

**HOPKINS CITY COUNCIL  
AGENDA  
Tuesday, September 16, 2025  
6:30 pm**

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

**I. CALL TO ORDER**

**II. ADOPT AGENDA**

**III. PRESENTATIONS**

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

**IV. CONSENT AGENDA**

1. Approval of Minutes of September 2, 2025, Regular Meeting Proceedings; Domeier
2. Approval of Minutes of September 2, 2025, Closed Meeting Proceedings; Domeier
3. Approval of Agreement with Trellis Management Co regarding Snow Removal at the Activity Center; Anderson
4. Approval of Special Assessment Deferral Requests, 232 13th Avenue N, PID 24-117-22-23-0079; 309 12th Avenue N, PID 24-117-22-24-0119; 2024-010 Street Improvement Project; Bishop
5. Resolution Authorizing Staff to Submit an Application for a Hennepin County Youth Play Spaces Grant for the Replacement of Play Equipment at Central Park and Execute an Agreement; Imihy

**V. PUBLIC HEARINGS**

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

1. Resolution Approving the Proposed 2026 Tax Levy, Setting Debt Service Levels at Amounts Under Those Required in the Bond Documents, Approving the Proposed 2026 Budget and Setting the Budget Meeting Date; Bishop
2. Resolution Approving the Proposed 2026 HRA/EDA Tax Levy; Bishop

**VIII. PUBLIC COMMENT**

**IX. ANNOUNCEMENTS**

- Next City Council Regular Meetings: Tuesday, October 7 and 21 at 6:30 p.m.

**X. ADJOURN**



**CITY OF HOPKINS**

**Police Department  
Administration Department**

## **Memorandum**

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

From: Brent Johnson, Police Chief  
Amy Domeier, City Clerk

Date: September 16, 2025

Subject: Introduction and Oath of Office for Police Officer

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### **PURPOSE**

Introduction of new police lieutenant and sergeant and oath ceremony.

### **INFORMATION**

Police Chief Johnson will introduce Hopkins Police Officer Timothy Schweiger. Following Mr. Johnson's presentation, City Clerk Domeier will issue the Oath of Office.

Together we will thank Timothy for maintaining our commitment to excellence to Inspire, Educate, Involve and Communicate.

### **FUTURE ACTION**

N/A

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
SEPTEMBER 2, 2025**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, September 2, 2025, at 6:32 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, Assistant City Manager Casella, Deputy City Clerk Baker, Finance Director Bishop, Director of Planning and Development Elverum, Public Works Director Pavak, HRA Director Mohamed, City Planner Krzos, Community Development Manager Needham, Special Projects and Initiatives Manager Imihy, Community Connectors Ludolph and Kahiye, and City Attorney Riggs.

**ADOPT AGENDA**

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

**Motion** to Adopt the Agenda.

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

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

**PRESENTATIONS**

**III.1. Team Tucker All Star Party Update; Hanlon**

Tucker's mom, Dana Anderson-Helstrom, provided an overview of Tucker's story, the VIP program, and an update on the event.

**III.2. Visit from Sister City Boryspil, Ukraine Student; Casella**

Student Maksym Zahorodnii introduced himself, shared a brief update about Boryspil, Ukraine, and discussed the various programs and aims of the Youth Council of Boryspil. Zahorodnii also presented Mayor Hanlon with a commemorative framed medallion.

Mayor Hanlon followed the presentation with a statement about the Annunciation Church shooting and gun violence in our communities. Council and attendees observed a minute of silence for the victims of the attack.

**III.3. Proclamation Celebrating Latinx Heritage Month; Imihy**

Community Connector Ludolph summarized City Council Report 2025-134. The proclamation recognizes Latinx Heritage Month as a celebration of the diverse and vibrant experiences of our residents and visitors and to affirm our commitment to the equity and safety of all who call Hopkins home.

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

**Motion to** Adopt a Proclamation celebrating Latino Heritage Month in Hopkins.

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

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

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
SEPTEMBER 2, 2025**

**CONSENT AGENDA**

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

**Motion** to Approve the Consent Agenda.

1. Approval of Minutes of August 19, 2025, Regular Meeting Proceedings; Domeier
2. Approval of Professional Service Agreement with Hennepin County Housing and Redevelopment Authority for Business District Initiative Grant; Needham
3. Ratify Checks Issued in August 2025; Bishop

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

**Nays: None. Motion carried.**

**NEW BUSINESS**

**VII.1 Review of Conditional Use Permit and Site Plan Review Requests for a Major Vehicle Repair & Maintenance use at 1201 6th St S.; Krzos**

City Planner Krzos summarized City Council Report 2025-135. Mn Adult & Teen Challenge is intending to purchase the property at 1201 6th - Street S. to service its fleet of vehicles. The Hopkins development code defines uses that involve maintenance and repair of vehicles including body work, as major vehicle repair and maintenance. Major vehicle repair and maintenance is a conditional use in the I1, light industrial zoning district.

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

**Motion** to adopt Resolution 2025-051 approving a conditional use permit and site plan for a major vehicle repair and maintenance use at the property located at 1201 - 6th Street S.

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

**Nays: None. Motion carried.**

**VII.2. 2026 General Fund Budget and Tax Levy; Bishop**

Finance Director Bishop reviewed the budget process, shared the proposed preliminary levy scenarios requested at the August 4 City Council meeting, potential impacts on property taxes, and requested Council's feedback on the proposals.

Mayor Hanlon and Council Members Hunke and Garrido reiterated how the proposed budget invests in public safety. Mayor Hanlon and Council Members Garrido, Kuznia, and Hunke stated support for the Community Connector positions. Mayor Hanlon expressed his dislike for large, unused fund balances and suggested they be used to pay for debt reductions.

