

HOPKINS CITY COUNCIL

AGENDA

Tuesday, June 16, 2020

7:00 pm

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

I. CALL TO ORDER

II. ADOPT AGENDA

III. PRESENTATIONS

IV. CONSENT AGENDA

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

V. PUBLIC HEARING

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Blake Road Station Concept Plan Review; Lindahl
2. 325 Blake Road Update; Elverum
3. Finance Update; Bishop

VIII. ANNOUNCEMENTS

- Next Regular City Council Meeting: Tuesday, July 14 at 7:00 p.m.

IX. ADJOURN

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

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
JUNE 2, 2020**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, June 2, 2020 at 7 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

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

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

ADOPT AGENDA

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

Motion to Adopt Agenda.

Ayes: All.

Nays: None. Motion carried.

CONSENT AGENDA

Motion by Beck. **Second** by Hunke.

Motion to Approve the Consent Agenda.

1. Minutes of the May 19, 2020 City Council Regular Meeting Proceedings
2. Minutes of the May 27, 2020 City Council Emergency Meeting Proceedings
3. Approval of Business and Liquor License Renewals for the term of July 1, 2020 to June 30, 2021; Domeier
4. Authorize the Execution of First Amendment to Temporary Easement Agreement SWLRT Green Line Extension; Stanley
5. Minnesota Brownfields GAP Financing Program Grant for Community Housing Development Corporation; Elverum

Ayes: All.

Nays: None. Motion carried.

NEW BUSINESS

VII.1. Site Plan Review for Rehabilitation of 1201 Mainstreet – Bear Cave Brewing Brewpub; Lindahl

City Planner Lindahl provide a summary of Council Report 2020-042 where the applicant, Brian Grafton of FMD Architects (on behalf of Bear Cave Brewing), requests site plan approval to allow rehabilitation of the property located at 1201 Mainstreet into a Brewpub (microbrewery and tasting room). Mr. Lindahl added that staff is proposing additional screening for the rooftop patio to provide more of a buffer for neighbors to the north and west. He noted the recommendation was not part of the resolution.

Discussion ensued regarding parking concerns. Council Member Brausen stated he was most concerned about parking along 12th Avenue, near Citigables, and the spillover

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REGULAR MEETING PROCEEDINGS
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into the neighborhoods. Mr. Lindahl stated that the parking study did a general analysis of the parking system. The study showed there were more than enough parking spaces available. The City's downtown parking system is able to handle the additional cars. Mayor Gadd questioned if the parking study should have included 15th Avenue where the strip mall could be used for overflow parking. Council Member Beck was thankful that Driskills parking lot was not part of the study. Council Member Hunke stated that parking could be at Lot 800, Maetzold Filed, and the public ramp also noting that some people will use bus, car sharing, light rail or bike but we need to accommodate cars.

Council Member Hunke complimented the additional windows. He also stated that the rooftop patio proposal has sufficient screening so he did not think additional screening was needed. Council Member Brausen had concerns about people accessing the staircase in the rear of the building questioning security. He was also sensitive to the lighting, shading and noise.

Brian Grafton, architect for the applicants, stated the owner did not plan to provide surveillance around the brewery. The stairs proposed are for emergency egress only and a clear path must be provided. He also added the intent of the rooftop patio screening was to visually screen off the neighbors to the north.

Nathan Bergeland, owner of Bear Cave Brewing, stated they love Hopkins and the walkability. He thanked the City for their support and the opportunity to submit their proposal.

Council Member Brausen acknowledged that with virtual meetings the City Council may hear more from residents about the project. He added the project is a wonderful chance to move something forward for the community on Mainstreet.

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

Motion to adopt Resolution 2020-033, approving the Site Plan application from Bear Cave Brewing to rehabilitate the property located at 1201 Mainstreet (PID 24-117-22-31-0059) into a Brewpub, subject to conditions.

Ayes: All.

Nays: None. Motion carried.

NEW BUSINESS

VII.2. 227 Homedale Road Side Yard Setback Variance; Lindahl

City Planner Lindahl provided a summary of Council Report 2020-043 where the applicant, Matt and Trish Sieh, requests a four (4) foot south side yard setback variance to allow construction of a 2-story addition to their existing single family home located at 227 Homedale Road.

