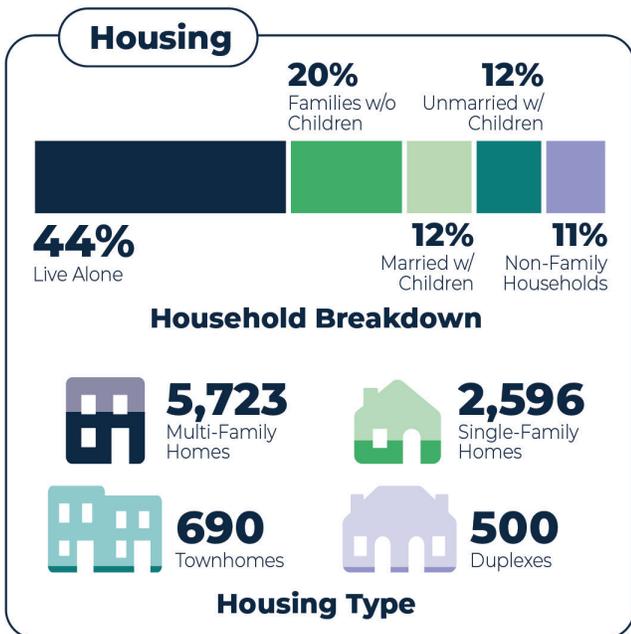


Figure 1.1 Location and Land Use

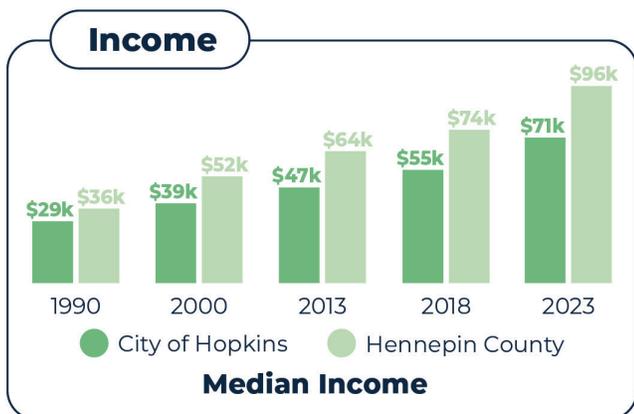
**Figure 1.2** Population Overview



**Figure 1.3** Household Breakdown and Housing Types



**Figure 1.4** Median Income



## Population

Nearly 20,00 residents live in Hopkins. While the community is growing increasingly diverse, the majority of residents are white (59.3%). Black residents make up 20.2% of the population, 7.6% are Hispanic or Latino, 7.1% are two or more races, and 5.2% are Asian or Pacific Islander. Hopkins has a growing immigrant population with nearly 11% of the population born outside the U.S., and 15% of residents speak a language other than English at home. Slightly more than 15% of the population is over the age of 65 and nearly 8% are under the age of five ([Hopkins | MN Compass](#)).

## Housing

There are nearly 9,000 households in Hopkins. The housing stock consists of about 30% single-family homes and 64% multi-family homes with five or more units. Many of the multi-family buildings have been constructed since 2000 with nearly 1,000 units added between 2021 and 2023. 65% of Hopkins' residents are renters and 90% of BIPOC (Black, Indigenous, People of Color) residents rent their homes. Nearly one quarter of households have children, 44% of residents live alone, and 20% of families do not have children ([Community Profile](#)).

## Income

Hopkins is generally a middle class community with a median income of \$71,170 as compared to the median income of Hennepin County (\$96,339). Approximately 9% of residents have incomes below the poverty line.

Cost burden is the amount of monthly income spent on housing costs (e.g. rent or mortgage, utilities, etc.). A household is considered cost burdened if residents spend more than 30% of their income on these costs. An estimated 36% of Hopkins residents are considered cost-burdened; 19% of owner-occupied homes and 45% of renters are cost-burdened ([Hopkins | MN Compass](#)).

Similarly, energy burden is the percent of household income spent on gas and electric bills. A household is considered energy burdened when more than 6% of income is spent on energy bills. Energy burden is considered severe when this metric is greater than 10%. The average energy burden in Hopkins is 3%, however it can be as high as 12% among households with the lowest incomes ([LEAD Tool | Department of Energy](#)).

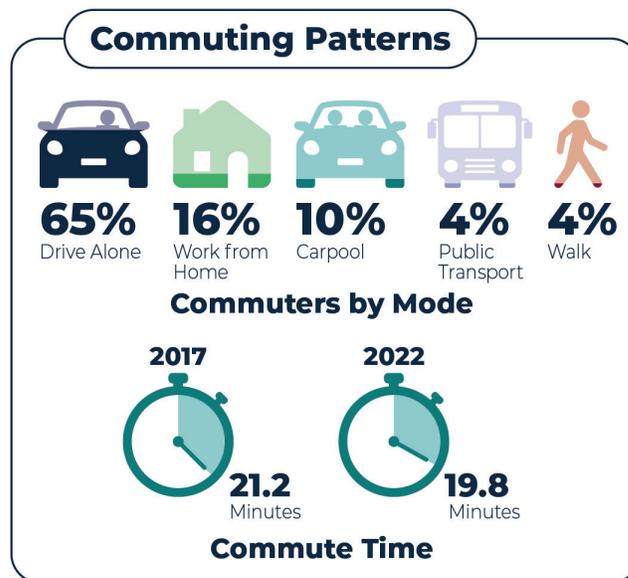
## Workforce

Hopkins hosts a diverse workforce, with at least 15 different industries present in the community. These industries employ 18,401 people with jobs forecasted to continue growing through 2040 ([Community Profile](#)). A majority of workers (53%) are between the ages of 30 and 54. As of 2021, 60% of workers earned more than \$40,000 per year ([Hopkins | MN Compass](#)).

## Commercial & Industrial

There are more than 300 commercial and industrial buildings in Hopkins. The majority of these buildings are either retail, industrial, or multi-family buildings. Retail spaces tend to be smaller buildings (10,000 square feet or less). Multi-family apartments and industrial buildings are the largest buildings in the community, making up nearly all of the buildings greater than 30,000 square feet. Building use and size have varying impacts on the energy consumption and surrounding land cover ([NREL commercial building data](#)).

Figure 1.5 Commuters by Mode and Commute Time



## Commuting

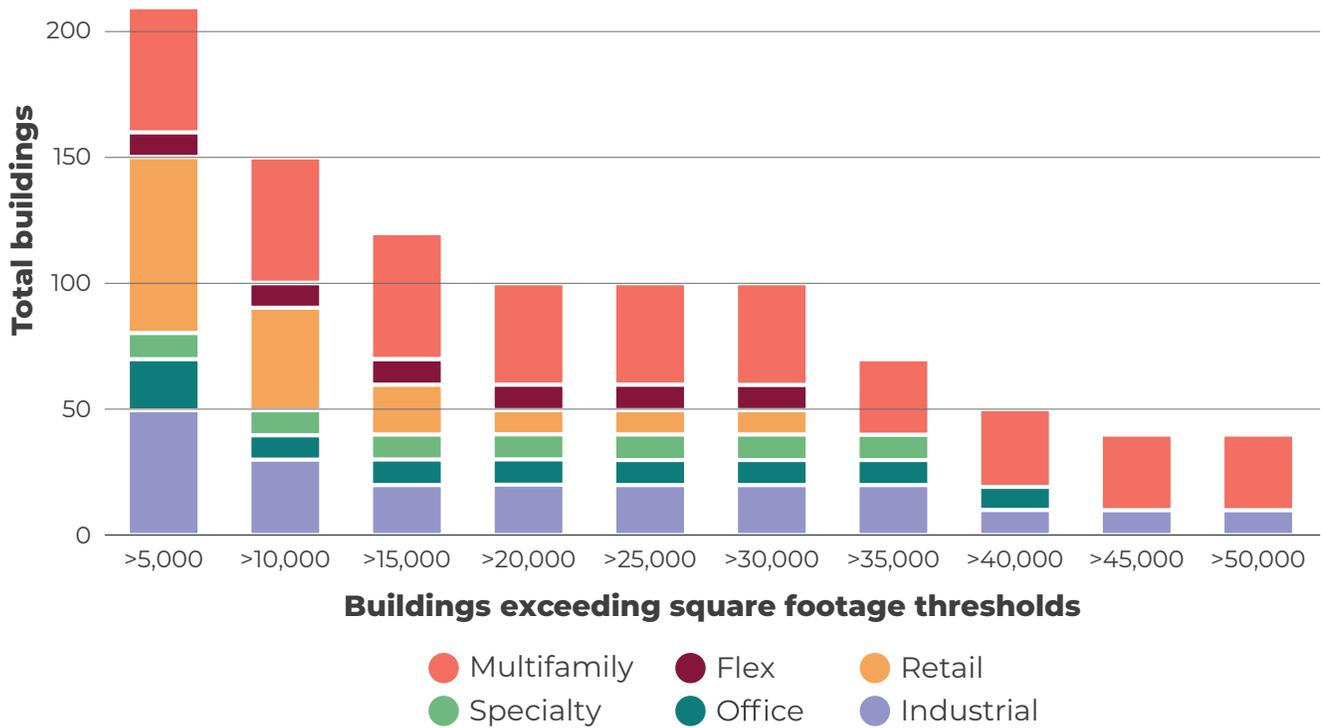
There are several modes of transportation people use to get to and from work. The primary mode of transportation in Hopkins is to drive alone (65%). The average time for commuters who drive is about 20 minutes. The most common work destination for Hopkins residents is Minneapolis, followed by nearby suburbs in the west metro. Similarly, the most common origin for people working in Hopkins is Minneapolis, followed by nearby suburbs.

In addition to driving alone, 16% work from home (up 220% from pre-pandemic levels), 10% carpool, 6% walk or bike, and 4% take public transit. ([American Community Survey 2022 5-year table](#)).

**Table 1.1** Commuting Patterns for Hopkins.  
Source: Metropolitan Council Community Profile.

Top 10 workplaces of people who live in Hopkins:	Workers	Top 10 cities of residence of people who work in Hopkins:	Workers
Minneapolis	1,769	Minneapolis	1,028
Minnetonka	715	Minnetonka	545
Eden Prairie	669	Hopkins	529
St. Louis Park	599	Eden Prairie	384
Hopkins	529	St. Paul	366
Bloomington	484	St. Louis Park	346
St. Paul	418	Bloomington	341
Edina	391	Plymouth	305
Plymouth	342	Brooklyn Park	262
Golden Valley	277	Maple Grove	245
Other	2,157	Other	4,518

**Figure 1.6** Commercial Building Count by Size and Type.  
Source: National Renewable Energy Lab, State and Local Planning for Energy.



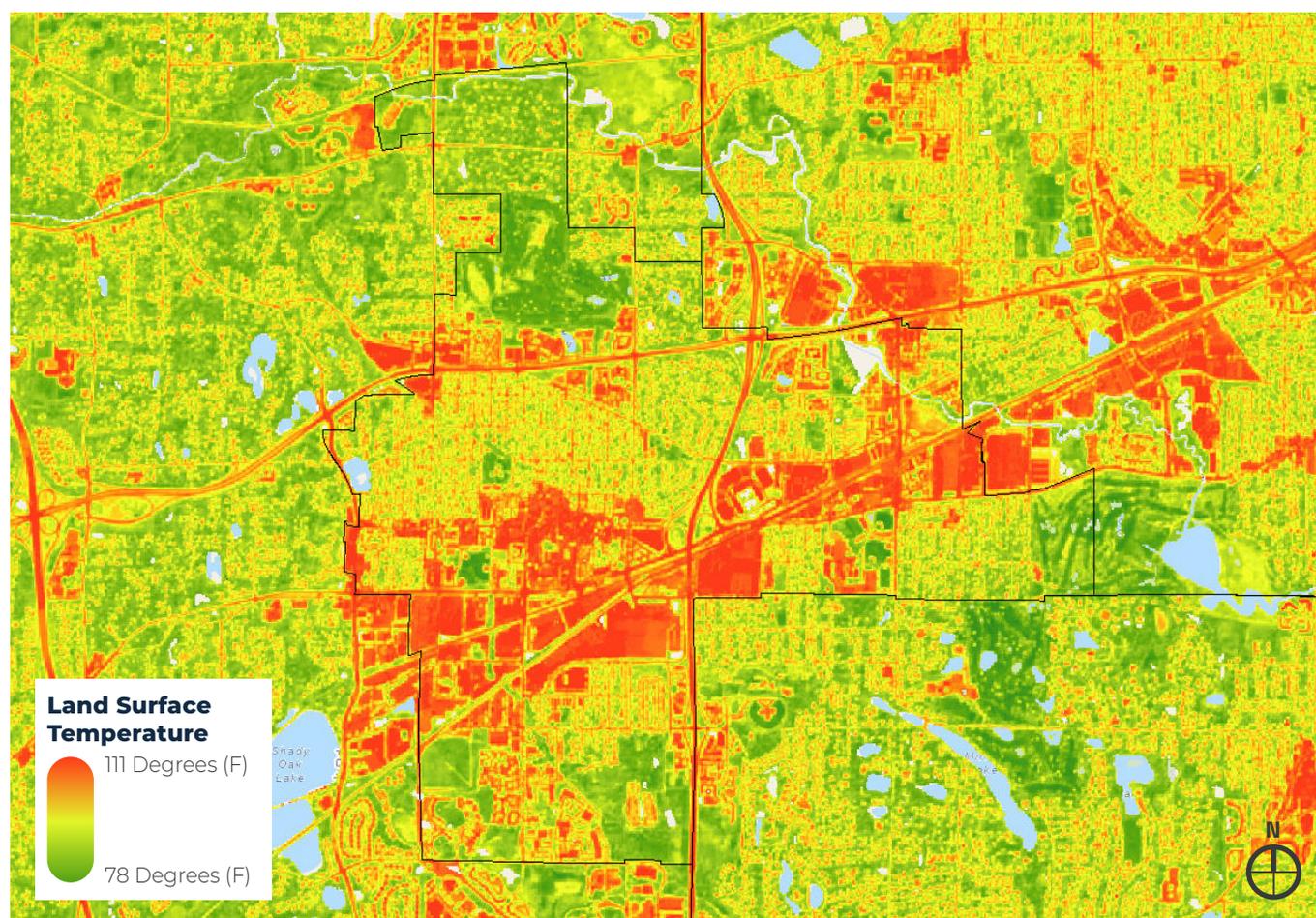
## Climate Hazards

The global temperature for the most recent 10-year period (2014-2023) has increased an average of 1.2°C above the pre-industrial baseline. The last two years (2023 and 2024) were the hottest on record, and included 16 consecutive months, and counting, above the 1.5°C threshold set by the 2015 Paris Agreement ([The year 2024 set to end up as the warmest on record | Copernicus](#)). The rise in temperature has already contributed to increasing climate hazards around the globe like extreme flooding events, rapid intensification of hurricanes, record-breaking wildfires, and prolonged drought.

Climate impacts have been felt locally as well. In 2023, Hopkins experienced 33 days above 90°F (compared to the average of 13 days), including a 92°F day in October prompting the cancellation

of the Twin Cities Marathon. That summer also saw a record number of air quality alert days due to Canadian wildfire smoke, limiting outdoor activities. Spring flooding gave way to summer drought. August brought severe thunderstorms that produced large hail causing \$1.1 billion in damages across the Twin Cities ([Minnesota's wild weather year: Top 10 weather, climate stories of 2023 | MPR News](#)). Dubbed as the “lost winter”, 2023-2024 was relatively warm and without snow for much of the season ([The Lost Winter of 2023-24 | Minnesota DNR](#)).