Council Members Hunke, Kuznia, and Garrido expressed opposition to the proposals that included staff reductions. Council Member Kuznia requested further review of line-item reductions to see where priorities could be reassessed.

Council Member Goodlund asked questions about the City's debt position, how much money is in the Economic Development Fund, and whether staff would provide guidance

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
SEPTEMBER 2, 2025**

to Council when discussing what service areas could be reduced. Council Member Goodlund requested more specific ideas for cuts to bring the tax levy down to six or four percent.

Council Member Garrido stated her opposition to cuts to the Hopkins Climate Solutions Fund and made suggestions for travel and conference spending changes.

Council reached general consensus that City staff should aim to begin with the eight percent tax levy and then work to make additional cuts that bring the levy closer to six percent.

**PUBLIC COMMENT**

Noah Barrett, 700 Cambridge Street, provided comment on his concerns about privacy associated with Police Department license plate readers and their ability to track vehicles based on cosmetic damage and without the need for license plates.

**ANNOUNCEMENTS**

Mayor Hanlon shared the City Council meeting schedule.

**ADJOURNMENT**

There being no further business to come before the City Council, and upon motion by Garrido, second by Hunke, the meeting was unanimously adjourned at 8:12 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "D. Baker", with a long horizontal flourish extending to the right.

David Baker, Deputy City Clerk

**HOPKINS CITY COUNCIL  
CLOSED MEETING PROCEEDINGS  
SEPTEMBER 2, 2025**

**CALL TO ORDER**

Pursuant to due call and notice thereof a closed meeting of the Hopkins City Council was held on Tuesday, September 2, 2025, at 8:21 p.m. in the Raspberry Room 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, Deputy City Clerk Baker, Director of Planning and Development Elverum, Finance Director Bishop, City Attorney Riggs.

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

**Motion** to go into closed session pursuant to Minnesota Statutes, Sections 13D.05, subdivision 3(b), to conduct a closed session pursuant to the attorney-client privilege to engage in confidential attorney-client communications and litigation strategy related to a pending litigation matter: Alatus Development LLC vs. Minnehaha Creek Watershed District, Hennepin County District Court File No. 27-CV-25-8066.

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

**Motion** by Garrido. **Second** by Goodlund.

**Motion** to go out of closed session.

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

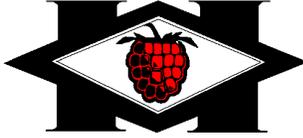
**ADJOURNMENT**

There being no further business to come before the City Council, and upon motion by Hunke, second by Kuznia, the meeting was unanimously adjourned at 8:50 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'D. Baker', with a horizontal line extending to the right.

David Baker, Deputy City Clerk



Administration

CITY OF HOPKINS

## City Council Report 2025-137

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

From: Lynn Anderson, Arts, Activity Center, and Depot Director

Date: September 16, 2025

Subject: Approval of agreement with Trellis Management Co regarding snow removal at the Activity Center

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**Motion to approve an agreement with Trellis Management Co regarding snow removal at the Activity Center.**

### OVERVIEW

Trellis Management Co. is currently responsible for the snow removal surrounding their managed property - Raspberry Ridge Apartments, and Hopkins Activity Center.

Snow removal of the resident parking areas requires tenant cars to be moved, which often requires the snow removal to occur later in the day and snow is often pushed to a corner of the Activity Center lot until it can be permanently removed. The Activity Center has many morning events that begin before the parking areas have been cleared of snow, creating a hazard for visitors and in some cases eliminates some of the few spots available.

Trellis Management staff and City staff met to discuss the situation. It is agreeable to all parties that the City manage, remove, and clear snow from the Activity Center parking area on the NW corner of 14<sup>th</sup> Avenue N. and First Street North, to best serve Activity Center participants.

### SUPPORTING INFORMATION

- Agreement with Trellis Management Co

**SNOW REMOVAL AGREEMENT**

THIS AGREEMENT is effective as of \_\_\_\_\_ day of \_\_\_\_\_, 2025, between the City of Hopkins, a Minnesota municipal corporation, and Trellis Management Co., a Minnesota corporation (the "Owner").

1. The City of Hopkins agrees to manage, remove, and clear snow from the portion of the parking lot area, as depicted in Exhibit A, that is used solely by the Hopkins Activity Center, on the NW corner of 14<sup>th</sup> Avenue N. and First Street North in Hopkins, MN.
2. The Owner shall indemnify and hold harmless the City of Hopkins, and its officials, and employees, for any damage due to normal weather-related maintenance, including but not limited to wear, scratch, and gauging of asphalt or painted lines, and from any loss, claim, liability, and expense (including reasonable attorneys' fees and expenses of litigation) to the extent caused by, in whole, or in any part, any negligent act or omission by the Owner, its officers, employees, subcontractors, and agents, or any other person engaged by the Owner in the performance of work or services pursuant to this Agreement.. Any damage to the parking lot area due to the negligent management, removal, or clearance of snow by the City would be the City of Hopkins' responsibility. In no event shall the City of Hopkins be liable to the Owner for consequential, incidental, indirect, special, or punitive damages. Nothing in this Agreement shall constitute a waiver or limitation of any immunity or limitation on liability to which the City is entitled under Minnesota Statutes, Chapter 466 or otherwise.
3. This agreement is valid through December 31, 2030 at which time it may be renewed. This Agreement may be terminated by the parties at any time by mutual written agreement. The City may also terminate this Agreement with thirty (30) days written notice to the Owner at any time, for any reason or no reason at all.