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

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Motion to adopt Resolution 2020-034, approving a four (4) foot south side yard setback variance for the property located at 227 Homedale Road (PID 20-117-21-33-0068)..

Ayes: Beck, Hunke, Brausen, Halverson Gadd.

Nays: None. Motion carried.

VII.3. First Reading: Ordinance Amending Chapter 6 of the Hopkins City Code Regarding Animals; Domeier

City Clerk Domeier provided a summary of Council Report 2020-036 requesting a first reading of changes to City Code Chapter 6 regarding animals.

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

Motion to adopt for first reading Ordinance 2020-1149 An Ordinance Amending Chapter 6 of the Hopkins City Code Regarding Animals.

Ayes: Beck, Hunke, Brausen, Halverson Gadd.

Nays: None. Motion carried.

VII.4. First Reading: Ordinance Amending Chapter 4 of the Hopkins City Code Regarding Off-Sale Licenses; Domeier

City Clerk Domeier provided a summary of Council Report 2020-037 requesting a first reading of changes to City Code Chapter 4 regarding a change to the number off-sale liquor licenses issued by the City.

Council Member Halverson questioned the reason for the number change. Ms. Domeier replied that the amendment allows for The Vine Room Shop off-sale to open.

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

Motion to adopt for first reading Ordinance 2020-1153 an Ordinance Amending Chapter 4 of the Hopkins City Code Regarding Off-Sale Licenses.

Ayes: Beck, Hunke, Brausen, Halverson Gadd.

Nays: None. Motion carried.

VII.5. Resolution Approving Refunds for On-Sale Liquor License Fees; Domeier

City Clerk Domeier provided a summary of Council Report 2020-038 asking the City Council to consider a resolution providing a refund of license fees to on-sale liquor license holders.

Council Member Halverson thanked staff for working with the business owners to find a solution to help them during this time. Council Member Brausen concurred. Mayor Gadd added that the City is looking at all options to help our businesses noting that license holders were only required to pay half of their renewal fees. Ms. Domeier commented that about half of the on-sale liquor license holders took advantage of making the partial payment at renewal.

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Motion by Beck. **Second** by Brausen.

Motion to Approve Resolution 2020-029 a Resolution Approving Refunds for On-Sale Liquor License Fees.

Ayes: All.

Nays: None. Motion carried.

VII.6. Creation of 2020 Early Retirement Incentive Program; Lenz

City Manager Mornson provided a summary of Council Report 2020-039 creating a 2020 Early Retirement Incentive Program. The proposed program gives another tool for the City to use in addressing the revenue reductions and will result in a cost savings. Assistant City Manager clarified the cost savings resulting from the program.

Council Member Beck thanked staff for creating this program. Mayor Gadd concurred.

Motion by Brausen. **Second** by Kristi.

Motion to Approve the Creation of the 2020 Early Retirement Incentive Program.

Ayes: Beck, Hunke, Brausen, Halverson Gadd.

Nays: None. Motion carried.

ANNOUNCEMENTS

City Manager Mornson commended great staff for their work moving forward during COVID-19. He provided updates that the City Hall will be open by appointment; the Arts Center and Pavilion will be allow meeting in smaller groups; Minnetonka will be starting some softball practice but with groups less than 10; the issuing of liquor refunds; and creating outdoor patios. Mr. Mornson invited Chief Johnson to provide comments on the recent tragic events and impacts to the City.

Police Chief Johnson stated that the Police Department is going to rebuild trust in the community and continue to do what sets them apart. Safety of the community is paramount as the department protects the life and property in the community. He shared information about the intelligence reports his team receives and that the ready reaction team was on all weekend and currently is on standby. Mr. Johnson also shared that additional resources were brought in to cover Mainstreet and were also placed strategically throughout the City. Based on the intelligence information, a curfew was not warranted. He thanked the City Council for their support and the support from the community based upon the relationships the department has built. Mayor Gadd thanked Mr. Johnson for sharing the information. He added that the department has his full confidence and faith and that Mr. Johnson's recommendation helped make his decision about not enforcing a curfew.