In many ways, 2023-2024 serve as a reminder of what is to come — a climate dominated by extremes. Generally, as temperatures increase, we can expect to see higher temperatures in



**Figure 1.7** Extreme Heat Map Tool

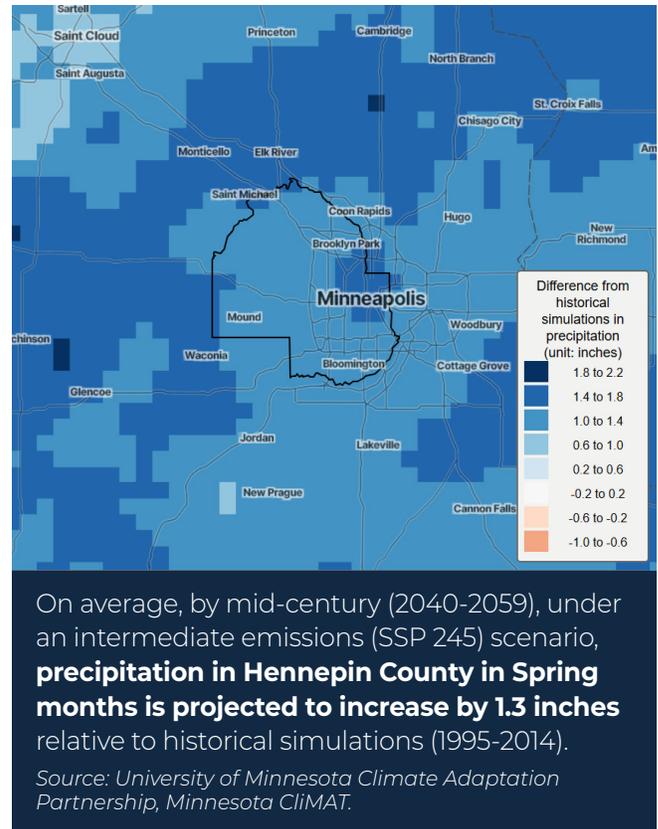
Source: Metropolitan Council. [Extreme Heat Map Tool \(arcgis.com\)](#)

both summer and winter, especially overnight winter temperatures. Although extreme cold spells are still expected in winter months, they may contribute to more freeze/thaw cycles. By mid-century, there will likely be an increase in prolonged heatwaves during the summer months where average daily temperatures are projected to be 87.9 degrees F — over five degrees hotter than the historical average (compared to a historical average of 82.3 degrees F) ([MN CLiMAT](#)).

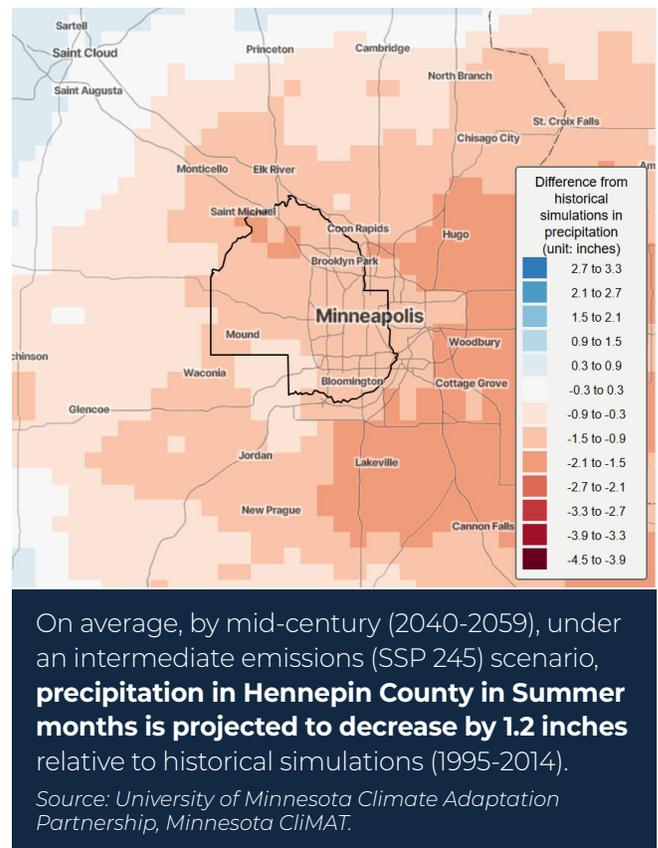
Hot days can be exacerbated in urban areas with little vegetation and a high percentage of dark, hard surfaces (e.g., asphalt) that absorb heat. This is called urban heat island effect and these “islands” can be up to 15 degrees hotter than surrounding areas. In 2023, Hopkins completed a Heat Vulnerability Study to look at strategies to reduce the urban heat island effect along the Blake Road and Excelsior Boulevard corridors. [Hopkins Heat Vulnerability Map](#)

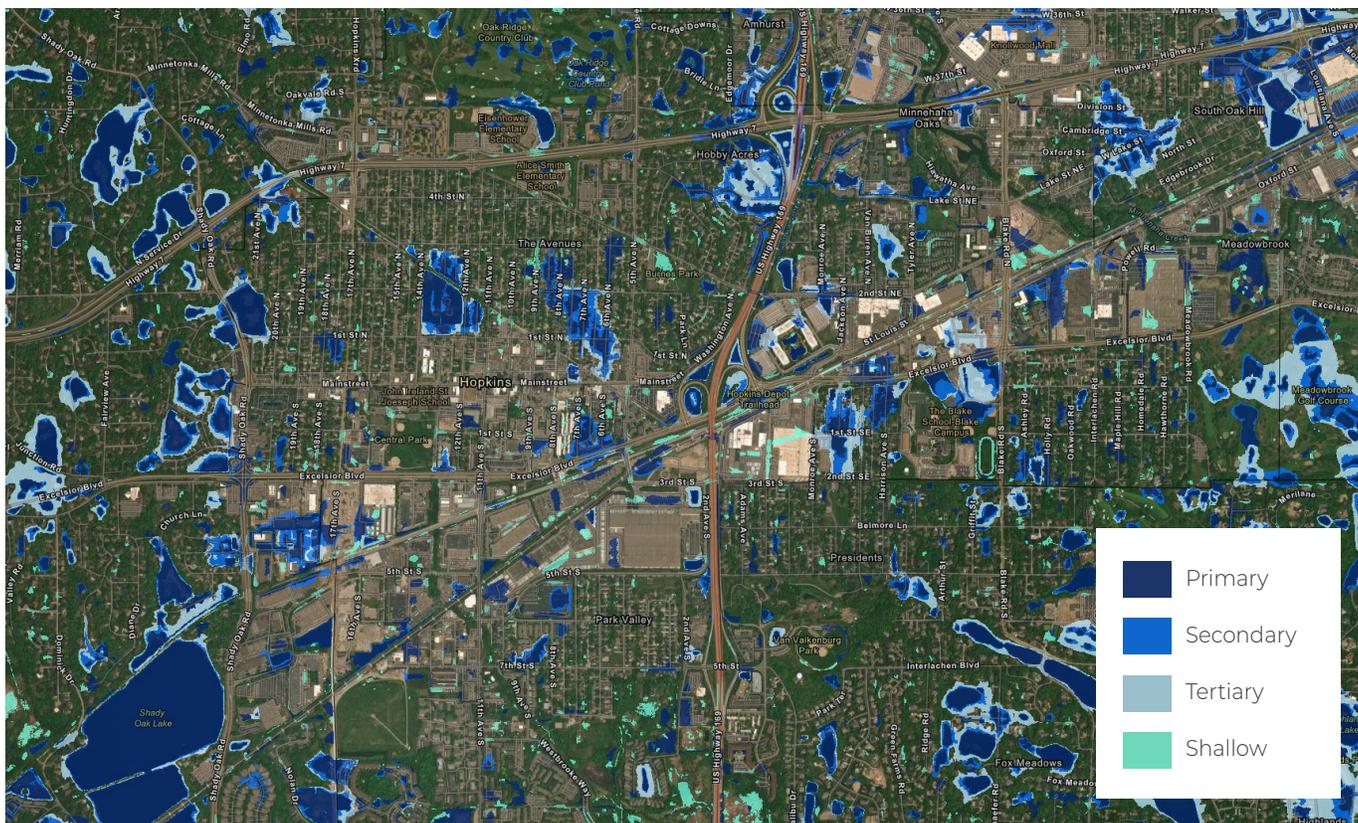
In addition to temperature extremes, Hopkins will need to prepare for changing precipitation patterns. These changing patterns can be challenging to prepare for as there will likely be an increase in heavy precipitation events with long dry spells in between. According to the University of Minnesota Climate Adaptation Partnership, average annual precipitation is projected to increase 1.4 inches under an intermediate emissions scenario by mid-century. It is estimated that most of the increased precipitation will occur in the winter and spring months (Figure 1.8), while summers (Figure 1.9) will see decreased precipitation ([Climate change in East Central Minnesota | UMN Climate Adaptation Partnership](#)).

**Figure 1.8** Wetter Summers: Mid-century Spring Precipitation Projection for Hennepin County.



**Figure 1.9** Drier Summers: Mid-century Summer Precipitation Projection for Hennepin County.





**Figure 1.10** Flood Hazards - Localized Flood Map Screen Tool

Source: Metropolitan Council [Localized Flood Map Screening Tool](#)

Heavy precipitation events can lead to localized flooding that can damage buildings, infrastructure, and threaten injury or death. The Metropolitan Council created the Localized Flood Map Screening Tool to help prepare for heavy rain events by visualizing areas that may be more susceptible. This is intended to approximate where flash flooding may occur and not meant as a verified site-specific analysis. Several areas

within Hopkins may be susceptible to flash flooding.

Finally, warmer temperatures and volatility in rainfalls can contribute to an increase in extreme weather conditions, including more storms with high winds, hail, and/or heavy rain or snowfall. These types of storms can cause power and travel disruptions, as well as harm to health and negatively affect ecosystems.

# Vulnerability Assessment

Communities conduct vulnerability assessments to evaluate how climate hazards may impact people, infrastructure, and natural resources based on exposure and vulnerabilities. Hennepin County completed a climate vulnerability assessment in 2021 that details the risks that current and projected climate hazards pose to water, transportation, natural systems, public health, and built infrastructure. The assessment is a useful tool to support Hopkins' efforts to bolster a resilient population.

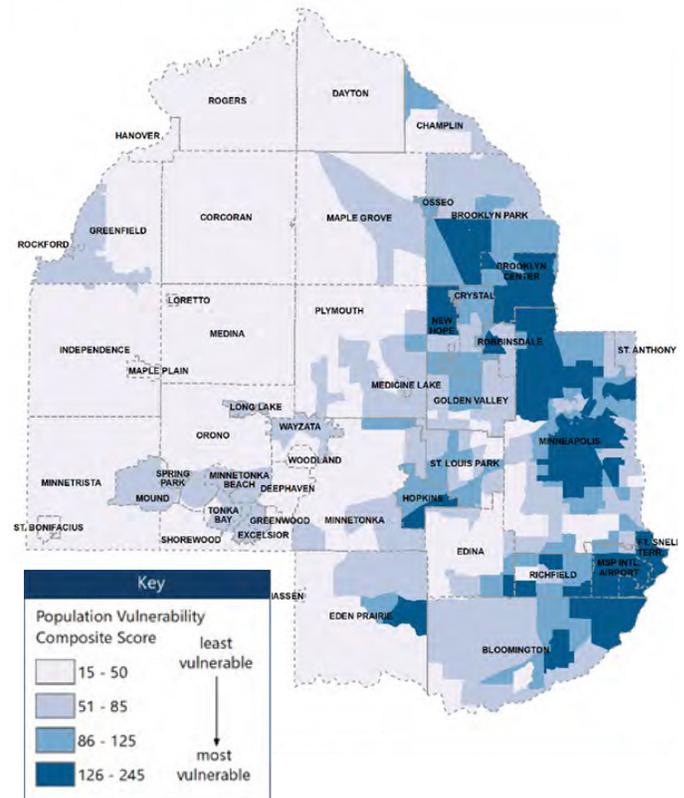
The County's [vulnerability assessment](#) identifies four major hazards that pose threats to people, infrastructure, and natural systems. The hazards include warmer winters, extreme precipitation, heat and humidity, and drought. The assessment analyzes each of these hazards and how they impact vulnerabilities across Hennepin County communities.

People may be more or less vulnerable to climate hazards depending on social, health, economic, and demographic determinants. Vulnerable populations include young children, older adults, people with underlying physical and mental health conditions, historically underinvested communities, low-income households, outdoor workers, and people with limited English proficiency. Vulnerabilities vary depending on the climate hazard. For example, people who work outside are more vulnerable during extreme heat or weather events, while households with lower incomes may not be able to afford to repair damage after extreme storms or flooding events.

The Hennepin County assessment includes a population vulnerability composite map that illustrates where people may be more vulnerable to climate hazards based on social, economic, and demographic factors. The areas in darker blue

**Figure 1.11** Population Vulnerability Composite.

Source: [Hennepin County Vulnerability Assessment](#).



show areas of greater vulnerability based on social, political, and economic indicators. All areas of Hopkins are in the two categories indicating more and most vulnerable communities (composite score greater than 86). Two census tracts in Hopkins are in the most vulnerable category (composite score greater than 126). These census tracts are also identified as environmental justice areas of concern by the Minnesota Pollution Control Agency.

The main arterial roads that run through the census tracts identified as the most vulnerable are Excelsior Boulevard and Blake Road. These areas were also identified as vulnerable to climate change in a recent [Heat Vulnerability Study](#). This study found that urban areas with high percentages of hard, dark surfaces can be 15 degrees hotter than surrounding areas that have more vegetation. This can contribute to dangerous temperatures during summer heat waves, which is especially dangerous for people who work outside,

children, and older adults who may live alone and don't have access to air conditioning.

The following is a summary of how populations in Hopkins may be vulnerable to various types of climate hazards that can impact the community.

## Extreme Heat & Urban Heat Island Effect

Hazard: An increase in the number of days above 90 degrees F and prolonged heat waves where urban areas like Blake Road and Excelsior Boulevard absorb more heat due to high land cover that is asphalt with limited vegetation. Data comes from Minnesota Compass (Hopkins Location Profile)

### Vulnerable Populations:

- + **Adults over 65 (15% of Hopkins Residents)** — More prone to heat-related illnesses like heat stroke and dehydration. Those who live alone, lack air conditioning, and/or have limited social support are most vulnerable.
- + **Young children (8% under the age of 5)** — Higher risk of dehydration and heat exhaustion when playing outside in excessive heat.
- + **Low-income households (36% are cost-burdened)** — May struggle to afford air conditioning or increased energy bills. Rental housing may lack cooling appliances.
- + **Outdoor workers (2.9% of workers are in construction)** — Prolonged exposure to excessive heat increases the risk of heat stroke and other heat-related illnesses.
- + **Non-English speakers (15% speak a language other than English at home)** — Language barriers may limit access to adequate heat warnings and cooling resources.

## Severe Storms & Power Outages

Hazard: Hopkins may experience increasingly severe storms with high winds, hail, and heavy rainfall, leading to power outages and property damage.

### Vulnerable Populations:

- + **Renters in multi-family housing (64% of housing units)** — Less control over building resilience, risk of extended power outages.
- + **Seniors (15%) and people with disabilities (16%)** — May rely on medical equipment that needs power and be less able to evacuate or get to safety.
- + **Low-income households (9% below poverty)** — Limited ability to recover from property damage or afford emergency preparedness resources.
- + **Non-English speakers (4.6% speaks English less than “very well”)** — May not understand or receive warnings in time.
- + **People without reliable transportation (11% no vehicle; 16% with a disability)** — those without access to vehicles, bikes, or transit may struggle to reach emergency shelters or resources.