**CITY OF HOPKINS**

**OWNER**

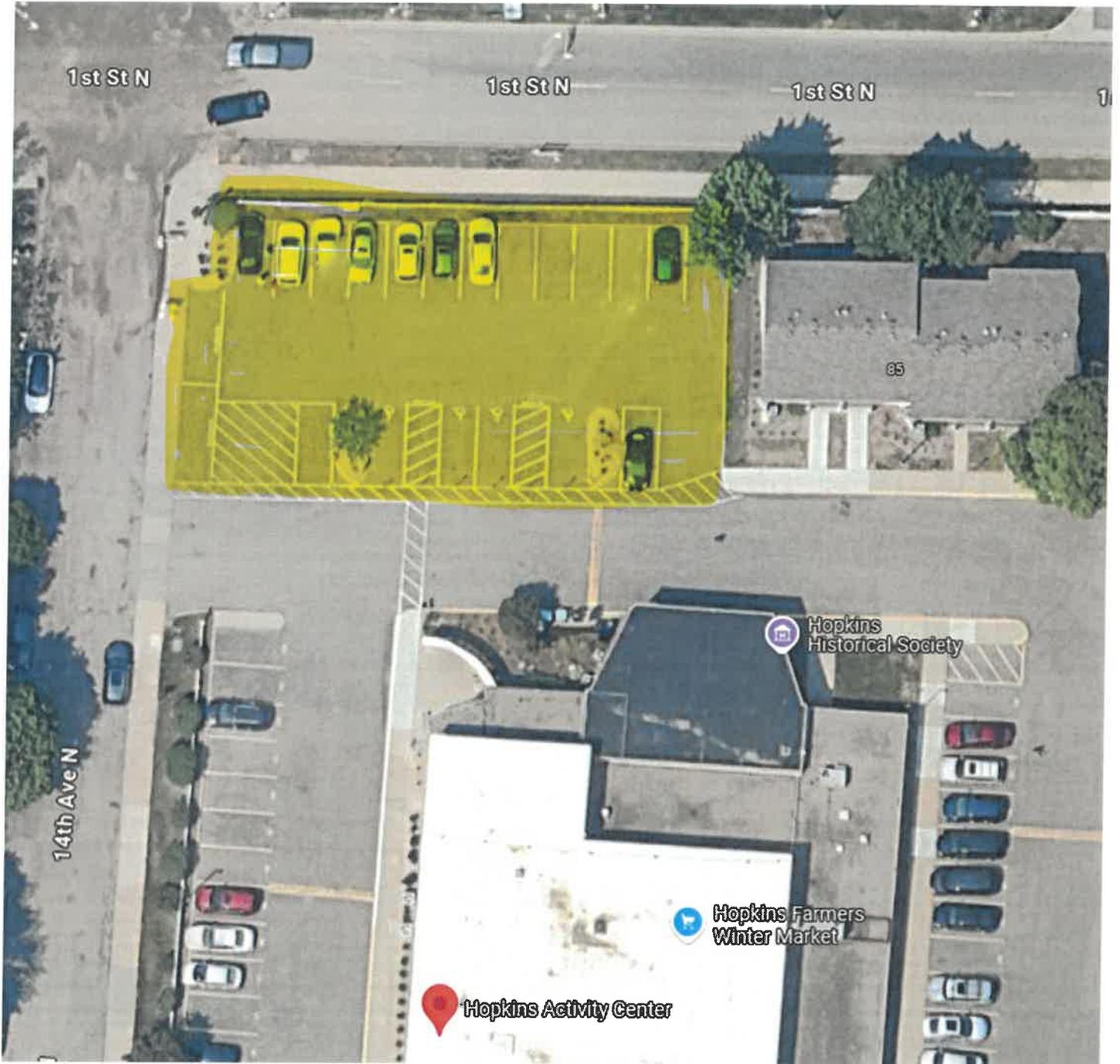
By: \_\_\_\_\_  
 Patrick Hanlon  
 Its: Mayor

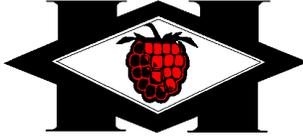
By:  \_\_\_\_\_  
 Its: VP of Maintenance

By: \_\_\_\_\_  
 Mike Mornson  
 Its: City Manager

**EXHIBIT A**

**Depiction of Snow Removal Area**





Finance Department

CITY OF HOPKINS

## City Council Report 2025-141

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

From: David Baker, Deputy City Clerk

Date: September 16, 2025

Subject: Special Assessment Deferral Requests, 232 13<sup>th</sup> Avenue N, PID 24-117-22-23-0079; 309 12<sup>th</sup> Avenue N, PID 24-117-22-24-0119; 2024-010 Street Improvement Project

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### RECOMMENDED ACTION

**MOTION TO** Approve the applications for Deferral of Special Assessment for Warren Nash of 232 13<sup>th</sup> Avenue N. and Eloit Willander of 309 12<sup>th</sup> Avenue N. for as long as they meet the eligibility requirements

### OVERVIEW

City Code Section 2-120 allows for deferment of special assessments upon request for any homestead property owned by a person who has attained the age of 65, or has not attained the age of 65, but is retired as a result of a permanent and total disability, and it is determined to be a hardship for said owners to make the payments. Hearing notices for Project 2024-010 stated the procedures to apply for such a deferment are available from the Assessment Clerk. It was not necessary to file an appeal at the assessment hearing. Mr. Nash and Mr. Willander have now applied for the deferment. Both have attained the age of 65 and indicate it is a hardship to pay the special assessment. Their 2025 income falls below the income limit set in Section 2- 120.