Mayor Gadd shared a written comment submitted by Ted Volk, 6301 Belmore Lane, Edina: Dear Mayor and Councilmembers, Hopkins-Minnetonka Recreation Services announced that they won't open Shady Oak beach because they are not sure how to operate it safely until 2021. The good news is a smaller beach on the Libbs Lake is

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ready to open in a COVID-19-safe manner, requiring just a “No Lifeguards on Duty” sign and the buoys outlining the swim area. Plymouth has done exactly the same at the Medicine Lake. The City owns the beach area and its huge parking lot. I am urging you to direct the City to prepare Shady Oak beach in the same way, which is compliant with Minnetonka City Code. With no diving boards and challenge courses to prepare, and no lifeguards around, it would be mainly about distancing planning, like blocking every other parking space. To help Minnetonka Police catch reckless conduct or littering, adding real-time monitoring of the existing security cameras may be helpful too. Reallocating some of the Recreational budget from the cancelled programs, and seasonal parking passes would pay for this and other necessities. Facebook page Shady Oak Beach is already online and can mobilize the needed volunteers. For many families, a no-frills functioning Shady Oak beach is the only way to enjoy one of the most attractive Minnesota amenities: being on the lake when it’s so hot outside. Let’s not wait until the residents express their displeasure with the lockout the beaches en masse. For young people, engaging in a healthy activity is especially important as an alternative to anti-social conduct. Opening Shady Oak beach would become one “of the necessary steps to prevent and deter crime “, taking the words from the Mayor’s and Police Chief’s recent statement. It’s one of the Council’s roles to find a balanced temporary solution when the joint powers authority, designed to act on a complete consensus, needs a year to properly scale down a seasonal program. Thank you for your attention, and, hopefully, for taking a timely action.

Mayor Gadd responded that the decision to close the Shady Oak Beach was difficult but the decision was made by both cities taking CDC recommendations into consideration.

Mayor Gadd shared closing remarks regarding the recent events in Minneapolis and across the nation.

The next City Council meeting will be held on Tuesday, June 16 at 7 p.m.

ADJOURNMENT

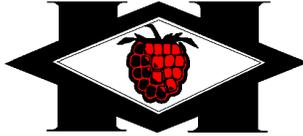
There being no further information to come before the City Council and upon a motion by Halverson, second by Hunke, the meeting was unanimously adjourned at 8:41 p.m.

Respectfully Submitted,
Amy Domeier City Clerk

ATTEST:

Jason Gadd, Mayor

Amy Domeier, City Clerk



CITY OF HOPKINS

Memorandum

To: Honorable Mayor and Council Members
From: Amy Domeier, City Clerk
Copy: Mike Mornson, City Manager
Date: June 16, 2020
Subject: Second Reading of Ordinance 2020-1149

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

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

Attachment:
Ordinance 2020-1149

**CITY OF HOPKINS
COUNTY OF HENNEPIN**

ORDINANCE NO. 2020-1149

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

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

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

Sec. 6-25. - State law adopted.

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

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

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

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

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

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

(a) All dog owners within the city shall:

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

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

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

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

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

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

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

Sec. 6-49. – Feeding Wild Animals

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

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

Sec. 6-73. - Impoundment.

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

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

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

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

First Reading:	June 2, 2020
Second Reading:	June 16, 2020
Date of Publication:	June 25, 2020
Date Ordinance Takes Effect:	June 25, 2020

By: _____
Jason Gadd, Mayor

ATTEST:

Amy Domeier, City Clerk



CITY OF HOPKINS

Memorandum

To: Honorable Mayor and Council Members
From: Amy Domeier, City Clerk
Copy: Mike Mornson, City Manager
Date: June 16, 2020
Subject: Second Reading of Ordinance 2020-1153

Staff recommends that the Council approve the following motion: Move that the Hopkins City Council adopt Ordinance 2020-1153 an Ordinance Amending Chapter 4 of the Hopkins City Code Regarding Off-Sale Licenses for second reading.