## Flooding & Water Damage

Hazard: More frequent heavy rainfall events increase the risk of flash flooding and may more greatly impact areas with aging infrastructure and low-lying land.

### Vulnerable Populations:

- + **Residents in flood-prone areas** — Low-lying neighborhoods and older buildings are at higher risk of water damage.
- + **Low-income households (45% costs burdened renter households; 19% cost-burdened owner households)** — Less financial ability to repair flood damage or relocate if home becomes uninhabitable.
- + **Renters in older buildings (46% of buildings constructed before 1970)** — Less able to repair water damage and more risk of mold.
- + **Non-English speakers (4.6% speaks English less than “very well”)** — May not receive or understand flood warning.

## Air Quality & Wildfire Smoke

Hazard: Increased wildfire smoke and/or vehicle exhaust contribute to poor air quality.

### Vulnerable Population:

- + **Children (8% under the age of 5) & Seniors over 65 (15% of Hopkins residents)** — More sensitive to poor air quality, increasing the risk of asthma attacks and respiratory distress.
- + **People with pre-existing health conditions (e.g., asthma, COPD, heart disease)** — Poor air quality exacerbates these health conditions.
- + **Outdoor workers (2.9% of workers are in construction)** — Increased exposure to polluted air without proper protective equipment and measures.
- + **Low-income residents (9% below poverty)** — Less likely to have air purifiers, conditioned spaces, or the ability to stay indoors during poor air quality events.

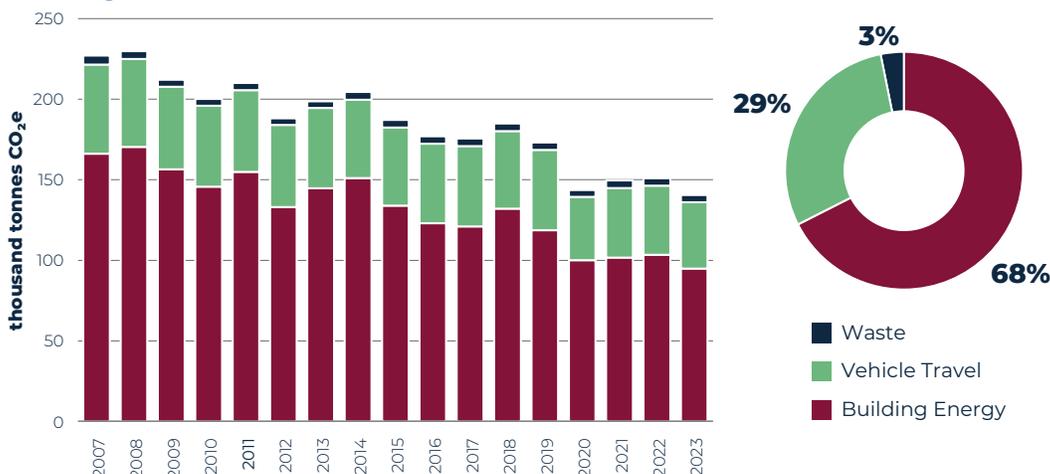
# Community-wide GHG Inventory

Greenhouse gas (GHG) emissions are generated from the combustion of natural gas in buildings for space and water heating and cooking, electricity generation from fossil fuels, gasoline and diesel used for transportation, and waste disposal. GHG emissions are measured in carbon dioxide equivalent (CO<sub>2</sub>e), which is a metric to compare global warming potential of different greenhouse gases. In 2023, 68% of emissions in Hopkins came from energy used in buildings, 29% from travel, and 3% from waste.

In 2007, more than 220,000 tons of CO<sub>2</sub>e were emitted due to activity within the boundary of Hopkins. Since that time, emissions have decreased 38% to less than 150,000 tons of CO<sub>2</sub>e. Much of the decrease can be attributed to cleaner generation of electricity provided by Xcel Energy. Figure 10 illustrates how emissions from each sector have changed since 2007. Both the residential and commercial electricity sectors have sharply decreased emissions, which are expected to reach zero carbon by 2040 due to state law. Emissions

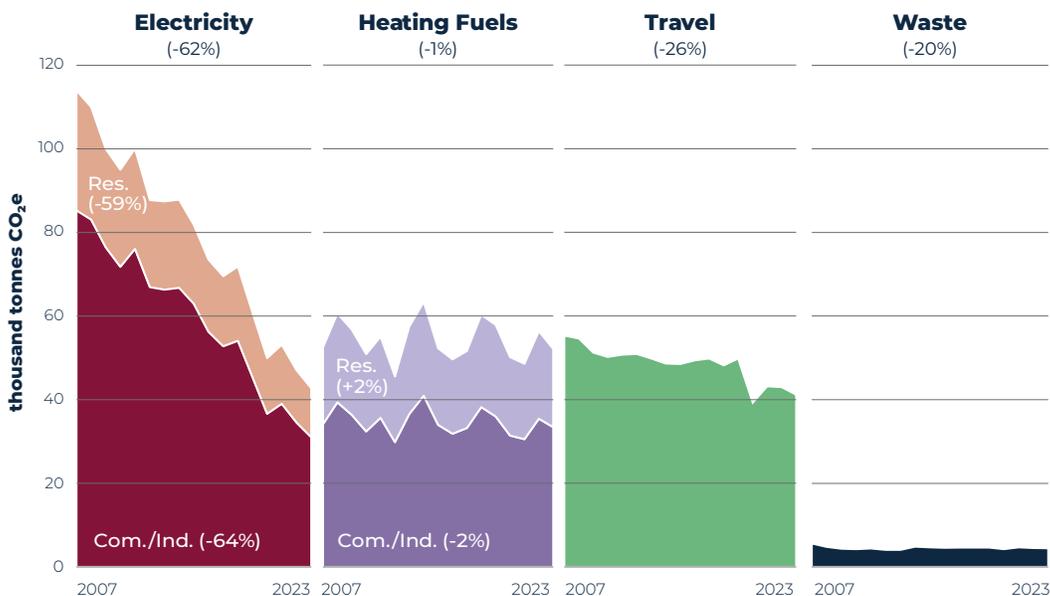
**Figure 1.12** Hopkins Greenhouse Gas Emissions, 2007-2023.

Source: [Regional Indicators Initiative](#)



**Figure 1.13** Hopkins Greenhouse Gas Emissions by Sector, 2007-2023.

Source: [Regional Indicators Initiative](#)



from natural gas tend to follow annual weather patterns — more gas is used in colder winters and less in warmer winters. Travel emissions decreased substantially during the pandemic and have since rebounded, though they have remained below pre-pandemic levels. Waste emissions have remained roughly the same.

## Emissions from Buildings

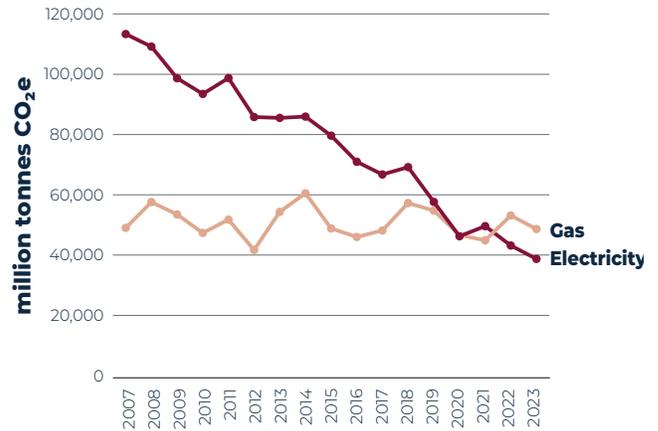
Building emissions accounted for two-thirds of the total community emissions, primarily due to heating, cooling, lighting, and appliance energy use. Residential building emissions make up 39% of total building emissions and commercial and industrial buildings make up 61%. In 2022, gas surpassed electricity as the largest share of emissions from building energy use. This is largely due to decreased emissions from electricity production as generation increasingly comes from cleaner energy sources. Advances in efficient technologies and energy efficiency programming have contributed to a decrease in energy use and associated emissions, complementing the clean electricity transition.

## Emissions from Transportation

Community transportation emissions come from vehicles that are powered by fossil fuels (e.g., gas and diesel) and include cars, trucks, buses, and other modes of ground transportation. Emissions are calculated using in-boundary vehicle miles traveled (VMT) and the average fuel economy of on-road vehicles. VMT dropped sharply during the COVID 19 pandemic as remote work, school closures, and reduced social activities limited the need for commuting and travel, driving a corresponding drop in emissions. Although VMT has since rebounded, it has not returned to pre-pandemic levels, reflecting shifts in work habits as more people work from home. Fuel economy (shown in the dotted line in Figure 1.15) continues to improve from stricter state and federal regulations as well as the increased adoption of electric vehicles.

**Figure 1.14** Hopkins Building Energy Emissions, 2007-2023.

Source: Regional Indicators Initiative



**Figure 1.15** Hopkins Vehicle Travel, 2007-2023.

Source: Regional Indicators Initiative



**Figure 1.16** Hopkins Waste 2007-2023.

Source: Regional Indicators Initiative



## Emissions from Waste

Community waste emissions primarily stem from the decomposition of organic materials in landfills, which generates methane, and from the combustion of waste that is sent to waste recovery facilities. Hopkins generates just under 20,000 short tons of waste each year. Nearly 60% of the waste is either landfilled (29%) or incinerated (28%); the remaining waste (43%) is recycled or composted. These data do not represent the emissions associated with the production and distribution of goods that are purchased in Hopkins before being thrown away. Accounting for those emissions would greatly increase emissions associated with waste, underscoring the importance of reducing unnecessary consumption and reusing goods.

# Climate Policies, Programs, Plans with Climate Reference

**Policies, Programs, Plans**

**Climate Relevance**

<a href="#">Comprehensive Plan</a>	Adaptation and Resilience	<p>Focus Areas: climate change (identify and address increased risks to Hopkins due to climate change, including assessing the needs of the most vulnerable).</p> <p>Resilience Policy:</p> <ul style="list-style-type: none"> <li>– Support increased resilience in Hopkins by increasing the ability of a system to survive, adapt, and grow in the face of climate change and related incidents</li> <li>– Develop response strategies for major incidents both natural and human-made</li> <li>– Pursue a holistic approach to developing a resilient city including natural environment, public health, economic impacts, and other aspects.</li> </ul> <p>The comprehensive plan includes strategies for green streets infrastructure like streetscape plantings (street trees, native shrubs, and flowers). It also includes a goal to maintain and increase urban tree canopy within Hopkins’ designation as a Tree City USA. It contains a specific reference to reduce the urban heat island effect by building out the urban tree canopy, specifically with strategic planting in high priority areas.</p> <p>The comprehensive plan also includes goals for climate resiliency, and includes a top climate hazard of extreme heat with goals of increasing the health of the urban forest, building out emergency management systems, and developing microgrids for backup power for critical infrastructure.</p> <p>Additional policies support neighborhood and community building/connection efforts, improved health systems, and a healthy environment.</p>
	Mitigation	<p>Focus Areas: climate change, sustainable buildings</p> <p>Sections:</p> <ol style="list-style-type: none"> <li>1. Building Environment - Land Use: <ul style="list-style-type: none"> <li>• Support density around light rail stations (transit-oriented development)</li> <li>• Encourage/add more pedestrian, bike facilities</li> <li>• Encourage sustainable construction techniques</li> </ul> </li> <li>2. Transportation <ul style="list-style-type: none"> <li>• Improved transit</li> <li>• Support the development of a safe, connected, accessible network of regional and local bicycle and pedestrian facilities</li> </ul> </li> <li>3. Natural Resources: <ul style="list-style-type: none"> <li>• Increase the use of solar power and other renewable sources for city infrastructure, facilities, and operations and encourage residents and businesses to make renewable energy improvements.</li> </ul> </li> </ol> <p>Additional policies include:</p> <ul style="list-style-type: none"> <li>– Prioritize waste reduction</li> <li>– Consider adopting land use strategies for permanent land conservation</li> <li>– Implement and encourage stormwater best management practice</li> <li>– Pursue sustainable purchasing policies for city operations.</li> </ul>
<a href="#">Strategic Plan (2024)</a>	Adaptation and Resilience	<p>Goal II — Promote a Resilient Community:</p> <ul style="list-style-type: none"> <li>– Maintain physical assets and infrastructure</li> <li>– Practice environmental responsibility</li> <li>– Strengthen walking and biking infrastructure in the city</li> <li>– Support a range of housing options and opportunities for affordability</li> <li>– Support transit-oriented sustainable development and growth</li> </ul> <p>Action Steps:</p> <ul style="list-style-type: none"> <li>– Explore additional affordable housing policies and programs</li> <li>– Explore sustainable building development policy</li> <li>– Develop green infrastructure special assessment policy</li> </ul>
	Mitigation	Not addressed

**Policies, Programs, Plans**      **Climate Relevance**

<a href="#">Sustainable Building Policy</a>	Mitigation	Ordinance that requires buildings that meet certain requirements to build to approved sustainable construction standards.
<a href="#">Pedestrian and Bike Plan</a>	Mitigation	The City completed a Pedestrian and Bile Plan in 2012 to guide efforts to improve walking and bicycling conditions.
<a href="#">Micro-mobility Services</a>	Mitigation	The City contracts to provide shared electric scooter and bike services
<a href="#">Inclusionary Housing</a>	Mitigation	The City adopted an Inclusionary Housing Policy to encourage more options for affordable housing in the community.
<a href="#">Greenline Extension</a>	Mitigation	The Green Line light rail extension will bring three stops to Hopkins, supporting mixed-use development, and more transportation options.
<a href="#">County Hazard Mitigation Plan</a>	Adaptation and Resilience	<p>The Hennepin County hazard mitigation plan includes strategies related to heat, such as expanding heat sensors to monitor hazards and expand public awareness and outreach. The County also focuses on building local capacity to reduce vulnerability to hazards and identifying populations that might be especially vulnerable to power outages, which may occur when the grid is under pressure from extreme heat.</p> <p>Adaptation Strategies:</p> <ul style="list-style-type: none"> <li>- Human development (equality, health, housing, social services)</li> <li>- Poverty alleviation (social safety nets and protection)</li> <li>- Livelihood security (income, assets, social networks)</li> <li>- Disaster risk management (early warning systems, hazard and vulnerability mapping, building codes, storm shelters, infrastructure improvements)</li> <li>- Ecosystem management (maintain wetlands, urban green spaces, watershed management, stressor reduction , biodiversity)</li> <li>- Spatial or land use planning (adequate housing, protected areas, zoning)</li> <li>- Structural (hard infrastructure solutions, technology, energy/grid)</li> <li>- Institutional(insurance, pricing, finance, disaster funds)</li> <li>- Social (education, information, behavior)</li> <li>- Spheres of change (practical, political, personal)</li> </ul>
	Mitigation	Not addressed
<a href="#">County Climate Action Plan</a>	Adaptation and Resilience	The County climate action plan includes a focus on decreasing the urban heat island effect with a particular focus on areas with the highest vulnerability. Strategies to reduce the urban heat island effect include converting hardscape to pervious pavement or green infrastructure, preserving and expanding the tree canopy, building out cooling centers (that are accessible and culturally appropriate), developing site development performance standards that include green infrastructure, and gathering data to notify people of heat events.
	Mitigation	<p>The plan establishes a County goal to reduce GHG emissions by 45% from 2010 levels by 2030 and achieve net zero emissions by 2050.</p> <ul style="list-style-type: none"> <li>- Transition to renewable energy sources for county operations</li> <li>- Reduce emissions from buildings through establishing building guidelines, implementing procedures to recycle construction materials, work with cities to establish guidelines to lower climate impact of building materials, establish minimum energy performance targets</li> <li>- Convert County buildings from natural gas to electric fuel sources</li> <li>- Support communities within Hennepin County by training contractors and building operators on new energy tech, support adoption of renewable energy and conservation practices, etc.</li> <li>- Goal to reduce vehicle miles traveled in HC, including buildout of transit routes, expanding transit-oriented development, and bike/ped facilities.</li> <li>- Promote EV infrastructure in the region</li> </ul>