### SUPPORTING INFORMATION

- Applications for Deferral of Special Assessment
- Hopkins City Code 2-120 – Deferment of Special Assessment
- MN Statutes 435.193 Hardship Assessment for Seniors, Disabled, or Military Persons
- MN Statutes 435.195 Termination of Right to Deferred Payment



State of Minnesota  
County of Hennepin

# APPLICATION AND AUTHORIZATION FOR DEFERRAL OF SPECIAL ASSESSMENTS

M.S. 435.193-4

DATE 8-22-2025

PROPERTY ID NO 24-117-22-23-0079

**APPLICANT:** Submit 4 notarized copies of this application to your municipality or taxing district

To be completed by APPLICANT

I, the undersigned declare under penalties of perjury:		Warren Phillip Nash <small>PRINT OR TYPE NAME</small>	
That the address of my property is: <u>232 13th Ave N Hopkins MN 55343</u>			
That I own and occupy the above property above as my homestead legally described as:			
LEGAL DESCRIPTION <u>West Minneapolis Second Division</u> <u>Lot 005 Block: 092</u> <u>Approx parcel 75 x 123</u> <u>meters and Bounds; Lot 5 and 5 1/2 b.p 10+6</u>		PLEASE SELECT ONE <input checked="" type="checkbox"/> That I am at least 65 years of age and that my date of birth is: _____ <input type="checkbox"/> That I am retired because of permanent and total disability	
That my ownership of the above property was acquired on: _____ and is as follows: <input checked="" type="checkbox"/> Sole Ownership <input type="checkbox"/> Joint Tenancy - Held with _____ <input type="checkbox"/> Other - Please specify _____		<input type="checkbox"/> ABSTRACT <input checked="" type="checkbox"/> TORRENS	

That the special assessment charges duly adopted by ordinance which have been allocated against the subject property would create undue personal hardship on my behalf and I respectfully request that payment be delayed and that such taxes are deferred.

APPLICANT: Please complete the special assessment details below					
Levy Number	Project Number (if Available)	Date of First Annual Payment	Total Levy Amount	Remaining Amount of Levy	Interest Rate of Levy
<u>260046</u>		<u>2026</u>	<u>\$9921.58</u>	<u>\$9921.58</u>	<u>5.773%</u>

I certify the above to be true and correct

[Signature]  
SIGNATURE OF APPLICANT

DATE 8-28-25



STATE OF MINNESOTA  
County of Hennepin The foregoing instrument was acknowledged before me this 28th day of Aug, 2025 by Kristine Kostuck Hennepin, MN  
SIGNATURE OF NOTARY PUBLIC COUNTY, MN  
My commission expires 1/31/30

To be completed by MUNICIPALITY

**AUTHORIZATION**

I, \_\_\_\_\_ Clerk of \_\_\_\_\_

in Hennepin County, State of Minnesota, do hereby certify that this application has been duly reviewed in accordance with the minutes of official record in said chambers was duly  APPROVED  DENIED as of \_\_\_\_\_. That in accordance with approval granted, that the affiants subject property levied for collection as described should be so deferred in the TOTAL AMOUNT OF \$ \_\_\_\_\_ and compounded at the additional interest rate of \_\_\_\_\_ % until such time as it is deemed the applicant no longer qualified or the property loses its eligibility.

\_\_\_\_\_  
DATE OF APPROVAL

\_\_\_\_\_  
CLERK OR AUTHORIZED DEPUTY

To be completed by HENNEPIN COUNTY

**ORDER OF DEFERRAL**

I certify that I have reviewed this application and that it has been duly approved and that the assessment charges levied for special assessments under the subject ordinance have been officially deferred as stipulated by the above subdivision and recorded in the Register of Deeds office in this county as noted, and it is so ordered.

\_\_\_\_\_  
DATE OF ORDER

\_\_\_\_\_  
COUNTY AUDITOR

**ORDER OF TERMINATION**

The above order terminated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

REASON: \_\_\_\_\_

\_\_\_\_\_  
DATE OF ORDER

\_\_\_\_\_  
COUNTY AUDITOR



State of Minnesota  
County of Hennepin

# APPLICATION AND AUTHORIZATION FOR DEFERRAL OF SPECIAL ASSESSMENTS

M.S. 435.193-4

DATE 6-12-2025

PROPERTY ID NO. 2411722240119

**APPLICANT:** Submit 4 notarized copies of this application to your municipality or taxing district

To be completed by **APPLICANT**

I, the undersigned declare under penalties of perjury:		PRINT OR TYPE NAME ELOIT WILLANDER
That the address of my property is: <u>309 12TH AVE. N.</u>		
That I own and occupy the above property above as my homestead legally described as:		
LEGAL DESCRIPTION <b>BLK 097 ADDITION; WEST MINNEAPOLIS 2ND DIVISION LOT 15 AND S 1/2 OF LOT 16</b>	PLEASE SELECT ONE <input checked="" type="checkbox"/> That I am at least 65 years of age and that my date of birth is: <u>05/31/1953</u> <input type="checkbox"/> That I am retired because of permanent and total disability	
		<input checked="" type="checkbox"/> ABSTRACT <input type="checkbox"/> TORRENS
That my ownership of the above property was acquired on: <u>Oct-1990</u> and is as follows: <input type="checkbox"/> Sole Ownership <input checked="" type="checkbox"/> Joint Tenancy – Held with _____ <input type="checkbox"/> Other - Please specify _____		

That the special assessment charges duly adopted by ordinance which have been allocated against the subject property would create undue personal hardship on my behalf and I respectfully request that payment be delayed and that such taxes are deferred.