The first reading of Ordinance 2020-1153 was held on June 2. No changes have been made to the Ordinance since the first reading.

Attachment:
Ordinance 2020-1153

**CITY OF HOPKINS
COUNTY OF HENNEPIN**

ORDINANCE NO. 2020-1153

**AN ORDINANCE AMENDING CHAPTER 4 OF THE
HOPKINS CITY CODE REGARDING OFF-SALE LICENSES**

WHEREAS, Hopkins City Code, section 4-37 (a) currently allows for not more than eight off-sale intoxicating liquor licenses to be granted; and

WHEREAS, the City Council is in agreement to amend the Hopkins City Code, section 4;37 (a) to allow for nine off-sale intoxicating liquor licenses to be granted.

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

SECTION 1. Section 4-37 of the Hopkins City Code is hereby amended to add the double-underlined language and delete the ~~stricken~~ language as follows:

Sec. 4-37. – Off-sale Licenses.

- (a) *Off-sale—Intoxicating.* Off-sale intoxicating liquor licenses may be issued to exclusive liquor stores and shall permit the sale of alcoholic beverages in original packages for consumption off premises only. Not more than ~~eight~~ nine off-sale intoxicating liquor licenses may be granted. No off-sale intoxicating liquor license shall be issued to an establishment also holding an on-sale intoxicating liquor license except those that are presently existing in such combination. The sale of such an establishment shall not prevent the new owners from applying for such combination. At any time hereafter that any such existing combined on-sale and off-sale licenses are for any reason suspended, canceled, or not applied for, no further re-issuance or renewal of such licenses shall thereafter be allowed or issued in combination.
- (b) *Off-sale—3.2.* A 3.2 percent off-sale malt liquor license may be issued to permit the sale of 3.2 percent malt liquor in the original packages for removal from and consumption off the premises only. Any licensee authorized to sell intoxicating liquor at off-sale shall not be required to obtain an additional license for the off-sale of 3.2 percent malt liquor.
- (c) *Off-sale—Brew pub.* A brew pub off-sale malt liquor license may be issued, with the approval of the commissioner, to a brewer that is a licensee under subdivision 6 above and otherwise meets the criteria established at M.S.A. § 340A.24, as it may be amended from time to time. Off-sale of malt liquor shall be limited to the legal hours for off-sale at exclusive liquor stores in the city. Malt liquor sold off-sale must be removed from the premises before the applicable off-sale closing time at exclusive liquor stores. All malt liquor sold under this license shall be packaged in the manner required by M.S.A. § 340A.285.
- (d) *Off-sale—Brewer.* A brewer off-sale malt liquor licenses may be issued, as authorized by M.S.A. § 340A.28, subd. 1 and with approval of the commissioner, to a holder of a brewer's license under M.S.A. § 340A.301, subd. 6(c), (i) or (j) and otherwise in accordance M.S.A. § 340A.28. The amount of malt liquor sold at off-sale may not exceed 750 barrels annually.

Off-sale of malt liquor shall be limited to the legal hours for off-sale at exclusive liquor stores in the jurisdiction in which the brewer is located, and the malt liquor sold off-sale must be removed from the premises before the applicable off-sale closing time at exclusive liquor stores. Packaging of malt liquor for off-sale under this license must comply with M.S.A. § 340A.285.

- (e) *Off-sale—Microdistillery.* A microdistillery off-sale license may be issued, as authorized by M.S.A. § 340A.22, subd. 4, to the holder of a state microdistillery license. A microdistillery off-sale license authorizes the off-sale of one 375 milliliter bottle per customer per day of product manufactured on-site provided the product is also available for distribution to wholesalers.

SECTION 2. The effective date of this ordinance shall be the date of publication.

First Reading:	June 2, 2020
Second Reading:	June 16, 2020
Date of Publication:	June 25, 2020
Date Ordinance Takes Effect:	June 26, 2020

Approved by the City Council of the City of Hopkins on this 16th day of June, 2020.

By: _____
Jason Gadd, Mayor

ATTEST:

Amy Domeier, City Clerk

June 16, 2020



Council Report 2020-045

Approval of Appointments and Reappointments of Planning & Zoning Commissioners and Park Board Members

Proposed Action.