**Policies, Programs, Plans**      **Climate Relevance**

Sustainability Work Plan	Adaptation and Resilience	Focuses on projects that enhance resilience: <ul style="list-style-type: none"> <li>- Implementation of projects that support heat vulnerability study</li> <li>- Complete the design of the resilience hub</li> <li>- Apply for resilience funding</li> </ul>
	Mitigation	Continue efforts to reduce emissions: <ul style="list-style-type: none"> <li>- Advance City fleet and equipment</li> <li>- HOURCAR expansion</li> <li>- EV charger installation strategy</li> <li>- Advance clean energy projects</li> <li>- Administer Hopkins Climate Solutions Fund</li> <li>- Increase recycling and composting rates</li> </ul> Develop a Climate Solutions Plan
<a href="#">Heat Vulnerability Study</a>	Adaptation and Resilience	Strategies aimed at cooling Excelsior Boulevard and Blake Road and helping vulnerable populations increase resilience to extreme heat events.
	Mitigation	Not addressed
<a href="#">Energy Action Plan</a>	Adaptation and Resilience	Not addressed
	Mitigation	Overarching goals: Avoid 40% of energy-related GHG emissions by 2028 compared to a business-as-usual scenario. Stretch goal to avoid 95% of emissions by 2028. Tactics: <ul style="list-style-type: none"> <li>- Conduct audits for municipal buildings to recommend energy efficiency measures and convert operations to renewable energy</li> <li>- Energy efficiency and renewable energy outreach campaigns for residents, businesses (including large industry)</li> <li>- Grow and promote Hopkins Climate Solutions Fund</li> <li>- Incentivize energy and sustainability home retrofits</li> <li>- Develop sustainable building policy</li> <li>- Explore hosting large municipal solar array for community use</li> <li>- Host ebike, e-scooter, EV test driving event, city-wide plan for EV infrastructure</li> </ul>
<a href="#">Water Resource Management Plan</a>	Adaptation and Resilience	The updated water resource management plan includes rainfall data from Atlas 14, which uses updated precipitation patterns to plan water management, an update from previous plans.  The plan also includes goals for low impact development and green infrastructure techniques to manage stormwater (pg 14). The plan includes a policy goal to reduce impervious surface coverage, which can reduce the absorption of sunlight that contributes to the urban heat island effect.
	Mitigation	Not addressed
<a href="#">Parks Master Plan</a>	Adaptation and Resilience	<ul style="list-style-type: none"> <li>- Relatively small amount of land dedicated to parks and natural spaces</li> <li>- Strong desire from residents for more natural spaces</li> <li>- Reduce turf- convert to natural grasses</li> <li>- Few opportunities to expand parks, but opportunity to reduce impervious surfaces and turf</li> <li>- Partnerships: Nine Mile Creek and Minnehaha Creek Watershed Districts</li> <li>- Stormwater/wetland restoration at parks (Oakes)</li> <li>- Resilience Hub</li> </ul>
	Mitigation	Not addressed

**Policies, Programs, Plans**      **Climate Relevance**

<a href="#">Complete Streets Policy</a>	Adaptation and Resilience	Not addressed
	Mitigation	Specifically includes: pedestrians, bicyclists, transit riders, and people of all ages and abilities, as well as motor vehicles.
<a href="#">Hopkins Climate Solutions Fund</a>	Adaptation and Resilience	Green infrastructure bonus in urban heat island area of concern.
	Mitigation	Fund to provide cost-share for electrification, efficiency, appliance replacements, and renewable energy systems for residents and businesses. Includes e-bike and charging station rebates for residents and businesses. 84 projects totaling more than \$130k in City funds and over \$400k private funds across program years 2023-2024. Most popular rebate is e-bike.
<a href="#">Capital Improvement Plan (2023-2027)</a>	Adaptation and Resilience	Not addressed
	Mitigation	<ul style="list-style-type: none"> <li>- Lighting upgrades</li> <li>- Bike facilities improvements</li> </ul>
<a href="#">Community Solar Garden Subscriptions for City Operations</a>	Adaptation and Resilience	Not addressed
	Mitigation	The City subscribes to community solar gardens. Since 2023, these gardens have generated over 14,000 MWh of solar and resulted in over \$1 million in bill credits.

# Engagement Summary

Engagement for the Hopkins Climate Solutions Plan was designed to be inclusive, accessible, and reflective of community priorities. The City employed a variety of engagement methods and opportunities to gather input from a broad range of perspectives across the community. Engagement methods included in-person events, a virtual webinar, several focused conversations with community representatives, and a multilingual online survey. In total, nearly 300 people provided input. These engagement opportunities informed the vision, targets, and priorities of the five-year work plan. The process and themes that emerged are summarized below.

- + **January 25, 2025 Kick-off Event:** More than 40 people attended the kick-off at the Hopkins Depot, which included a presentation and feedback activities.
- + **February 5, 2025 Webinar:** Nearly a dozen people joined a virtual webinar to learn about the plan and share input.
- + **January–April Focused Conversations:** The City hosted six conversations with key stakeholder groups throughout February and March to have more focused discussions and gather broader perspectives. The following groups were engaged:
  - Hopkins Business and Civic Association (HBCA)
  - Youth Advisory Board (YAB)
  - Dow Towers residents and staff
  - Hopkins Apartment Manager Assoc. (HAMA)
  - Activity Center Lunch and Learn
  - City of Hopkins Division Managers



Photos From Engagement Events



Photos From Engagement Events

- + **January–July Tabling Events:** City staff tabled at various community events in the City to share the planning process and gather feedback from attendees.
  - Tabling at the library (Jan-Feb)
  - West Metro Home Remodeling Fair (Feb)
  - Alice Smith Imagination Fair (March)
  - HOURCAR Event at Dow Towers (March)
  - Hopkins Academy (April)
  - Arbor Day (April)
  - Garden Plot Kick-off Day (May)
  - Sunset Concert Series (June)
  - Activity Center Open House (June)
  - Farmers Market (June)
  - Raspberry Festival (July)
- + **March–April Online Survey:** The City hosted an online survey in English, Spanish, and Somali to gather insight into what community members envision for a resilient City and their priority actions for climate mitigation and adaptation.
- + **April 22, 2025 Community Climate Event:** Over 30 people attended an event celebrating Earth Day and featuring climate stories from three Hopkins community members. Attendees learned about the progress of the Plan and were invited to share initial feedback on the vision statement and themes.
- + **July Invitation for Public Comment:** The City posted a draft version of the Plan and opened an online comment box for community members to react to the draft.



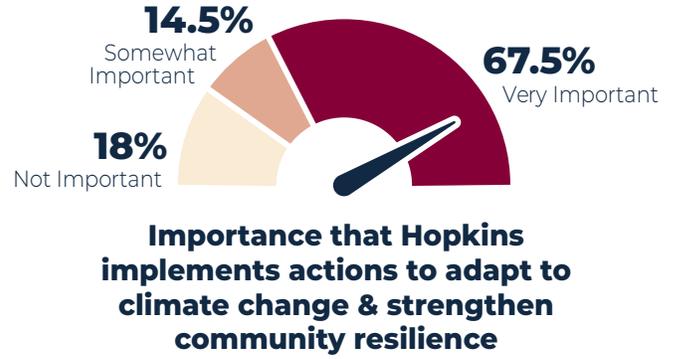
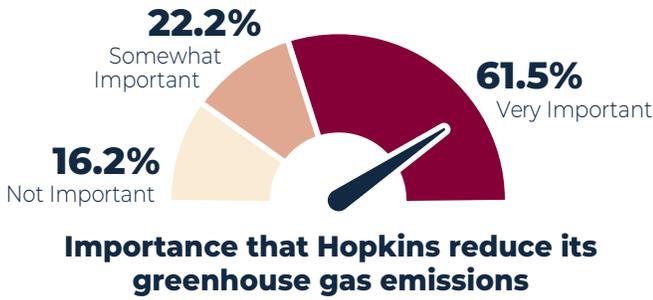
Connected Puzzle of Participant's Vision for Hopkins' Future

## Themes

At each of these events, City staff shared background information about the Hopkins Climate Solutions Plan, then asked participants to share their visions for a future Hopkins that has reduced its emissions and successfully adapted to climate change. Participants were invited to share by writing or illustrating their visions for the future, which were captured on puzzle pieces. Participants were also asked to share specific actions to support their visions. Themes that emerged from the puzzle pieces and suggested actions are summarized below:

- + **Nature.** Many of the vision images depicted scenes that incorporated nature into the city, especially increased trees, native plants, pollinator habitat, green roofs, and clean water and air. These themes were reinforced through survey responses and action prioritization
- + **Clean Energy.** Many people shared images of solar panels and wind turbines. Many would like to see a solar garden on the landfill site as well as more access to solar energy for all residents, especially those with lower incomes.
- + **Transportation.** There was strong sentiment for multiple transportation options including better transit, improved biking and walking connectivity, and reduced car traffic in downtown. Generally, participants wanted safer, more convenient, and accessible transportation options.
- + **Waste.** Many participants expressed a desire for more education and options for sustainable disposal of waste, especially for organics. Specifically, participants wanted to see workshops that offered education on waste reduction and diversion practices, and better access to organic material recycling, especially for businesses and apartment buildings. There was a strong desire for more emphasis on options for rental housing.

**Figure 1.1** General Climate Sentiment



*\*Dials represent the weighted average of responses*

## Survey Results

Hopkins also captured community sentiment via an online survey, which was posted in mid-March and available through mid-April. While the survey was available in three languages (English, Spanish, and Somali), the English language version was the only one with any responses. In total, 120 people responded to the survey. Among the respondents, 65% identified as residents, 15% said they work in Hopkins, another 15% both live and work in Hopkins, and the remaining 5% visit Hopkins.

The survey included questions about general attitudes toward mitigating and adapting to climate change. Most respondents consider addressing climate change “very important” (67.5%), while 14.5% said it is “somewhat important”, and 18.0% said it is not important at all. Questions also included asking respondents to prioritize strategies related to reducing emissions from building energy use, transportation, and waste. Additionally, participants were asked questions about strengthening built infrastructure, natural systems, and resilience among vulnerable populations.

The general sentiment from survey respondents was positive and enthusiastic about making Hopkins more green, walkable, and community-

focused. Themes that emerged were in support of more clean energy and efficiency, expanded green infrastructure and natural spaces, increased transportation options, and community well-being.

Some concerns that were expressed regarding mitigation actions include using public dollars for climate action, frustration with mandatory programs like organics recycling fees, strain on the electric grid, and the environmental impact of electric vehicles. Concerns for resilience-related actions include:

- + Perceived redundancy of services
- + Questions regarding need for cooling centers when most people have access to air conditioning
- + Questions about the practicality of vulnerable populations—especially children, people with disabilities, and seniors—getting to resilience hubs during extreme weather events.

A more detailed summary of the survey follows, organized by key themes and highlighting support and concerns.

## Transportation

Respondents were asked to choose their highest priority action from a list of eight actions to help reduce emissions from transportation.

The greatest support (36%) was for enhancing bicycle and pedestrian access throughout the community. This action was selected by 42 respondents. The next highest priorities were to provide incentives for electric bicycles (16%) and to do none of the suggested actions (17%).

Among the comments, these themes emerged:

### Electric Vehicle Charging and E-Bike Incentives

- + Support to expand EV charging access
- + Support for e-bike and hybrid vehicle incentives

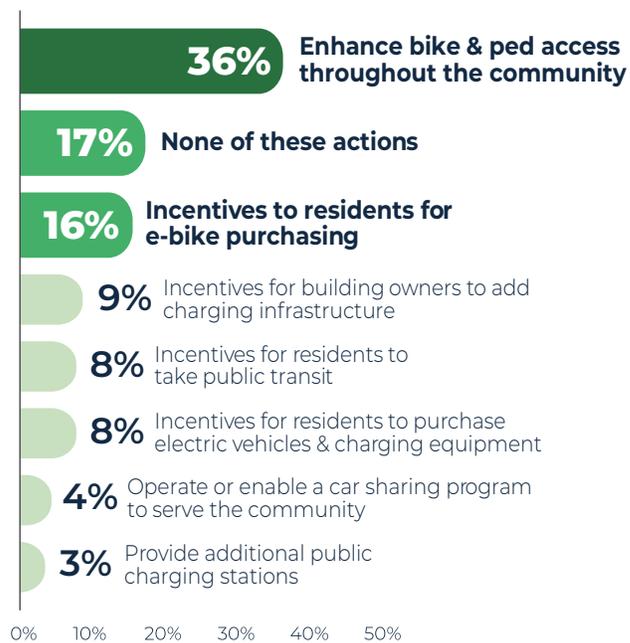
### Bike and Pedestrian Infrastructure

- + Strong support for better and safer biking and walking infrastructure
- + Suggestions to add protected bike lanes, more east-west bike connections, and replace concrete with more green space to enhance user experience

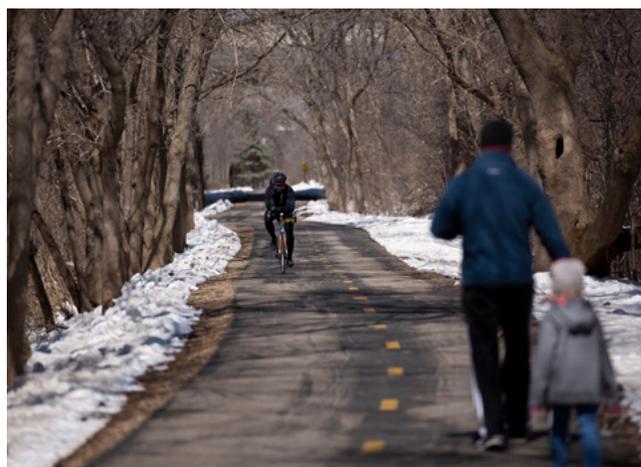
### Public Transportation and Car/Bike Sharing

- + Support to electrify buses
- + Interest in electric car and bike sharing programs
- + Ensure transportation options are accessible to all abilities

**Figure 1.2** Preferred Transportation-Related City Actions

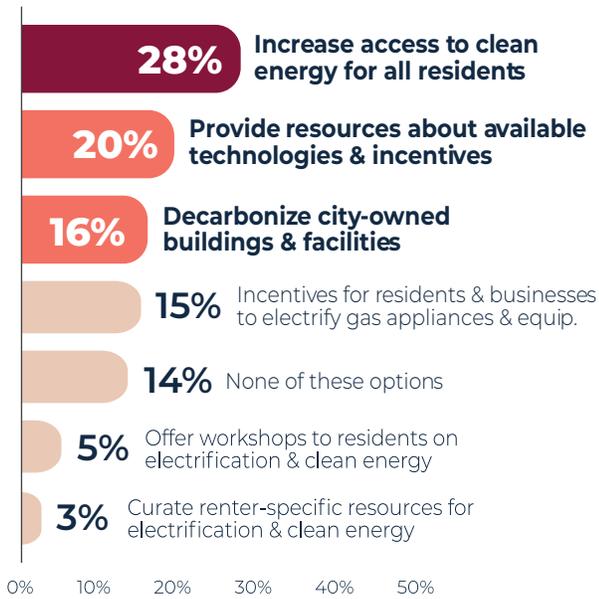


### Transportation-related actions that Hopkins should prioritize over the next five years



Multi-use trail

**Figure 1.3** Preferred Building Emissions-Related City Actions



**Building emissions-related actions that Hopkins should prioritize over the next five years**



Solar power on the roof of Hopkins Pavilion

## Building Energy Use

Respondents were asked to select their highest priority action related to reducing emissions from building energy use.