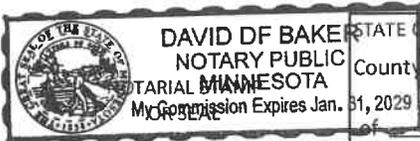
Levy Number	APPLICANT: Please complete the special assessment details below Project Number (if Available)	Date of First Annual Payment	Total Levy Amount	Remaining Amount of Levy	Interest Rate of Levy
<u>260046</u>		<u>2026</u>	<u>\$9921.58</u>	<u>\$9921.58</u>	<u>5.773%</u>

I certify the above to be true and correct

SIGNATURE OF APPLICANT

DATE

6-12-25



DAVID DF BAKER STATE OF MINNESOTA

NOTARY PUBLIC

MINNESOTA

My Commission Expires Jan. 31, 2029

STATE OF MINNESOTA

County of HENNEPIN

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day

of JUNE 20 25

[Signature]  
SIGNATURE OF NOTARY PUBLIC

HENNEPIN  
COUNTY, MN

My commission expires 1/31/2029

To be completed by MUNICIPALITY

AUTHORIZATION

I, \_\_\_\_\_ Clerk of \_\_\_\_\_  
in Hennepin County, State of Minnesota, do hereby certify that this application has been duly reviewed in accordance with the minutes of official record in said chambers was duly  APPROVED  DENIED as of \_\_\_\_\_. That in accordance with approval granted, that the affiants subject property levied for collection as described should be so deferred in the TOTAL AMOUNT OF \$ \_\_\_\_\_ and compounded at the additional interest rate of \_\_\_\_\_ % until such time as it is deemed the applicant no longer qualified or the property loses its eligibility.

DATE OF APPROVAL

CLERK OR AUTHORIZED DEPUTY

To be completed by HENNEPIN COUNTY

ORDER OF DEFERRAL

I certify that I have reviewed this application and that it has been duly approved and that the assessment charges levied for special assessments under the subject ordinance have been officially deferred as stipulated by the above subdivision and recorded in the Register of Deeds office in this county as noted, and it is so ordered.

DATE OF ORDER

COUNTY AUDITOR

ORDER OF TERMINATION

The above order terminated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

REASON:

DATE OF ORDER

COUNTY AUDITOR

## Sec. 2-120. - Deferment of special assessment.

- (a) *Discretionary deferral.* The city council may, in its discretion, defer the payment of any special assessment on homestead property owned by a person who is 65 years of age or older, or who is retired by virtue of permanent and total disability. Such deferment shall be based on the property owner demonstrating he meets the following standards:
- (1) The applicant must apply for the deferment not later than 90 days after the assessment is adopted by the council;
  - (2) The applicant must be 65 years of age, or older, or retired by virtue of permanent disability;
  - (3) The applicant must be the owner of the property;
  - (4) The applicant must occupy the property as a principal place of residence; and
  - (5) The applicant's income from all sources does not exceed the low-income limit as established by the department of housing and urban development as used in determining the eligibility for section VIII housing.
- (b) *Eligibility.* The deferment will be granted for as long a period of time as the hardship exists and the conditions as aforementioned have been met. The applicant must notify the administrator of any change in applicant's status that would affect eligibility for deferment.
- (c) *Interest on deferred assessments.* Deferred assessments shall accrue simple interest during the deferment period at the rate established for payment of assessments at the time the assessment roll was adopted.
- (d) *End of deferment.* The entire amount of deferred special assessments is due within 60 days after loss of eligibility by the applicant. If the special assessment is not paid within 60 days, the administrator must add thereto interest at the applicable rate for the bond issue for the project. If there is no bond issue for the project, interest will be fixed by resolution of the council. The total amount of principal and interest from the due date through December 31 of the following year must be certified to the county auditor for collection with taxes the following year. If the applicant demonstrates, to the satisfaction of the council, that full repayment of the deferred special assessment would cause the applicant particular undue financial hardship, the council may order that the applicant pay within 60 days a sum equal to the number of installments of deferred special assessments outstanding and unpaid to date (including principal and interest) with the balance thereafter paid according to the terms and conditions of the original special assessment.
- (e) *Renewal and termination of deferment.* The certification of deferment shall be renewed annually by the owner during the term of the deferment and all required supporting documents or information delivered to the city not later than September 30 of each year. The deferment shall terminate upon failure to renew the deferment certification or upon:

- (1) The death of the owner, provided that the surviving or successor owner is otherwise not eligible for the deferment;
- (2) The sale, transfer or of the property or any part thereof;
- (3) The loss for any reason of the homestead status of the property; or
- (4) Determination by the city that there would be no hardship to require immediate or partial payment.

Upon termination of the deferment, and the city clerk shall promptly certify to the county auditor the amount of the deferred assessment including interest to be inserted on the tax rolls and collected in the period of time remaining in the original assessment or in full if the property was sold or the period of time for repayment of the original assessment has expired.

- (f) *Collection of delinquent assessments.* In addition to the city's authority to certify amounts due to the county for collection with property taxes, the city may also charge delinquent accounts to a property owner's taxes as service fees as authorized pursuant to M.S.A. §§ 429.101, 415.01, 366.011, and 366.012. These fees shall be charges on the property owners' taxes, which shall be in addition to and distinct from any pending special assessments levied pursuant to state law.

(Code 1986, §§ 703.01, 703.03, 703.05)

**435.193 HARDSHIP ASSESSMENT DEFERRAL FOR SENIORS, DISABLED, OR MILITARY PERSONS.**

(a) Notwithstanding the provisions of any law to the contrary, any county, statutory or home rule charter city, or town, making a special assessment may, at its discretion, defer the payment of that assessment for any homestead property:

(1) owned by a person 65 years of age or older or retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments; or

(2) owned by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in section 190.05, subdivision 5b or 5c, as stated in the person's military orders, for whom it would be a hardship to make the payments.