Staff recommends adoption of the following motions:

Motion to appoint Douglas Dryland and Jason Miller to the Planning & Zoning Commission for a two-year term ending June 30, 2022.

Motion to appoint Margaret Sedoff to the Planning & Zoning Commission for a one-year term ending June 30, 2021.

Motion to reappoint Gerard Balan and Samuel Stiele to the Planning & Zoning Commission and Emma Figgins and Anna Pohmer to the Park Board for two-year terms ending June 30, 2022.

Due to COVID-19, the City Clerk will issue the oaths to the new members at a later date.

Overview:

The City Council has reviewed the applications from residents interested in filling the vacancies on the Planning and Zoning Commission. The City Council conducted interviews on June 2. Based upon the recommendation of the City Council, staff is requesting approval of the above-motions.

Primary Issues to Consider:

- City Code establishes that the appointments shall be made by the Mayor with the approval of the City Council.
- The Planning & Zoning Commission consists of seven members and the Park Board consists of five members. Planning & Zoning Commissioners and Park Board Members are allowed to serve up to two terms.

Supporting Information:

- N/A

A handwritten signature in blue ink that reads "Amy Domeier".

Amy Domeier, City Clerk

CITY OF HOPKINS

FINANCE DEPARTMENT

MEMORANDUM

Date: May 29, 2020
To: Honorable Mayor and Members of the City Council
From: Nicholas Bishop, Finance Director
Subject: Ratify Checks Issued in May 2020

The checks issued between May 1, 2020 and May 29, 2020 were number 119190 through 119451, for a total distribution of \$1,148,319.84.

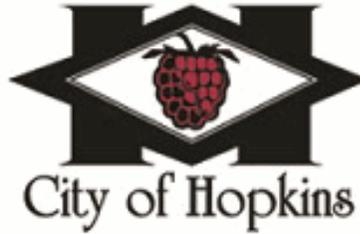
The checks issued, along with the purpose for those payments are attached for your review.