Increasing access to clean energy for all residents had the greatest support among respondents; 28% selected it as the highest priority. Providing resources about available technologies and incentives received support from nearly 20% of respondents, and decarbonizing city buildings was selected as a priority by 16% of respondents.

Among the comments, the following additional suggestions emerged:

### Incentives and Education

- + Broad support for resident education workshops and community awareness campaigns on clean energy and electrification
- + Desire for more actions that are renter-specific
- + Support for renter and landlord collaboration

### Clean Energy

- + Support for solar on all City buildings where feasible
- + Desire to explore geothermal heating districts, thermal energy networks

### Regional Collaboration

- + Suggestions to partner with neighboring communities

## Waste

Respondents were asked to select their highest priority action related to reducing emissions from waste.

The action that had the greatest support was organic material collection for residents in multi-family buildings (35%). The next highest priority was to enhance citywide waste reduction and diversion programs and services (20%). Nearly 15% selected “none of the above”.

Additional comments include:

### Expanded and Inclusive Access for Organics

- + Support for commercial organics program
- + Desire for apartments to have access to organic material collection

### Education and Engagement

- + More education and workshops on waste management
- + Clear instructions for composting
- + Zero-waste City events with educational component

**Figure 1.4** Preferred Waste Emissions-Related City Actions

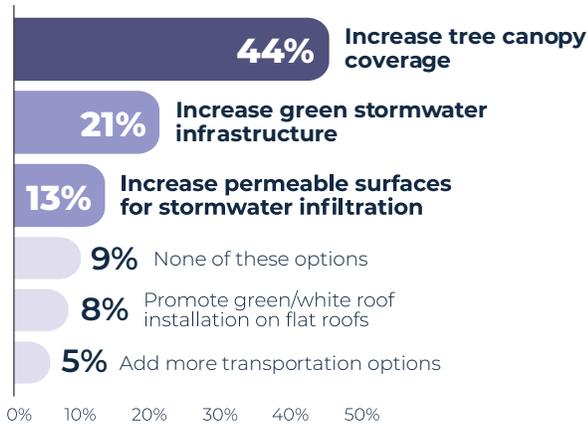


**Waste emissions-related actions that Hopkins should prioritize over the next five years**



*Food waste collection bin*

**Figure 1.5** Preferred Resilience-Related City Actions



## Resilience & Climate Adaptation

Respondents were asked to select priority actions to help the City adapt to climate change.

Nearly 65% of all respondents selected increased tree canopy coverage (44%) and increased green stormwater infrastructure (21%).

Additional comments are summarized below:

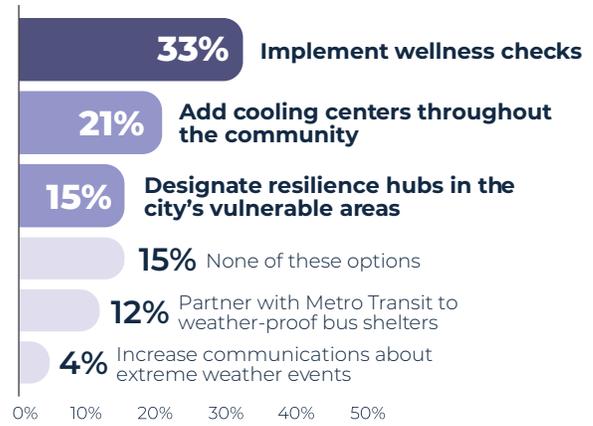
### Green Infrastructure and Stormwater Management

- + Strong reiteration of support for more trees, permeable surfaces, and green infrastructure
- + Desire to replace parking lots with permeable surfaces
- + Concerns about impact of flooding

### Ecological Benefits

- + Replace lawns and turfs with native plants and pollinators
- + Convert mowed public turf to prairie/native plants

**Figure 1.6** Preferred Vulnerability-Related City Actions



## Population Vulnerability

Respondents were asked to select priority actions to help strengthen the resilience among vulnerable populations.

Approximately 33% of respondents support implementing wellness checks for neighbors during extreme weather events. There was also strong support for resilience hubs and cooling centers throughout the community.

Additional comments are summarized below:

### Community-Centered Resilience

- + Additional support for wellness checks and helping vulnerable neighbors
- + Strong sentiment to support most vulnerable groups
- + Suggestion to partner with Park Nicollet for wellness checks for seniors and people with disabilities

### Communication and Education

- + General support for improved communication about extreme weather risks and community resources

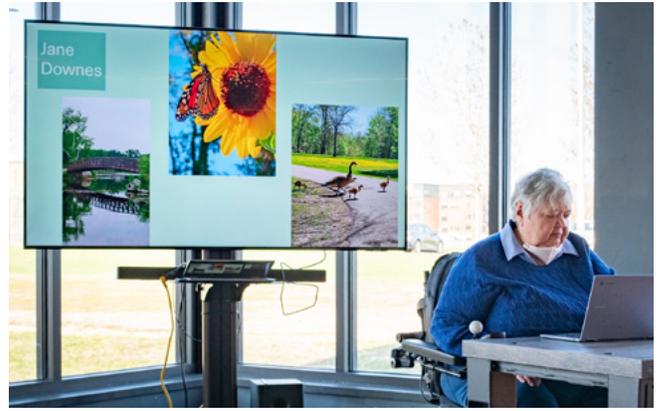
Finally, respondents were asked to share **any additional ideas to address climate change** in the next five years. Generally, most comments reiterated support for priorities that were previously expressed, including **more trees and green infrastructure**, better **access to bike and pedestrian infrastructure**, and **maximizing clean energy and affordability**. Additional comments **criticized the use of tax dollars** for this work, however there was **general consensus that planting trees, reducing trash, and improving infrastructure were desirable**.

# Storytelling

In partnership with Change Narrative, the City of Hopkins hosted a community event on Earth Day to wrap up engagement and shift the focus of the process to developing the work plan. The event featured an introduction of the draft vision, with an opportunity for attendees to react to the draft ideas, insights from community discussions, and climate stories from three Hopkins community members.

Climate stories are personal reflections of lived experiences and how they connect to and are impacted by climate change. Climate stories were included as a key piece of the project, to highlight community members' experiences and create an opportunity for residents to explore their stories. Storytelling can enhance community connection, improving resiliency.

The stories featured at this event can be found on the [City's sustainability page](#) and excerpts have been woven into the Hopkins Climate Solutions Plan.



*Photos from storytelling event*



# Hopkins Climate Stories

Community members in Hopkins shared personal climate stories, capturing their lived experiences with environmental change.

**Emma Olson**  
**July 8, 2025**

## The Project

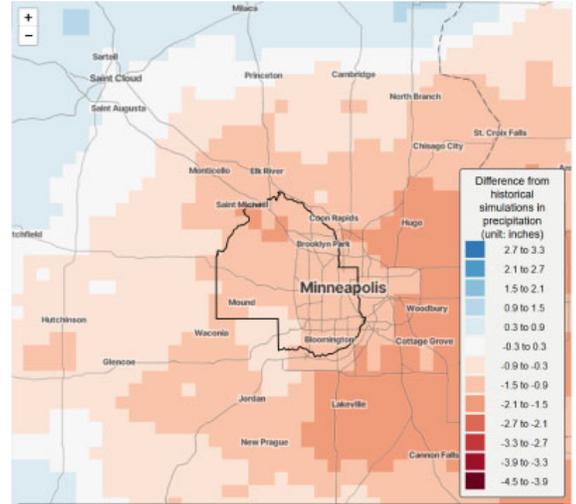
The [Climate Solutions Plan](#), made possible with the support of Abby Finis from [Local Climate Solutions](#), is Hopkins' community-driven roadmap for tackling climate change head-on. From the very beginning, public engagement has been at the heart of this work. The City hosted a dynamic kick-off workshop, several focus group discussions, a community-wide webinar, and an online survey to hear directly from residents, businesses, City staff, and local partners. Together, we're shaping a future

that reflects the values, voices, and vision of the Hopkins community.

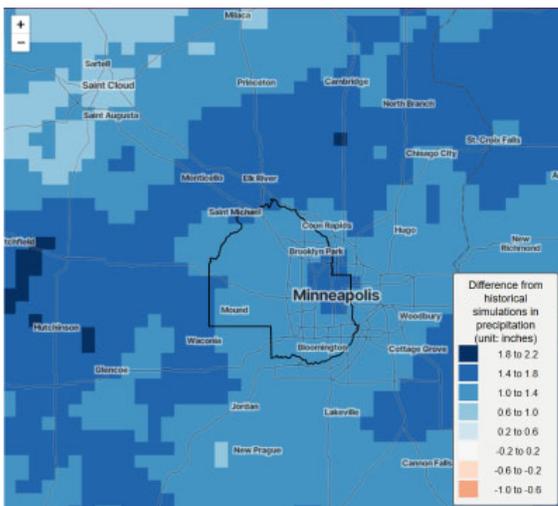


## What is Climate Change

Climate Change is a global problem that requires transformative action in how we use energy and land - across all levels of government, commerce, and lifestyles. In Hopkins, the effects of climate change are already visible: extreme heat, intense storms, and flooding have become more frequent due to rising global temperatures. Many residents, due to age, physical ability, income, and other factors, are more likely to be disproportionately impacted by climate hazards and disruptions.



Drier Summers: Mid-century Summer Precipitation Projection for Hennepin County



Wetter Summers : Mid-century Spring Precipitation Projection for Hennepin County

The challenge of addressing climate change can be daunting. By taking productive action toward reducing emissions and adapting to climate hazards, we can lessen the burden of the challenge and work toward a better future. Everyone in Hopkins has an opportunity to contribute to the success of this Plan. Together, we can achieve our climate goals and improve the overall quality of life for everyone in our community.



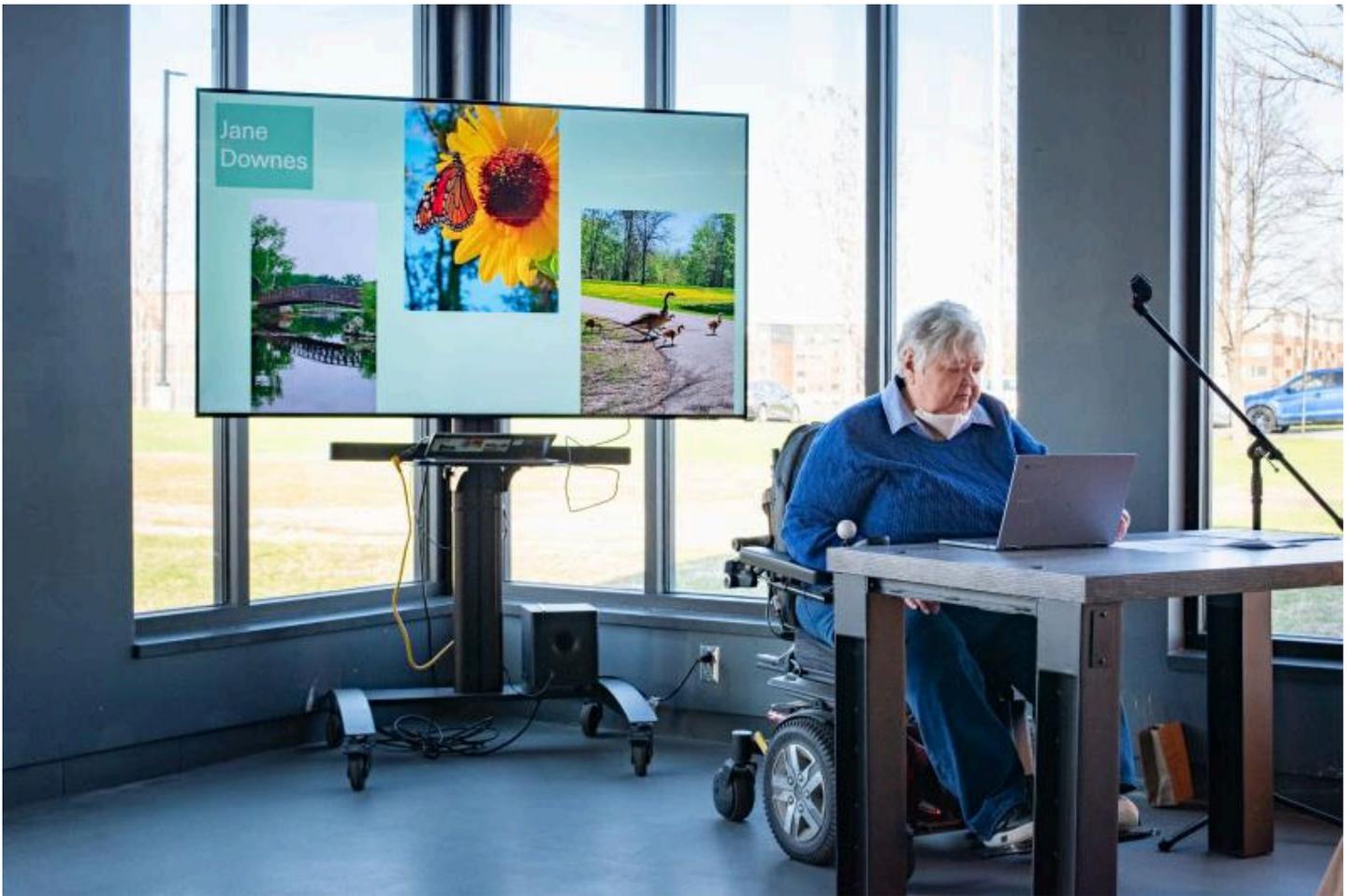
## Why Stories?

To better understand how climate change is affecting our community, the City of Hopkins invited three residents to share their personal climate stories. They were each community members who participated in various local events and got involved with sustainability programs. Between their passion for sustainability, participation in Hopkins initiatives, and their availability and interest, they were selected as storytellers. While data helps us see the big picture, it's these lived experiences that bring local climate challenges into sharper focus, whether it's navigating extreme heat, heavy rain, or shifting seasons. These stories reveal what matters most to our neighbors, highlight community strengths, and help identify shared values that can guide future solutions. Most importantly, they ensure that resident voices are part of the conversation as we work together toward a more resilient, inclusive, and sustainable Hopkins.



## Climate Stories

Stories crafted by Jane Hufford Downes, Brooke Roper, and Julie Marie Muskat, with support from Jothsna Harris of [Change Narrative LLC](#), in partnership with City of Hopkins. The following three stories were shared live during an Earth Day community event on April 22, 2025.





Jane Downes

Originally from Ohio and has lived in Hopkins with her husband, David, for six years. She is a semi-retired writer and poet, an avid bird watcher, and the grandmother of five red-haired grandchildren.

### **The Trail to Change : Jane Downes**

The Regional Cedar Lake Trail starts just a block from my apartment, connecting to the four other trails in Hopkins. I'm grateful that they're accessible to everyone who lives here, including me. The trail system has become my primary mode of transportation. I can be in downtown Hopkins within five minutes, and it takes just 15 minutes to reach the nearest shopping center. I often use the trails

to run errands, which allows me to be mobile in my community and rely much less on a car.