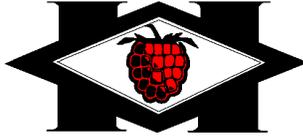
(b) Any county, statutory or home rule charter city, or town electing to defer special assessments shall adopt an ordinance or resolution establishing standards and guidelines for determining the existence of a hardship and for determining the existence of a disability, but nothing herein shall be construed to prohibit the determination of hardship on the basis of exceptional and unusual circumstances not covered by the standards and guidelines where the determination is made in a nondiscriminatory manner and does not give the applicant an unreasonable preference or advantage over other applicants.

**History:** 1974 c 206 s 7; 1976 c 195 s 3; 1981 c 80 s 1; 2008 c 154 art 2 s 28

**435.195 TERMINATION OF RIGHT TO DEFERRED PAYMENT.**

The option to defer the payment of special assessments shall terminate and all amounts accumulated plus applicable interest, shall become due upon the occurrence of any of the following events: (a) the death of the owner, provided that the spouse is otherwise not eligible for the benefits hereunder; (b) the sale, transfer or subdivision of the property or any part thereof; (c) if the property should for any reason lose its homestead status; or (d) if for any reason the taxing authority deferring the payments shall determine that there would be no hardship to require immediate or partial payment.

**History:** *1974 c 206 s 9*



CITY OF HOPKINS

## City Council Report 2025-140

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

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

Date: September 16, 2025

Subject: Resolution of Support for the City's Application to the Hennepin County Youth Activities Grant Program for Central Park

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### RECOMMENDED ACTION

**MOTION TO** adopt Resolution 2025-054 supporting the City's application to the Hennepin County Youth Activities Grant program for the playground at Central Park.

### OVERVIEW

The Hennepin County Youth Activities Grants (HCYAG) program provides funding for youth activities to local government units (LGUs) within Hennepin County. The HCYAG program started in 2009 and is supported by proceeds from the Twins ballpark sales tax. The program has three initiatives:

- Water safety: funding to support free and reduced cost swim lessons, and lifeguard services
- Sports: funding for play areas (sports facilities, playgrounds, play spaces) and sports equipment
- Arts: funding for arts and music supplies, education, and programming

The City of Hopkins seeks \$300,000 in funding from the HCYAG program to support the playground which is to be replaced as part of the redesign efforts at Central Park.

### SUPPORTING INFORMATION

- Resolution 2025-054
- City of Hopkins Attestation Form

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2025-054**

**RESOLUTION AUTHORIZING STAFF TO SUBMIT AN APPLICATION FOR A  
HENNEPIN COUNTY YOUTH PLAY SPACES GRANT FOR THE REPLACEMENT OF  
PLAY EQUIPMENT AT CENTRAL PARK AND EXECUTE AN AGREEMENT, IF  
APPROVED.**

**WHEREAS**, the Hennepin County Board of Commissioners, via the Hennepin Youth Play Spaces, provides for capital funds to assist local government units of Hennepin County for the development of sports or recreational facilities, and;

**WHEREAS**, the City of Hopkins (local government unit, hereinafter "LGU") desires to replace the outdated play equipment at Central Park.; and

**WHEREAS**, the estimate of the total cost of replacing the play equipment is estimated to be \$500,000. The LGU is requesting \$300,000 from the Hennepin Youth Play Spaces Grant and will assume responsibility for the remaining \$200,000; and,

WHEREAS, the LGU is the owner of the Central Park property and will own the property for at least the functional life of the play equipment, which is estimated to be 25 years. LGU agrees to assume one hundred (100) percent of operational and maintenance costs for PROJECT and will maintain the play equipment for its intended purpose.

**NOW THEREFORE BE IT RESOLVED**, that by the City Council of the City of Hopkins the LGUs authorized entity, Laila Imihy, Special Projects and Initiatives Manager is authorized and directed to submit the application for the Hennepin Youth Play Spaces Grant and execute a grant agreement, if approved.

Adopted by the City Council of the City of Hopkins this 16 day of September 2025.

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

ATTEST:

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



# City of Hopkins

1010 First Street South • Hopkins, MN 55343-3435 • Phone: 952-935-8474 • Fax: 952-935-1834

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

September 16, 2025

Hennepin County  
Youth Activities Grants  
300 South 6<sup>th</sup> Street, MC 683B  
Minneapolis, MN 55487

To Whom It May Concern:

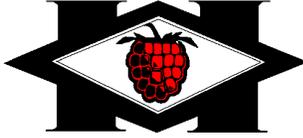
This letter serves as an attestation to the following:

- The local government unit (LGU) has reviewed this Application and believes it is consistent with its program goals. The LGU is prepared to be the fiscal agent for the award, to disburse the funds, and ensure the funds are used as listed in this Application.
- Disclosure of any personal or organizational conflicts of interest in accordance with the Solicitation:
  - No conflicts of interest
  - The following conflict(s) and plans to mitigate conflict(s): [Click or tap here to enter text.](#)

Sincerely,

*Laila Imihy*

Laila Imihy, AICP  
Special Projects and Initiatives Manager  
[limihy@hopkinsmn.com](mailto:limihy@hopkinsmn.com) | 952-548-6344



Finance Department

CITY OF HOPKINS

## City Council Report 2025-138

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

From: Nick Bishop, Finance Director

Date: September 16, 2025

Subject: Approve Proposed 2026 Levy, Proposed 2026 General Fund Budget and Set Budget Meeting Date

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### RECOMMENDED ACTION

**MOTION TO** Approve Resolution 2025-052 Approving the Proposed 2026 Tax Levy, Setting Debt Service Levels at Amounts Under Those Required in the Bond Documents, Approving the Proposed 2026 Budget and Setting the Budget Meeting Date.

### OVERVIEW

The City is required to certify a proposed tax levy and submit it to Hennepin County by September 30<sup>th</sup>. This will be the maximum levy for 2026 and can only be reduced. The certified levy amount is also used for truth in taxation notices.