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

Accounts Payable

Checks by Date - Summary by Check Date

User: jthoennes
Printed: 6/1/2020 9:49 AM



1010 First Street South
Hopkins, MN 55343

952-935-8474
M-F, 8 am-4:30 pm
www.hopkinsmn.com

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
119190	01045	ABM EQUIPMENT & SUPPLY LLC	05/07/2020	0.00	1,284.86
119191	01082	ACE SUPPLY CO, INC	05/07/2020	0.00	874.14
119192	28422	ADVANCED IMAGING SOLUTIONS	05/07/2020	0.00	257.47
119193	28427	ADVANCED IMAGING SOLUTIONS	05/07/2020	0.00	14.91
119194	01493	AMERICAN PRESSURE, INC	05/07/2020	0.00	878.90
119195	28600	APPLE VALLEY FORD LINCOLN	05/07/2020	0.00	113.73
119196	29817	GARY BINGER	05/07/2020	0.00	2,900.00
119197	27782	BOUND TREE MEDICAL LLC	05/07/2020	0.00	182.28
119198	03022	CARGILL INC	05/07/2020	0.00	24,296.91
119199	26951	COMCAST	05/07/2020	0.00	35.69
119200	29981	CORE & MAIN LP	05/07/2020	0.00	71,002.76
119201	28123	CRITTERS UNLIMITED INC	05/07/2020	0.00	440.00
119202	28747	CULLIGAN BOTTLED WATER CO	05/07/2020	0.00	496.67
119203	28898	ECM PUBLISHERS INC	05/07/2020	0.00	178.50
119204	05282	EHLERS AND ASSOCIATES, INC	05/07/2020	0.00	4,000.00
119205	27569	EMERGENCY AUTOMOTIVE TECHNO	05/07/2020	0.00	924.64
119206	06567	FORCE AMERICA	05/07/2020	0.00	180.00
119207	07564	GOPHER STATE ONE-CALL, INC	05/07/2020	0.00	403.65
119208	07681	GRAINGER, INC	05/07/2020	0.00	588.46
119209	08220	HENNEPIN TECHNICAL COLLEGE	05/07/2020	0.00	1,800.00
119210	08576	HOPKINS F.D. RELIEF ASSOC	05/07/2020	0.00	810.00
119211	09578	INNOVATIVE OFFICE SOLUTIONS	05/07/2020	0.00	723.95
119212	09535	INTERSTATE POWER SYSTEMS INC	05/07/2020	0.00	2,063.38
119213	30768	JAMES DUNCAN AND ASSOCIATES IN	05/07/2020	0.00	2,910.00
119214	29249	JR'S ADVANCED RECYCLERS	05/07/2020	0.00	150.00
119215	30827	JEANNE LUTGEN	05/07/2020	0.00	62.00
119216	30843	MEDSOURCE INTERNATIONAL LLC	05/07/2020	0.00	390.00
119217	30363	MINNEAPOLIS OXYGEN COMPANY	05/07/2020	0.00	19.80
119218	30844	MINNESOTA SATSANG SOCIETY	05/07/2020	0.00	135.00
119219	13354	MN BENEFIT ASSOCIATION	05/07/2020	0.00	37.18
119220	13599	MN DEPT OF TRANSPORTATION	05/07/2020	0.00	472.58
119221	30840	MULTIVENTURES PROPERTY INC	05/07/2020	0.00	30.00
119222	30300	NORDIC SOLAR HOLDCO LLC	05/07/2020	0.00	4,865.83
119223	30842	NORTH STAR THERAPY ANIMALS	05/07/2020	0.00	75.00
119224	15521	ON SITE SANITATION	05/07/2020	0.00	195.53
119225	26974	O'REILLY AUTO PARTS	05/07/2020	0.00	379.87
119226	30522	OXYGEN FORENSICS INC	05/07/2020	0.00	2,899.00
119227	16337	PIRTEK PLYMOUTH	05/07/2020	0.00	7,050.97
119228	30460	PLYMOUTH RIDGE INC	05/07/2020	0.00	3,563.00
119229	17806	QWEST CORP	05/07/2020	0.00	3,389.60
119230	17806	QWEST CORP	05/07/2020	0.00	62.23
119231	18121	RDO EQUIPMENT CO.	05/07/2020	0.00	299.95
119232	30163	RJM CONSTRUCTION, LLC	05/07/2020	VOID	36,994.95
119233	19085	SCHINDLER ELEVATOR CORP	05/07/2020	0.00	365.46
119234	19290	SHADYWOOD TREE EXPERTS, INC	05/07/2020	0.00	4,072.00
119235	29143	SHRED IT USA	05/07/2020	0.00	55.42
119236	30422	SM ENGINEERING	05/07/2020	0.00	163.00