Hopkins is one of the few places I know that has a trail system so well planned and maintained. On snowy winter days, the paths are plowed better than the side streets. While people don't always shovel their sidewalks and curb cuts, the trail is usually clear.

The trail system is more to me than a way to get places. I often find 'community' along its paths, meeting neighbors and their dogs. Many days, my husband David, an avid walker, will join me, and it's a place where we can have important conversations. I use the trails year-round, which allows me to witness the changing intricacies of the seasons. I noticed crows all winter, and the robins are starting to return. Soon, I'll be looking for Warblers and Baltimore Orioles. As a birdwatcher I look for those passing through on their seasonal migrations.

Often, I go to Shady Oak Lake to meditate by the water and to soak in the serenity of nature. Not too long ago, I watched the lake's ice melt. In the last few weeks, I've been glad to observe the early signs of spring peering through.

As a poet, my work is often inspired by such observations. I'd like to share a poem written about my observations of a tree just outside my bedroom window. Seeing Robins visit this tree all winter to eat the shriveled crabapples made me realize that, due to climate change, some birds are able to winter in place as the temperatures warm. This shift could have a huge impact on whole ecosystems. Moving forward, we will need to adjust our assumptions about things we've always taken for granted.

## **PROPHECY**

**Jane Hufford Downes**

The crabapple tree sings to the robins in winter,  
while ice glazed branches click together like  
pearls tossed on a hardwood floor. Rust and gray  
shagbark scant armor  
for the onslaught of 27 below.

The flock of robins stayed through winter,  
returning each day to the crabtree, intoxicated  
by the fermented tang of the last few shriveled apples,  
surviving another day, smelling the warmth of August  
under the snow.

Hopkins, Minnesota seems an unlikely place for robins to  
overwinter,

yet here they are, fluffing their feathers and chatting  
amongst themselves

as if survival isn't risky, as if their name isn't *Turdus  
migratorius*,

as if they've never heard of Florida, the Promised Land  
where earthworms are plentiful and sunlight golden.

Today the sky is the soft gray of an approaching  
snowstorm,

14 inches predicted. Yet the eagles are rearranging sticks

in their nest by the river; eggtime is coming.

The confused robins of prophecy, predicting spring  
every day through 5 months of blizzard and record low  
temperatures  
will finally, eventually, be right. They will endure  
until the crabapple tree bursts into pink, its branches  
sheltering sky-colored eggs in a nest of mud and grass.

**© Jane Hufford Downes, "Prophecy" Birds of the  
Midwest, Finishing Line Press, 2022.**

David and I moved from Ohio to Hopkins six years ago. Sensible people might go South seeking warmth when they retire, yet we moved North. It was an easy decision—to be closer to family and our five grandchildren who live nearby.

My grandchildren are curious, and we have the best conversations together. Sometimes, we talk about big things—like the world. I hear the enthusiasm in their voices as they imagine the possibilities. Sometimes, when we are out, they pick up litter. I see their eyes full of pride for doing their part to take care of the planet, and I try to encourage that. They're still too young to understand the bigger picture—but I know they'll soon start asking more difficult questions.

I remember being a freshman in high school on the very first Earth Day in 1970. That day, I joined a protest march—excited to be part of a movement fighting for a healthier world. It was a moment of collective celebration and resolve. We vowed to make things better. Yet all my life, I

have seen things get worse. It is scary to think about my grandchildren and their future realizations of our broken promises. What I want my grandchildren to know most is that I have not given up hope—because I still see so many people who care. I'm especially glad to see that caring spirit alive in the Hopkins community.

Perhaps one of the most important actions I can do is introduce my grandkids to the woods, so they can look for and cherish the wonders of the natural world around them. We try to take them to local parks to observe turtles, examine leaves and get hands-on experience with nature. I am confident that if they know how wonderful our Earth is, they will be more apt to try to preserve it.

I grew up surrounded by woods, and as a child, I spent much of my free time exploring them. Hiking together was a family tradition. I've always been an active person, but things changed ten years ago when I started using a wheelchair. The change forced me to slow down and, in doing so, I became more attuned to the natural world around me. Now, I go out almost every day, eagerly anticipating those moments. I realized that something I had always been so close to—something I had taken for granted—had become infinitely more significant to me. Being in the woods, surrounded by trees, the sounds of nature, and the sheer beauty of the world, is a spiritual experience for me. I found a new sense of purpose—a deep commitment to protect it.

It seems so simple to dream of a world where everyone has access to nature, clean air, and clean water. When I was young, I saw simple solutions; thinking we only needed to become aware of the problem, to be motivated to fix it. About twenty years ago, I became more active in environmental work in Ohio. I started reading about sustainability and environmental issues, learning about

greenhouse gas emissions, and I realized we were not headed in the right direction. I got involved in a project looking at the ecology and quality of water of our local watershed and the degradation occurring in the area. I gathered data and worked to raise awareness to the community. I was surprised to see resistance to making change—and my eyes were opened.

All of our voices have power—not mine more than others. The times I have seen great change for good is when people realize that power and speak up. I would like to see more people talking to each other about climate change and the things that matter to all of us. I think once people start talking to each other—and truly listening—we often discover that we're not so different, and that we share many of the same hopes and goals.

Jane's experience reflects many of the core themes in the City of Hopkins Climate Action and Resilience Plan. With decades of environmental change behind her, she carries a deep sense of generational concern for her grandchildren's future. Her early climate activism has grown into a quiet resilience shaped by both climate anxiety and hope. Over the years, she has recognized that awareness alone is not enough. She has seen changes in the local ecosystem, like robins staying through the winter, and understands how a warming climate is affecting wildlife and natural patterns. For Jane, walking the trail system is more than a daily habit. It is a way to stay connected to nature and to remember what is at stake. She values shared green spaces that offer connection and a sense of community responsibility.

The Hopkins Climate Action and Resilience Plan responds to these themes by prioritizing climate justice, ecological health, and local resilience. It supports efforts that reduce emissions while also helping residents stay engaged and supported. Through both practical

solutions and opportunities for reflection and connection, the plan turns concern into meaningful, collective action.





Brooke Roper

Roper's leadership is rooted in a deep sense of purpose and love for her community, Brooke currently serves on the Hopkins School Board and bridges people and policy with heart and vision. As a proud mother of two amazing kids, her journey has taken her through classrooms, boardrooms and neighborhoods - always guided by intention, always working toward the greater good

### **The Courage to Speak for our Collective Future: Brooke Roper**

Growing up in North Minneapolis, St. Louis, MO, and Oxford, Mississippi, I experienced severe weather in each of these places. As a young child, this led to a phobia of thunderstorms that controlled my life. I would obsessively watch the Weather Channel, driven by a need to understand everything I could about thunderstorms, tornadoes, and severe weather. Over time, my fear gradually shifted into fascination, and the more I learned, the less afraid I became. When I reflect on why I care

about climate change, I often think back to those early memories—how I transformed my fear into a catalyst for action.

Seven years ago, my family moved to Hopkins. My husband and I made a very intentional decision about where we wanted to raise our children. Hopkins, with its strong school district, diverse community, and quiet, welcoming atmosphere, felt like the perfect place for us to invest in and become a part of. I became actively involved in the community, volunteering in the district, which eventually led me to serve on the Hopkins School Board. I feel the weight of my presence and the power of my voice as I advocate for our students.

I am a fierce champion for health equity and ensuring everyone has access to clean air, water, and food. Fighting for a healthy climate and for students is at the heart of this mission. It became even more personal when my son, at just four years old, had his first asthma attack. As a child, I confronted my fear of thunderstorms by seeking to understand them better. I wondered how I could apply that same approach to the fear I felt around my son's asthma.

This curiosity led me to research asthma, where I learned about the crucial role that air quality plays and how pollution worsens it and other health conditions, all while recognizing the connections to climate change. I became intrigued by potential solutions. Through my research, I discovered the benefits of electric school buses and began advocating for their adoption across Minnesota school districts. I collaborated with local organizations like MN 350 and Healthy Professionals for a Healthy Climate, where I found collective support for asthma solutions and became a steering committee member for Minnesota Advocates for Electric School Buses. Together, we testified

at the State Capitol, along with my son, who was just five years old at the time. This effort led to \$13 million being awarded to support the adoption of electric school buses across the state of Minnesota.

While we have made some notable achievements, there is still work to be done to combat the hesitancy around the adoption of electric school buses. According to MN 350, "Diesel exposure on school buses lowers academic scores and increases school absenteeism," and "asthma-inducing particulate matter levels are up to 15 times higher inside a diesel school bus than an electric school bus." Hopkins currently does not have electric school buses, but my coalition and I are working hard to get the school district to adopt them. I often provide examples of how this technology is already being implemented in Minnesota, including in districts like Bloomington and Red Lake, serving as proof that it can be done. We need more people to join these efforts. My mantra has become "every body, every sector"—meaning that solutions to climate change must take an "all hands on deck" approach.

One of the biggest challenges lies in the small, everyday conversations about climate change. In the Black community, there are countless daily stressors, and many people are already exhausted from fighting for basic needs and human rights—equity, affordable housing, and adequate resources. Climate change often feels like a conversation reserved for the privileged, centered on fighting for future generations. The concept of "resilience" can feel loaded, especially when Black people have a long history in this country of fighting just to survive, let alone thrive. However, the reality of climate change's present-day implications is that marginalized communities are often hit the hardest and are less resourced, which intensifies the burdens we face in terms of our lives,

health, and justice. These are hard, but vital, conversations.

As a Black woman working in the climate space, I'm aware that there aren't many of us. But I also know that my voice matters. I am seen by young people as a role model, and I feel their support — they believe in me and draw inspiration from my leadership, even when I don't always feel inspired myself.

In the aftermath of Hurricane Katrina, we witnessed the stark gaps in equitable disaster recovery — a reminder of the role privilege plays in determining who can escape climate disasters and who is left behind, most often Black, Indigenous, immigrant, and low-income communities. My family was living in North Minneapolis when the 2011 tornado struck, devastating our neighborhoods. To this day, some areas remain unrecognizable, with revitalization still desperately needed. In that regard, some may feel they have been forgotten. Even then, it planted a seed in my spirit to be more proactive than reactive to my childhood fears.

I've recently learned about emerging efforts to establish climate resilience hubs — places where communities can seek refuge during extreme weather and advance environmental justice. These hubs provide backup energy powered by renewable sources, along with mutual aid, food, childcare, and other essential resources during the most dire times. As climate change intensifies, we will see many innovative solutions. Electric school buses are just the beginning of what's possible to promote climate resilience in Hopkins.

When I envision the future, I see a healthier generation of children, where asthma is no longer a disruptive disease. I see climate action being normalized, with all school

buildings remodeled sustainably and equipped with mandated air quality monitors. Together, we work to ensure the air is clean. I would see electric school buses lined up at parent pick-up, with expanded electric charging infrastructure to support electric vehicles in general. I envision aligned conversations about climate change among school staff and administration, where everyone understands the urgency and is motivated to lead the way in finding solutions. We would share our stories and knowledge, exploring the intersectionality of our experiences respectfully and thoughtfully. This would ensure we are creating an environment that supports the needs of everyone. Above all, we would see and care for one another, especially the wellbeing of our children.

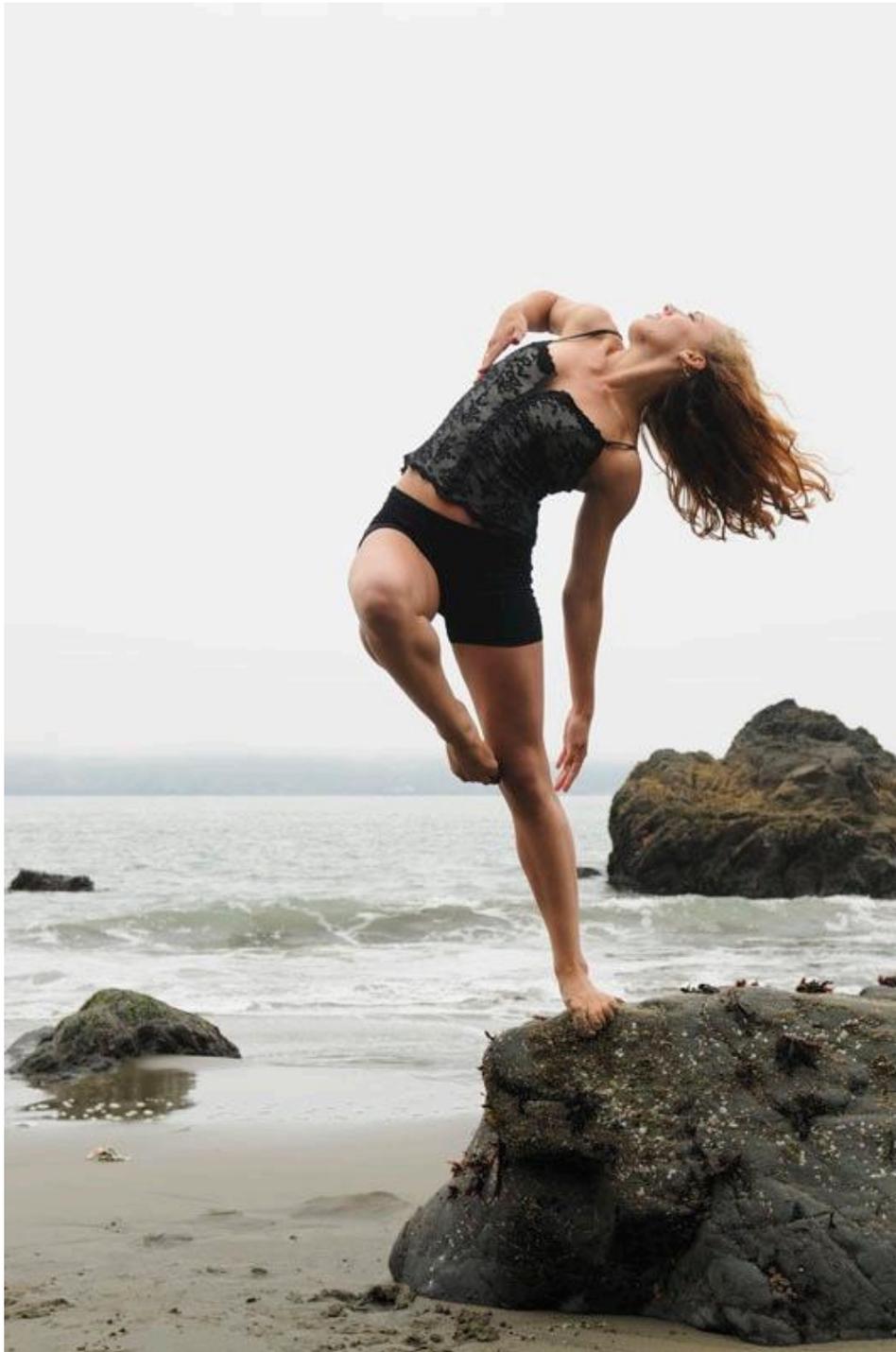
Every summer, my husband, two children, and I spend hours at Valley Park, reading books and playing for hours. It's a place where our imaginations run wild, and nostalgia pulls us into daydreams of a better world. My favorite time to visit is late summer, just before the season shifts to fall. The hills of Valley Park are where I witness the true authenticity of my children and experience their full personalities. My daughter cartwheels around me while my son jogs up the hill with his basketball. It is a ritual for us to create moments of lying in the grass, talking to God, and gazing at nature, appreciating the beauty around us. We witness dragonflies and butterflies as we look up at the blue skies. Mesmerized, these memories fill me up and bring me all the joy in the world; they make me feel more hopeful.