The City must hold a public hearing on the budget between November 25<sup>th</sup> and December 28<sup>th</sup>. The proposed date of Monday, December 1<sup>st</sup> would allow time to consider comments heard at the public hearing before passing the final tax levy and budget.

### SUPPORTING INFORMATION

- Overview of Preliminary Tax Levy and General Fund Budget
- 2026 Preliminary General Fund Budget
- 2026 Tax Levy Summary
- Resolution 2025-052

## **Overview of Preliminary Tax Levy and General Fund Budget**

The City Council reviewed and discussed the 2026 Budget and Tax Levy on [August 4<sup>th</sup>](#) and [September 2<sup>nd</sup>](#). The initial budget, including all staff requests, resulted in a tax levy increase of \$4.3 million or 20.7%. Staff made reductions and has presented tax levy scenarios with a 9.70%, 7.98%, 5.97% and 4.00% levy increases when compared to 2025.

The City Council gave input and indicated that a 7.98% increase would be acceptable as a preliminary levy. Council directed staff to continue to look for additional reductions before the final levy. Council also requested that two items proposed as reductions be included in the preliminary levy (Hopkins Climate Solutions Fund Grant Program for \$125,000 and Community Connectors for \$20,000).

### **Proposed Budget Reductions to reduce levy from 20.7% increase to 7.98% Increase**

This proposed scenario has minimal layoffs; however it does rely heavily on delaying equipment purchases and capital improvements to later years.

- Reduce Equipment Replacement Requests - \$860,000
  - Armored Pick UP Truck
  - 1 Ton Traffic Boom
  - 2 Police Marked Patrol Vehicles
  - Parking Enforcement Vehicle
  - Camera Trailer
  - Squad Car Rifles
  - Police Gym Treadmill
  - Public Works Supervisor Vehicle
  - Tire Balancer
  - Permitting and Licensing Software
- Reduce Capital Improvement Requests - \$765,000
  - City Street Lighting Upgrades
  - City Hall/Police Station Roof Replacement
  - Mainstreet Banner Pole Installation
  - Arts Center Restroom Remodel
  - Pavilion Roof Replacement
  - Pavilion Warming House Blinds
  - Excelsior Fencing Project
  - Bathroom Project at Activity Center
- Eliminate New Employee Requests - \$310,000
  - HR Technician
  - IT Technician
  - Firefighter
- Pay Burnes Park debt with Franchise Fees - \$150,000
- Eliminate Request for Class and Compensation Study - \$100,000
- Eliminate Public Works Trainee Position - \$80,000
- Reduce Diversity, Equity & Inclusion - \$55,000
- Fund ACE Program through EDA Levy - \$50,000
- Reduce Police Minor Equipment Budget - \$50,000
- Reductions to Travel and Training (Staff and Council) - \$50,000
- End Contract with Lockridge Grindal Nauen for Lobbyist Services - \$40,000
- Reduce Public Works Supplies Budget - \$40,000
- Partially Fund the Arts Center through Economic Development Fund - \$20,000
  - Art Center would be funded by a tax levy (\$380,000), Economic Development Transfers (\$55,000)

**City of Hopkins  
General Fund Revenue Budget  
For the Year Ending December 31, 2026**

Preliminary  
September 16, 2025

<b>Department</b>	<b>Adopted 2025 Budget</b>	<b>Revised 2025 budget</b>	<b>Preliminary 2026 budget</b>	<b>% Increase (Decrease)</b>
<b>Property Taxes</b>	<b>15,406,075</b>	<b>15,406,075</b>	<b>17,456,186</b>	<b>13.31%</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	621,500	
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>750,500</b>	<b>8.05%</b>
<b>Total Revenues</b>	<b>19,520,490</b>	<b>19,520,490</b>	<b>21,660,376</b>	<b>10.96%</b>

**City of Hopkins  
General Fund Expenditure Budget  
For the Year Ending December 31, 2026**

Preliminary  
September 16, 2025

<b>Department</b>	<b>Adopted 2025 Budget</b>	<b>Revised 2025 Budget</b>	<b>Preliminary 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	58,000	-45.79%
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	8,357,410	11.15%
Fire	1,982,178	2,082,178	2,557,984	22.85%
Public Works	4,289,317	4,289,317	4,523,204	5.45%
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>21,660,376</b>	<b>8.19%</b>

**City of Hopkins**  
**Tax Levy**  
**For the Year Ending December 31, 2026**

Preliminary  
September 16, 2025

Purpose	Actual FY2025	Preliminary FY 2026	% Increase (Decrease)
General Operations			
General Fund	15,321,075	17,371,186	13.38%
Capital Levy	445,000	262,500	-41.01%
Arts Center	380,000	380,000	0.00%
Pavilion Fund	448,500	431,000	-3.90%
Equipment Replacement	180,000	-	-100.00%
Permanent Improvement	50,000	-	-100.00%
Parking	75,000	100,000	33.33%
Total General Operations	16,899,575	18,544,686	9.73%
Debt Levy	3,748,530	3,750,127	0.04%
Total Levy	20,648,105	22,294,813	7.98%

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2025-052**

**APPROVING THE PROPOSED 2026 TAX LEVY, SETTING DEBT SERVICE  
LEVELS AT LEVELS UNDER THOSE REQUIRED IN THE BOND  
DOCUMENTS, APPROVING THE PROPOSED 2026 BUDGET,  
AND SETTING THE BUDGET MEETING DATE**

**NOW THEREFORE BE IT RESOLVED**, that the City Council of the City of Hopkins hereby approves the following sums be levied for 2026 upon the taxable property in the City of Hopkins, for the following purposes:

**General Levy**

General	\$18,544,686
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**Special Levies**