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
119237	19584	SOUTH CENTRAL TECH COLLEGE	05/07/2020	0.00	780.00
119238	19581	SOUTHWEST LOCK & KEY	05/07/2020	0.00	177.50
119239	19681	SRF CONSULTING GROUP INC	05/07/2020	0.00	90.31
119240	20680	TRI-K SERVICES	05/07/2020	0.00	352.00
119241	20687	TRI-STATE BOBCAT INC	05/07/2020	0.00	194.70
119242	29466	VERIZON WIRELESS	05/07/2020	0.00	1,063.08
119243	30819	VERIZON WIRELESS	05/07/2020	0.00	200.05
119244	30583	W P & R S MARS CO	05/07/2020	0.00	617.70
119245	30841	TIM WAITKUS	05/07/2020	0.00	122.00
119246	23003	WASTE MANAGEMENT OF WI-MN	05/07/2020	0.00	9,568.00
119247	27900	WATER CONSERVATION SERVICES	05/07/2020	0.00	310.30
119248	23720	WSB & ASSOCIATES INC	05/07/2020	0.00	3,298.50
119249	25080	XCEL ENERGY	05/07/2020	0.00	504.99
119250	25080	XCEL ENERGY	05/07/2020	0.00	2,812.43
119251	25080	XCEL ENERGY	05/07/2020	0.00	141.32
119252	25080	XCEL ENERGY	05/07/2020	0.00	275.66
119253	25080	XCEL ENERGY	05/07/2020	0.00	258.67
119254	26320	ZIEGLER, INC	05/07/2020	0.00	2,261.46
Total for 5/7/2020:				36,994.95	169,122.99
119255	01125	ADT SECURITY SERVICES	05/14/2020	0.00	335.04
119256	01543	ANCOM COMMUNICATIONS INC	05/14/2020	0.00	119.00
119257	01600	APACHE GROUP	05/14/2020	0.00	1,454.48
119258	28600	APPLE VALLEY FORD LINCOLN	05/14/2020	0.00	334.71
119259	02031	B & W SPECIALTY COFFEE CO	05/14/2020	0.00	692.89
119260	30230	BARNA, GUZY & STEFFEN, LTD.	05/14/2020	0.00	1,755.44
119261	30481	BATTERIES PLUS BULBS #018	05/14/2020	0.00	11.99
119262	30848	DONNA BECHTHOLD	05/14/2020	0.00	22.00
119263	02563	BOLTON & MENK, INC	05/14/2020	0.00	73,645.72
119264	03160	CENTERPOINT ENERGY MINNEGASC	05/14/2020	0.00	6,913.67
119265	28981	CHESTNUT CAMBRONNE PA	05/14/2020	0.00	12,696.30
119266	30127	CINTAS CORPORATION NO. 2	05/14/2020	0.00	100.08
119267	26951	COMCAST	05/14/2020	0.00	152.44
119268	26951	COMCAST	05/14/2020	0.00	135.97
119269	28123	CRITTERS UNLIMITED INC	05/14/2020	0.00	181.00
119270	05282	EHLERS AND ASSOCIATES, INC	05/14/2020	0.00	500.00
119271	05729	ESRI	05/14/2020	0.00	5,858.00
119272	06008	FASTENAL CO	05/14/2020	0.00	265.95
119273	28628	FLEETPRIDE INC	05/14/2020	0.00	711.11
119274	28978	G & B ENVIRONMENTAL INC	05/14/2020	0.00	569.75
119275	07185	GENUINE PARTS	05/14/2020	0.00	210.14
119276	07689	GRAFIX SHOPPE	05/14/2020	0.00	255.00
119277	29377	GRAINGER, INC	05/14/2020	0.00	40.48
119278	30854	GREAT REIVER AUTOMATION LLC	05/14/2020	0.00	186.60
119279	07803	GUSTAVE A. LARSON COMPANY	05/14/2020	0.00	44.96
119280	08001	HACH COMPANY	05/14/2020	0.00	10,265.00
119281	08004	HANCE HARDWARE, INC	05/14/2020	0.00	874.14
119282	08166	HENNEPIN CTY TREASURER	05/14/2020	0.00	4,620.35
119283	08179	HENNEPIN CTY TREASURER	05/14/2020	0.00	869.70
119284	08209	HENNEPIN CTY TREASURER	05/14/2020	0.00	12,726.63
119285	08336	HIRSHFIELDS	05/14/2020	0.00	159.94
119286	30853	HOPKINS DANCE	05/14/2020	0.00	922.00
119287	09085	ICMA - ROTH IRA - 706260	05/14/2020	0.00	1,214.23
119288	28189	INSTY PRINTS	05/14/2020	0.00	64.53
119289	11327	KILLMER ELECTRIC CO INC	05/14/2020	0.00	4,724.64
119290	29465	KLEIN UNDERGROUND	05/14/2020	0.00	662.90