Brooke's story shows how fear can evolve into purpose. As a child, her fear of severe weather led to curiosity. Later, as a mother, her concern for her son's asthma diagnosis motivated her to take action. Learning how air pollution worsened his condition helped her see the strong connection between environmental health, justice, and

advocacy. She began supporting electric school buses, healthier school buildings, and equitable climate solutions. These efforts aim not only to lower emissions but also to create a safer and more resilient Hopkins for all families.

Her lived experience reflects many of the core themes in the City of Hopkins Climate Action and Resilience Plan. These include the unequal impacts of climate change on marginalized communities, the importance of youth voices, and the need to make climate conversations more inclusive and culturally relevant. As a Black woman advocating for climate justice, Brooke's leadership helps close systemic gaps and inspire others. She also highlights the value of mental health, access to green spaces like Valley Park, and a spiritual connection to nature. These are all essential tools for building resilience and healing. Her story reminds us that real climate action must be both structural and deeply personal.





Julie Marie

Julie Marie Muskat has lived in Hopkins, Minnesota with her husband, Zach, since moving to the state in 2013. She is a freelance dancer, choreographer, teacher, and stage manager. Julie Marie is also the founder of [Deeper Water Arts & Mind/Body Center](#), an independent consulting practice that uses movement-based approaches to support health, wellness, and resilience for individuals and communities.

## Deeper Water: Julie Maire

I knew from a young age that I wanted to be a dancer. I was always moving—dancing around the house—and after many high-energy kitchen performances, my mom enrolled me in ballet at age seven.

I've moved sixteen times in my life, but my most formative memories are rooted in a small, one-room dance studio tucked in a San Antonio strip mall, where Ms. Judith taught.

In a dance world often defined by rigid ideals and harsh critiques, Ms. Judith's quiet lessons in kindness and perseverance continue to stay with me. She reminded us that dance is a beautiful art form—not a measure of our worth. She was always realistic, often saying, "We're going to try, and it may or may not happen—and that's okay." Her steady encouragement helped me believe that a career in dance was not only possible, but worth pursuing.

Now, I've launched my own arts education business, Deeper Water Arts, and I carry Ms. Judith's influence with. I strive to create an inclusive, body-positive space where students are encouraged to ask questions, understand context, and engage as co-creators—not just followers of tradition. Thanks to Ms. Judith, I found not only a lifelong love for dance, but also a vision for how to teach it—with care, equity, and intention.

The environment has always been another deep passion of mine, rooted in childhood memories with my grandparents. My grandfather—a former Air Force pilot and devoted gardener—had the greenest thumb around. His California garden overflowed with flowers and fruit. He

would hand me a basket, and together we'd pick lemons, oranges, and strawberries until it was full.

My other grandparents lived on 20 wild acres in Vermont—fields, forests, and the first snow I ever touched. I'd spend entire days outside, pausing only for cheese toasties at lunch. Those early experiences instilled in me a deep and lasting love of nature.

Also early on, in elementary school, I began blending my love for nature with dance. My mom helped build an outdoor classroom at my school—a magical space where each class learned about native plants and tasted food we had grown ourselves. She also led an outdoor program at a local children's shelter, where she taught gardening, and I taught dance to the children. Even as a child, I experienced how combining a love of nature and art could cultivate beauty and connection in the world.

Recently, I worked with a choreographer on a dance solo exploring all the places I've lived, searching for a sense of home. Those reflections always lead me to climate change. In my own lifetime, I've seen warming winters, extreme weather, and natural disasters reshape beloved landscapes. Some places have been so impacted that climate change has deepened conflict. The U.S. military calls it a "threat multiplier"—a force that intensifies existing crises like food insecurity, migration, and war.

There are so many places I feel a connection to, seeing bits of home in each. I carry both love and grief for them—the love for what can still be saved, and the grief for what's being lost.

I know I am not alone in feeling climate grief and overwhelm about our changing environment. The heaviness of the knowledge of what is happening in our

world and my circle of influence sometimes feels so small. I question what I can do as one person, and as an artist. I remember Ms. Judith's words: "Try, because despite all the challenges, some things are beautiful possibilities worth pursuing." She taught me not to fear the feeling of not being "big enough" to make a difference.

I named my business "Deeper Water Arts" to signify moving past our comfort zones and stepping into the unknown—broadening our sense of comfort. For me, it's a metaphor for the ripple effect. I don't expect one dance piece to change the world, but I believe art has a role. I ask myself: How do I seek and create beauty as a necessity for survival in this world?

My husband Zach and I have lived in Hopkins for the past eleven years. As I've shifted into this new phase of my career, I've recommitted to spending more time outdoors—walking, hiking, and following the rhythm of Minnesota's seasons. This spring, I'm especially looking forward to tending the garden—hands in the soil, growing what I love, and nurturing this place I now call home.

Julie Marie's connection to climate action grew from early lessons about believing in herself and a deep love of nature. Her dance teacher, Ms. Judith, taught her to recognize her power even when feeling small. Time spent in outdoor classrooms and visits to her grandparents' diverse landscapes strengthened her bond with the natural world. These experiences inspired her to start Deeper Water Arts, where she uses dance as a way to tell stories, reflect, and inspire change.

Her work highlights important climate themes like grief, uncertainty about personal impact, and the loss of natural places. Julie Marie explores how warming winters, extreme weather, and global conflicts affect our connection to place and future generations. She believes

that childhood experiences in nature and creative expression are vital for building hope and resilience in the face of climate challenges.



## Where Do We Go From Here

These personal climate stories are just the beginning. By listening to the lived experiences of residents who are already engaged in sustainability efforts, we're gaining valuable insights into the real-world impacts of climate change in Hopkins. Their stories help highlight what matters most to our community and guide future planning that is rooted in shared values. Moving forward, we'll continue to seek out resident voices, build on these connections, and collaborate on solutions that make our neighborhoods more resilient, inclusive, and prepared for a changing climate.

As part of this effort, the City of Hopkins has created a take-home worksheet to help you build your own five year climate action plan, and discover your own climate story. You can download the worksheet, reflect on your goals and unique story, and share with friends, neighbors, community members, or even City officials. Your experiences and ideas matter, and they help shape a stronger, more connected Hopkins for everyone.

**Take Home Your Own Worksheet!**



City of Hopkins Mural, 11th Ave S

## **Contributors**

Emma Olson - City of Hopkins

Mikala Larson - City of Hopkins

Abby Finis - [Local Climate Solutions](#)

Jothsna Harris - [Change Narrative](#)

Brooke Roper - Hopkins Resident

Jane Hufford Downes - Hopkins Resident

Julie Marie Muskat - Hopkins Resident

**City of Hopkins**

Climate Stories



Finance Department

CITY OF HOPKINS

## Memorandum

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

From: Nick Bishop, Finance Director

Date: August 4, 2025

Subject: 2026 General Fund Budget and Tax Levy

---

### PURPOSE

To provide input and guidance for the 2026 General Fund Budget and Tax Levy.

### INFORMATION

#### *2026 General Fund Budget and Tax Levy*

During the January 14, 2025 Budget Kickoff meeting, the projected budget increase was 14.38% when compared to the 2025 Levy. At that same meeting, City Council directed staff to prepare budget proposals with 8%, 6% and 4% tax levy increases. This memo gives an overview of the reductions required for a 9.7% tax levy increase.

An initial budget with all requests included was prepared resulting in a tax levy increase of \$4.3 million or 20.7%. The increase is caused by the following factors:

- Loss of ability to use fund balance surplus - \$400,000
- Increased costs of existing employees - \$1,015,000
  - Includes cost of living adjustments, step increases, health care premium increases and implementing mandatory Minnesota Paid Leave
- Costs of existing employees with expiring funding sources - \$655,000
  - 3 Police Officers (1 ARPA, 2 MN Public Safety Aid/ICPOET)
  - Deputy Fire Chief (MN Public Safety Aid)
- June 3, 2025 Budget Amendment for 2 additional full-time Firefighter positions

- New Employee Requests - \$310,000
  - HR Technician
  - IT Technician
  - Firefighter
- Capital and Equipment Requests - \$810,000
  - Armored Pickup Truck
  - K9 Squad Car
  - Arts Center Restroom Remodel
  - Street Light Upgrades
  - Mainstreet Banner Poles
- Class and Compensation Study - \$100,000

Proposed Reductions for an 9.7% Levy Increase

Staff has worked diligently to put together a budget that balances an existing level of service with concerns about the City's tax levy. The following new requests and existing programs would be reduced or eliminated:

- Delay Capital Improvement and Equipment Requests - \$1,285,000
  - Armored Pickup Truck
  - City Street Lighting Upgrades
  - City Hall/Police Station Roof Replacement
  - 1 Ton Traffic Boom
  - Mainstreet Banner Pole Installation
  - Permitting and Licensing Software
  - Arts Center Restroom Remodel
  - Pavilion Roof Replacement
  - Camera Trailer
  - Pavilion Warming House Blinds
- Eliminate New Employee Requests - \$310,000
  - HR Technician
  - IT Technician
  - Firefighter
- Pay Burnes Park debt with Franchise Fees - \$150,000
- Eliminate Hopkins Climate Solution Fund Grant Program - \$125,000
- Eliminate Request for Class and Compensation Study - \$100,000
- Reduce Diversity, Equity & Inclusion - \$75,000
  - Including 2 part-time Community Connectors
- Fund Depot Programming through EDA Levy - \$63,000
  - Youth Advisory Board, ACE Programming and Staff
- Reduce Police Minor Equipment Budget - \$50,000
- Reductions to Travel and Training (Staff and Council) - \$50,000
  - City Council budget would not allow travel to National Conferences
- End Contract with Lockridge Grindal Nauen for Lobbyist Services - \$40,000
- Reduce Public Works Supplies Budget - \$40,000

### Public Safety Increases

In the proposed 9.7% Levy Increase Scenario, the most significant increases to the levy are directly tied to public safety. These increases account for 7.9% of the levy increase and include:

- Since 2022 we have added six new positions through one-time funding sources – 3 Police Officers and 3 Fire Positions
- Increased wages and benefits – based on recently settled union contracts with competitive wages in the market

### Proposed Reductions for a 8%, 6% or 4% Levy Increase

Any further reductions to the tax levy and would likely need to eliminate staff and programs to reach these targets.

## **FUTURE ACTION**

A budget information session will be held on August 12 from 5-6 PM at City Hall. Details will be posted on the City's website: <https://www.hopkinsmn.com/466/City-Budget-Process>.

Based on input and guidance from City Council at this meeting, staff will plan to have an additional meeting to discuss the budget on September 2<sup>nd</sup> and approve the preliminary tax levy at the September 19<sup>th</sup> meeting. A preliminary levy must be adopted by September 30<sup>th</sup> of each year. The preliminary levy will be the maximum allowable amount for 2026 and can only be reduced.

Any additional meetings to discuss the budget can be scheduled in October and November. A Truth and Taxation hearing is planned for Monday, December 1<sup>st</sup>. A final levy must be adopted by December 31<sup>st</sup>.

**City of Hopkins**  
**Tax Levy**  
**For the Year Ending December 31, 2026**

First Draft  
8/4/2025

Purpose	Actual FY2025	Proposed FY 2026	% Increase (Decrease)
General Operations			
General Fund	15,321,075	17,566,186	14.65%
Capital Levy	445,000	302,500	-32.02%
Arts Center	380,000	400,000	5.26%
Pavilion Fund	448,500	431,000	-3.90%
Equipment Replacement	180,000	44,000	-75.56%
Permanent Improvement	50,000	50,000	0.00%
Parking	75,000	100,000	33.33%
Total General Operations	16,899,575	18,893,686	11.80%
Debt Levy	3,748,530	3,750,127	0.04%
Total Levy	20,648,105	22,643,813	9.67%

**City of Hopkins**  
**General Fund Revenue Budget**  
**For the Year Ending December 31, 2026**

First Draft  
8/4/2025

<b>Department</b>	<b>Adopted 2025 Budget</b>	<b>Revised 2025 budget</b>	<b>Proposed 2026 budget</b>	<b>% Increase (Decrease)</b>
<b>Property Taxes</b>	<b>15,406,075</b>	<b>15,406,075</b>	<b>17,651,186</b>	<b>14.57%</b>
<b>Intergovernmental Revenue</b>				
Local Government Aid	1,084,775	1,084,775	1,091,250	
Intergovernmental Revenue - Other	810,000	810,000	890,000	
<b>Total Intergovernmental Revenue</b>	<b>1,894,775</b>	<b>1,894,775</b>	<b>1,981,250</b>	<b>4.56%</b>
<b>Licenses, Permits &amp; Fines</b>				
Court Fines & Penalties	176,000	176,000	176,000	
Building Permits & Inspections	693,500	693,500	647,000	
Inspection Fines & Citations	3,000	3,000	3,000	
City Clerk - Business Licenses	12,400	12,400	11,000	
PD - Liquor, Animal Licenses & Penalties	110,150	110,150	121,225	
Fire - Licenses & Permits	4,000	4,000	4,500	
Public Works - Licenses & Permits	19,615	19,615	1,215	
Planning & Zoning - Licenses & Permits	4,000	4,000	4,000	
<b>Total Licenses, Permits &amp; Fines</b>	<b>1,022,665</b>	<b>1,022,665</b>	<b>967,940</b>	<b>-5.35%</b>
<b>Charges for Service</b>				
Finance Department	8,600	8,600	8,500	
Inspections	274,775	274,775	219,500	
Police	35,000	35,000	35,000	
Fire	10,500	10,500	10,500	
Public Works	3,000	3,000	45,000	
Activity Center	154,500	154,500	175,000	
Planning & Zoning	16,000	16,000	11,000	
<b>Total Charges for Service</b>	<b>502,375</b>	<b>502,375</b>	<b>504,500</b>	<b>0.42%</b>
<b>Miscellaneous Revenue</b>				
Franchise Fees	620,600	620,600	746,500	
Miscellaneous	45,000	45,000	100,000	
Finance Department	3,000	3,000	3,000	
Police	500	500	500	
Fire	3,500	3,500	3,500	
Public Works	8,000	8,000	8,000	
Activity Center	14,000	14,000	14,000	
<b>Total Miscellaneous</b>	<b>694,600</b>	<b>694,600</b>	<b>875,500</b>	<b>26.04%</b>
<b>Total Revenues</b>	<b>19,520,490</b>	<b>19,520,490</b>	<b>21,980,376</b>	<b>12.60%</b>

**City of Hopkins  
General Fund Expenditure Budget  
For the Year Ending December 31, 2026**

First Draft  
8/4/20255

<b>Department</b>	<b>Adopted 2025 Budget</b>	<b>Revised 2025 Budget</b>	<b>Proposed 2026 budget</b>	<b>% Increase (Decrease)</b>
City Council	156,598	156,598	138,698	-11.43%
Administrative Services	661,290	661,290	724,701	9.59%
Communications	240,000	240,000	228,894	-4.63%
Information Technology	718,226	718,226	764,859	6.49%
Diversity, Equity & Inclusion	107,000	107,000	38,000	-64.49%
Finance	616,129	616,129	653,233	6.02%
Legal	265,000	265,000	270,000	1.89%
Municipal Building	407,462	407,462	390,992	-4.04%
City Clerk	327,542	327,542	385,448	17.68%
Inspections	1,265,343	1,265,343	1,260,826	-0.36%
Police	7,519,164	7,519,164	8,617,410	14.61%
Fire	1,982,178	2,082,178	2,557,984	22.85%
Public Works	4,289,317	4,289,317	4,603,204	7.32%
Recreation	276,735	276,735	287,077	3.74%
Activity Center	609,694	609,694	678,367	11.26%
Planning & Zoning	247,455	247,455	221,943	-10.31%
Community Development	125,357	125,357	114,540	-8.63%
Tuition Reimbursement	19,200	19,200	19,200	0.00%
Contingency	25,000	25,000	25,000	0.00%
Transfer to Depot/ACE Program	61,800	61,800	-	-100.00%
<b>Total Expenditures</b>	<b>19,920,490</b>	<b>20,020,490</b>	<b>21,980,376</b>	<b>9.79%</b>

Request is not included in a 9.7% levy increase scenario

## City of Hopkins 2026 Operating Budget Request

Budget Request Title:	Staffing Request - HR Technician
Department:	Administration
Division:	HR
Contact Person:	Casey Casella, Assistant City Manager
Duration:	<input type="checkbox"/> One-Time <input checked="" type="checkbox"/> On-Going
Type:	Additional Support for Existing Service or Program
Item Description:	Request to add an HR Technician position to the HR division due to increase in employee turnover, regulatory requirements, and support demands.
Item Justification:	Supports organizations growth and employee satisfaction. Addresses growing HR needs and meet internal service expectations of employees and supervisors. Enhances compliance and accuracy. Enables HR to be strategic and make progress in equity and workforce goals.
Estimated Cost:	\$81,400 - \$108,000 annually
Revenue (if any):	
Impact on Stakeholders: (Individuals involved in our work, businesses, residents, visitors or other departments)	The impact for employees would be increased internal service. This builds a stronger workforce to serve residents, businesses and visitors.
Impact on Personnel: (Please describe any personnel changes associated with this request)	Increase admin by 1 FTE
Impact on IT: (Please describe any implementation requirements, necessary software or ongoing support)	New set up and software for 1 person - cube, desk phone, laptop, dock, monitors, monitor stand, mouse, keyboard, VPN token, Laserfisher, Springbrook, Microsoft office suite Adobe Pro.
How does the item relate to the City's Mission and Vision?	"Creating a spirit of community where people enjoy exceptional government services". Human Resources serves all employees, ensuring we have the best services for residents.
How does the item relate to the City's Goals?	"Promote a resilient community" starts with hiring and retaining the best staff. Employees provide the expertise to run the city to accomplish all goals.
Other Information or Comments:	See attachment.