Debt Levies

2014A GO Street Reconstruction Bonds (3011A)	68,000
2014A GO Improvement Bonds (3011B)	50,000
2015B GO Tax Abatement (3013)	125,000
2015A GO Street Reconstruction Bonds (3014)	260,000
2016A GO Improvement Bonds (3017)	120,000
2016B GO Tax Abatement Bonds (3018)	22,000
2017A GO Street Reconstruction Bonds (3021)	960,000
2017B GO Tax Abatement Bonds (3022A)	9,700
2018A GO Street Reconstruction Bonds (3024A)	100,000
2018A GO Improvement Bonds (3024B)	300,000
2018A GO Equipment Certificates (3024C)	50,998
2019A GO Street Reconstruction Bonds (3025A)	92,000
2019A GO Improvement Bonds (3025B)	228,892
2019A GO Capital Improvement Bonds (3025D)	40,000
2020A GO Improvement Bonds (3027B)	143,000
2020A GO Street Reconstruction Bonds (3027D)	16,125
2020B GO Refunding Bonds (3029)	268,167
2021A GO Improvement Bonds (3030A)	199,620
2021A GO Street Reconstruction Bonds (3030C)	16,925
2022A GO Equipment Certificates (3031A)	125,213
2022A GO Improvement Bonds (3031B)	202,462
2023A GO Temporary Improvement Bonds (3032)	261,832
2024A GO Bonds	90,193

Subtotal Special Levies	<u>\$3,750,127</u>
Total Levy	<u><b>\$22,294,813</b></u>

That based upon staff analysis of special assessments currently levied for Permanent Improvement Bonds, alternative revenue sources for the Capital Improvement Bonds and Equipment Certificates, and available reserves within all debt service funds listed below, that the debt service levies for 2025 for the following issues be levied at amounts less than provided by the bond covenants.

**Bond Issue**

2014A GO Street Reconstruction Bonds (3011A)	68,000
2015A GO Street Reconstruction Bonds (3014)	260,000
2016A GO Improvement Bonds (3017)	120,000
2017A GO Street Reconstruction Bonds (3021)	960,000
2017B GO Tax Abatement Bonds (3022A)	9,700
2018B GO Tax Abatement (3023)	-
2018A GO Street Reconstruction Bonds (3024A)	100,000
2018A GO Equipment Certificates (3024C)	50,998
2019A GO Street Reconstruction Bonds (3025A)	92,000
2019A GO Improvement Bonds (3025B)	228,892
2019A GO Capital Improvement Bonds (3025D)	40,000
2020A GO Equipment Certificates (3027A)	-

That the Proposed 2026 General Fund Budget be set at \$21,660,376

That the budget meeting to discuss the 2026 budget and tax levy be set for December 1, 2025 at 6:30 PM in the City Council Chambers.

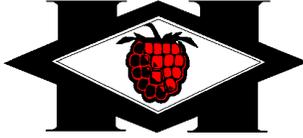
**BE IT FURTHER RESOLVED** that the City Clerk is hereby ordered and directed to transmit a certified copy of this resolution to the County Auditor of Hennepin County, Minnesota

Adopted by the City Council of the City of Hopkins this 16<sup>th</sup> day of September, 2025.

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

ATTEST:

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



**CITY OF HOPKINS**

# City Council Report 2025-139

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

From: Nick Bishop, Finance Director

Date: September 16, 2025

Subject: Approve Proposed 2026 HRA/EDA Tax Levy

**RECOMMENDED ACTION**

**MOTION TO** Approve Resolution 2025-053 Approving the Proposed 2026 HRA/EDA Tax Levy

**OVERVIEW**

The City is required to certify a proposed HRA/EDA tax levy and submit it to Hennepin County by September 30<sup>th</sup>. There are levy limits based on 0.1850% of the City’s estimated market value. The market value used for the 2026 levy is \$2,974,091,600, resulting in a maximum tax levy of \$551,750 which would be an increase of \$40,104 or 7.84% from 2025.

Tax Year	Maximum Allowable Levy	HRA/EDA Levy	\$ Increase	% Increase
2021	407,727	378,070	10,119	2.75%
2022	434,750	391,302	13,232	3.50%
2023	451,531	451,531	60,229	15.39%
2024	497,414	487,653	36,122	8.00%
2025	526,794	511,646	23,993	4.92%
2026-Proposed	551,750	551,750	40,104	7.84%

The HRA/EDA Levy is the main revenue source for the City’s Economic Development Fund and plays an important role in the City’s continued efforts for redevelopment. The fund also supports Artstreet, the Arts Center, the Façade Improvement program, marketing efforts and will support the ACE program beginning in 2026. The HRA/EDA levy is a separate levy and appears on tax statements under Other Taxing Districts.

Staff is recommending that City Council set the levy at \$551,750, which is an increase of \$40,104 or 7.84%. The percentage increase is less than the proposed increase to the City of Hopkins Levy.

**SUPPORTING INFORMATION**

- Resolution 2025-053

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2025-0053**

**RESOLUTION APPROVING THE PROPOSED  
2026 HRA/EDA TAX LEVY**

**NOW THEREFORE BE IT RESOLVED**, that the City Council of the City of Hopkins hereby approves that the following sum be levied for 2026 upon the taxable property in the City of Hopkins, for the following purposes.

**HRA/EDA Levy**

Housing & Redevelopment Authority Levy

**\$551,750**

That the levy is less than the maximum allowable based on 0.01850% of market value as allowed by law for the City's Economic Development purposes.

**BE FURTHER RESOLVED** that the City Clerk is hereby ordered and directed to transmit a certified copy of this resolution to the County Auditor of Hennepin County, Minnesota.

Adopted by the City Council of the City of Hopkins this 16<sup>th</sup> day of September, 2025.

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

ATTEST:

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