City of Hopkins

2026 Operating Budget Request

Staffing Request – HR Technician

Supplemental Information

### **Expectations**

Industry standards for HR responsiveness are 1-2 days on most transactional tasks (employment verifications, employee emails/phone calls, job applicant communications, etc.). Industry standards for payroll related service levels are as follows: new employees and exiting employees are processed within one week of hire or resignation date; personnel action changes are processed within 2 days of notice of the change; information impacting payroll is entered into payroll systems at least 1 week prior to the payroll processing date. The HR department is not currently meeting these standards.

### **Challenges**

The average time to fill recruitments for Hopkins in the last year was 71 days compared to 36 days for the private sector. Not processing HR recruitment tasks in a timely manner increases the time to fill positions. Additionally, increased employee turnover particularly in public safety during the pandemic, retirement waves, six different union contracts, and changes in HR laws have all led to an increased need for administrative HR support. In the State laws alone, Minnesota added Earned Sick and Safe Time and Paid Family Medical Leave programs within two years. These programs increased the services HR provides to employees.

### **Background**

Hopkins did not have a formal Human Resource role until 2018. Payroll was in the Finance Department and the Assistant City Manager completed transactional HR tasks. Since 2018, the payroll technician role developed in the HR Analyst role, taking on benefits, recruitment, safety and leaves. With the transition of the Assistant City Manager role, almost all transactional tasks transitioned to the HR Analyst role. This single position has a vast amount of knowledge on critical operations of the city.

## **Changes**

Over the past five years, the organization has seen a significant increase in employee turnover, policy updates, regulatory requirements, and support demands. As a result, the workload within HR has increased substantially, particularly in areas such as:

- Onboarding and offboarding processes
- Benefits administration
- Personnel issues
- Compliance tracking and reporting
- New management and supervisors with no previous supervisory experience
- Responding to employee inquiries and supporting day-to-day operations

The current HR team is operating at full capacity, leading to delays in service and limiting ability to proactively support staff and managers.

## **Staffing**

The Society for HR Managers suggests the HR to employee ratio be at 3.40 for employers with less than 250 employees. The report states, “A large HR-to-employee ratio for small organizations suggests that it takes a minimum number of HR employees to deliver core HR services, such as recruiting, benefits and employee relations.” Our current staffing is 1 employee that does both HR and payroll, and a director that fills in for employee relations. This ratio at best is 1.1  $((1.25 \text{ staff}/113 \text{ FTE}) * 100)$ . Adding this position would put us at a ratio of 2, which is still significantly below the recommended ratio but assist to improve meeting industry standards of HR response.

## **Rational**

If the position is not funded, industry benchmarks for service and responsiveness will continue to go un-met, leading to a negative experience for employees, job applicants, and other stakeholders who interact with the HR department. There is also the concern of continuity of operations, since the sole HR position is the only person that knows how to run payroll, administer benefits, and answer employee questions.

Additional operational support is needed to focus HR capacity on the City’s established workforce and equity goals. The current staffing ration allows for only required transactional tasks and reporting to be completed. HR will be unable to complete strategic projects that have been prioritized by Council such as ESAP initiatives, workforce capacity, improvement recruitment and retention.

**Additional Data**

Employee Count

<b>Year</b>	<b>Total Hired</b>	<b>FT Hired</b>	<b>PT Hired</b>	<b>Terminated</b>
2016	45	18	27	39
2017	43	15	28	55
2018	35	13	22	24
2019	32	9	23	35
2020	16	4	12	30
2021	41	10	31	36
2022	59	17	42	52
2023	50	20	30	53
2024	54	22	32	61

HR (including payroll) staffing levels from other Cities:

<b>City</b>	<b>Staff</b>	<b>Population</b>
Golden Valley	3	21,211
Crystal	3	21,906
New Brighton	2	22,228
Champlin	2	22,856
White Bear Lake	2	23,363
Columbia Heights	3	22,278
New Hope	2.8	20,705
Chaska	5	27,810
Hopkins	1	19,228

Request is not included in a 9.7% levy increase scenario

# City of Hopkins

## 2026 Operating Budget Request

Budget Request Title:	Staffing Request - IT Technician
Department:	Administration
Division:	IT
Contact Person:	Casey Casella, Assistant City Manager
Duration:	<input type="checkbox"/> One-Time <input checked="" type="checkbox"/> On-Going
Type:	Additional Support for Existing Service or Program
Item Description:	The IT Division is requesting an additional full-time employee for 2026. The division is currently at 4 FTE. This additional would bring the total to 5.
Item Justification:	Increased technology demands due to: - increase in staffing - increase in devices supported - increase in complexity of issues and systems - increase regulations and security needed
Estimated Cost:	\$88,350 - \$117,300 annually
Estimated Revenue (if any):	
Impact on Stakeholders: (Individuals involved in our work, businesses, residents, visitors or other departments)	An additional staff increases resources to protect against cyber security threats (critical infrastructure, data, systems), provide services to residents and businesses (website, permitting software, phone lines), and allow staff to do their jobs (computers, files).
Impact on Personnel: (Please describe any personnel changes associated with this request)	Increase admin by 1 FTE
Impact on IT: (Please describe any implementation requirements, necessary software or ongoing support)	New set up and software for 1 person - cube, desk phone, laptop, dock, monitors, monitor stand, mouse, keyboard, VPN token, Laserfish, Springbrook, Microsoft office suite Adobe Pro.
How does the item relate to the City's Mission and Vision?	The IT division is tasked with internal support, providing the confidentiality, integrity, and availability of the city's systems so those that directly work implementing the city's mission, vision, and goals are able to carry out their important work.
How does the item relate to the City's Goals?	The City has focused on employee recruitment and retention. Having consistent access to IT resources impacts all employees. Maintaining the quality of IT support to employees keeps the City's retention efforts in line with our peer cities.
Other Information or Comments:	See attachment.

## **Supplemental Staff Request: IT Technician**

The IT Department respectfully requests the addition of a fourth IT Technician to support the City's rapidly expanding technology infrastructure. This request is driven by a substantial increase in demand, complexity, and risk across all departments. This is especially true in public safety, utilities, and internal customer service obligations.

### **Justification**

#### **1. Significant Growth in Technology Footprint**

The City's technology landscape has grown dramatically:

- 100+ city-owned mobile phones and iPads
- Expanding tech in every squad car, fire truck, and carried by public safety personnel
- Over 100 city surveillance cameras with steady growth
- Integration of HVAC systems and sensors requiring network support
- 58 servers, 280 desktop and laptop computers, and 48 copiers/printers
- 15 firewalls, 50 switches, and multiple VPNs
- Management of applications from 101 separate vendors
- Mission-critical systems including water system security, Criminal Justice Information Systems, and credit card infrastructure

This complexity has led to a corresponding increase in support needs and security obligations.

#### **2. Rising Service Demand and Reduced Responsiveness**

- Helpdesk ticket volume has grown by 18.68% over the past 12 months
- Average ticket resolution time has increased from 1 day to over 1 week
- Project delivery timelines are slipping; some departments are unable to deploy technology as quickly as they would like due to the availability of IT team to implement
- Current staffing levels cannot meet demand for both support and proactive planning

#### **3. Compliance and Cybersecurity Burden**

- Mandatory audits for CJIS, Water Systems, PCI, and general IT security
- Growing requirements for security awareness training, phishing simulations, and audit response
- Lack of bandwidth for cybersecurity planning and compliance tracking

#### 4. Operational Risk and Burnout

- Single staff absences now cause notable service degradation due to minimal staffing redundancy
- Increased risk of burnout and turnover from unsustainable workloads
- Most of the department time is spent engaging in reactive support
- Inability to engage in proactive maintenance, increasing long-term

#### 5. Industry Staffing Benchmarks

- Industry-standard IT staffing ratios range from 1 IT staff per 27 to 75 employees
- We are now exceeding the high end of this ratio, with service degradation already observed

#### **Benefits of Additional Staff**

- Restore timely technical support and project delivery to all departments
- Enable proactive security planning, risk mitigation, and audit readiness
- Enhance capacity to support expanding public safety and city service initiatives
- Improve service levels and morale, reducing long-term attrition risk
- Ensure the City's technology investments are properly supported and sustained

#### **Conclusion**

Investing in a fourth IT Technician is essential not only to keep pace with current demand but also to ensure operational resilience, protect critical infrastructure, and deliver the level of service our internal customers deserve. This position will have a direct impact on the City's ability to meet growing technological expectations safely, securely, and effectively.

**Request is not included in a 9.7% levy increase scenario**

## City of Hopkins 2026 Operating Budget Request

Budget Request Title:	Firefighter
Department:	Fire Department
Division:	
Contact Person:	Dale Specken
Duration:	<input type="checkbox"/> One-Time <input checked="" type="checkbox"/> On-Going
Type:	New Service or Program
Item Description:	Full-time Firefighter
Item Justification:	Will add one more firefighter on shift. Will also give us a Fire Marshal that will not be on shift. This is in-line with the staffing study.
Estimated Cost:	\$110,000.00
Estimated Revenue (if any):	
Impact on Stakeholders: (Individuals involved in our work, businesses, residents, visitors or other departments)	Will give the city 24 hour coverage for emergencies
Impact on Personnel: (Please describe any personnel changes associated with this request)	Will take some pressure of POC / PT Staff from having to work extra shifts and potentially limit the amount of shifts POC /PT staff need to work and reduce the number of POC /PT staffing
Impact on IT: (Please describe any implementation requirements, necessary software or ongoing support)	None
How does the item relate to the City's Mission and Vision?	All people feel save and providing exceptional services
How does the item relate to the City's Goals?	Provide friendly and efficient city services.
Other Information or Comments:	

Request is not included in a 9.7% levy increase scenario

## City of Hopkins 2026 Operating Budget Request

Budget Request Title:	Citywide Job Classification and Market Compensation Study
Department:	Administration
Division:	HR
Contact Person:	Casey Casella, Assistant City Manager
Duration:	<input checked="" type="checkbox"/> One-Time <input type="checkbox"/> On-Going
Type:	Other (Describe Below)
Item Description:	Request to hire a consultant to conduct a comprehensive classification and compensation study. A classification and compensation study is a process by which positions and payment is evaluated to ensure that jobs are appropriately classified and pay is externally competitive and internally equitable.
Item Justification:	State law requires public jurisdictions to use a job evaluation system in order to determine the comparable work value to eliminate any gender-based wage inequities in compensation and submit reports every 3 years. Currently the City uses the DMB system through Gallagher consulting.
Estimated Cost:	\$100,000, estimated from cities issuing 2023 & 2024 similar study RFPs
Estimated Revenue (if any):	None
Impact on Stakeholders: (Individuals involved in our work, businesses, residents, visitors or other departments)	Maintaining internal compliance with state law will avoid mandated costly pay adjustments from the State. Maintaining externally competitive wages will benefit employee recruitment and retention, in turn having a quality workforce to service the public.
Impact on Personnel: (Please describe any personnel changes associated with this request)	Positions may move pay scales. This could impact pay scales in turn impacting personnel budgets citywide.
Impact on IT: (Please describe any implementation requirements, necessary software or ongoing support)	None
How does the item relate to the City's Mission and Vision?	"Creating a spirit of community where people enjoy exceptional government services". The city should seek to be an employer of choice that is internally equitable and externally competitive for employee wages and benefits.
How does the item relate to the City's Goals?	"Promote a resilient community" starts with hiring and retaining the best staff. Employees provide the expertise to run the city to accomplish all goals.
Other Information or Comments:	Due to the technical nature of compensation systems, this study cannot be done in house. Industry best practice is to conduct a market study every 3-5 years (last completed in Hopkins in 2023), and a classification system study every 5 years (last completed in Hopkins in 2017). A compensation plan will deteriorate over time if it is not maintained, especially in today's volatile job market. Most Union contracts expire at the end of 2026. It is generally advantageous to conduct a market study before union negotiations.

Request is not included in a 9.7% levy increase scenario

## City of Hopkins 2026 Operating Budget Request

Budget Request Title:	City Events Fund
Department:	Adminstration
Division:	Special Projects and Initiatives
Contact Person:	Laila Imihy, AICP
Duration:	<input type="checkbox"/> One-Time <input checked="" type="checkbox"/> On-Going
Type:	New Service or Program
Item Description:	This is a grant fund program that could help support community driven events which align with the City's vision for equity and recognized cultral and heritage months.
Item Justification:	This allows the City to support more community driven events which celebrate cultural and heritage months without requiring these events to be staff supported. The City has received several requests from community groups for financial support for these types of events.
Estimated Cost:	\$20,000
Estimated Revenue (if any):	
Impact on Stakeholders: (Individuals involved in our work, businesses, residents, visitors or other departments)	This will have a positive impact on city stakeholders as it will help support more community events.
Impact on Personnel: (Please describe any personnel changes associated with this request)	This will help reduce staff time focused on community events, creating more capacity for other DEI work.
Impact on IT: (Please describe any implementation requirements, necessary software or ongoing support)	No impact
How does the item relate to the City' s Mission and Vision?	This item meets the City's mission by inspiring, educating, involving and communicating about all of the diverse cultures and communities which live in Hopkins. This item also helps the city meet it's vision statement of creatin a spirit of communitiy where all people feel safe and respected and diversity is celebrated.
How does the item relate to the City' s Goals?	This item addresses goal one of the strategic plan, Preserve the Hometown Feel of Hopkins as it will "promote Hopkins as destination and enchance city events", and addresses all three goal statements under Goal three, Take It To Them.
Other Information or Comments:	Staff will develop a policy and process for the application and distribution of funds.