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
119291	30851	RICHARD & SALLIE KOENIG	05/14/2020	0.00	44.00
119292	30855	BETTY KROPP	05/14/2020	0.00	278.00
119293	13031	MATTS AUTO SERVICE, INC	05/14/2020	0.00	115.00
119294	13167	MENARDS - EDEN PRAIRIE	05/14/2020	0.00	2.51
119295	13179	METROPOLITAN COUNCIL	05/14/2020	0.00	127,519.29
119296	13275	MICRO CENTER	05/14/2020	0.00	341.91
119297	27576	MN POLLUTION CONTROL AGENCY	05/14/2020	0.00	276.49
119298	30847	ATHOS JOSEPH MONTI	05/14/2020	0.00	22.00
119299	26974	O'REILLY AUTO PARTS	05/14/2020	0.00	271.77
119300	16035	PACE ANALYTICAL SERVICES INC	05/14/2020	0.00	439.95
119301	30258	PETRO CHOICE	05/14/2020	0.00	74.22
119302	30846	JOHN PICKLER	05/14/2020	0.00	22.00
119303	16440	PLASTIC BAGMART INC	05/14/2020	0.00	116.00
119304	30460	PLYMOUTH RIDGE INC	05/14/2020	0.00	1,622.00
119305	30199	PULSE ELECTRIC	05/14/2020	0.00	19,799.00
119306	16801	PUMP & METER SERVICE, INC	05/14/2020	0.00	12,585.00
119307	18164	RED WING BUSINESS ADVANTAGE AC	05/14/2020	0.00	193.48
119308	18327	REINDERS INC	05/14/2020	0.00	4,240.00
119309	09084	ICMA RETIREMENT TRUST- 300824	05/14/2020	0.00	3,405.30
119310	30163	RJM CONSTRUCTION, LLC	05/14/2020	0.00	44,818.80
119311	30845	BETTY ROBLING	05/14/2020	0.00	22.00
119312	30849	LARRY SEARCY	05/14/2020	0.00	20.00
119313	30852	NATALYA SEMENOVA	05/14/2020	0.00	22.00
119314	29384	SITEONE LANDSCAPE SUPPLY	05/14/2020	0.00	2.17
119315	19581	SOUTHWEST LOCK & KEY	05/14/2020	0.00	149.00
119316	29200	SPRINGBROOK SOFTWARE INC	05/14/2020	0.00	1,100.50
119317	19602	SPS COMPANIES INC	05/14/2020	0.00	506.58
119318	19681	SRF CONSULTING GROUP INC	05/14/2020	0.00	1,322.57
119319	19752	STAGES THEATRE COMPANY	05/14/2020	0.00	762.04
119320	19824	SUNSHINE CAR WASH	05/14/2020	0.00	144.36
119321	20560	TOLL GAS & WELDING SUPPLY	05/14/2020	0.00	10.98
119322	30850	JOHN & JOAN TOOHEY	05/14/2020	0.00	44.00
119323	30093	TRANSUNION RISK ALTERNATIVE DA	05/14/2020	0.00	177.30
119324	20687	TRI-STATE BOBCAT INC	05/14/2020	0.00	2,969.82
119325	20887	TWIN CITY WATER CLINIC	05/14/2020	0.00	272.00
119326	28757	SCOTT C VADNAIS	05/14/2020	0.00	25,685.00
119327	30017	VERIZON WIRELESS	05/14/2020	0.00	1,541.10
119328	28624	MICHEAL J WHITE	05/14/2020	0.00	404.50
119329	25080	XCEL ENERGY	05/14/2020	0.00	9.75
119330	25080	XCEL ENERGY	05/14/2020	0.00	8,374.07
119331	25080	XCEL ENERGY	05/14/2020	0.00	56.11
119332	26320	ZIEGLER, INC	05/14/2020	0.00	30.10
Total for 5/14/2020:				0.00	404,109.45
119333	29535	ADVANCED ENGINEERING	05/21/2020	0.00	8,583.50
119334	29660	AERIAL PAINTING	05/21/2020	0.00	10,530.00
119335	01328	AIRGAS USA	05/21/2020	0.00	156.92
119336	28600	APPLE VALLEY FORD LINCOLN	05/21/2020	0.00	28.77
119337	02031	B & W SPECIALTY COFFEE CO	05/21/2020	0.00	336.87
119338	29512	BACHMAN'S	05/21/2020	0.00	1,448.97
119339	29416	CDW GOVERNMENT	05/21/2020	0.00	3,591.18
119340	29342	CITY OF MINNETONKA	05/21/2020	0.00	1,894.52
119341	03331	CITY OF ST LOUIS PARK	05/21/2020	0.00	35.64
119342	27487	CLIFTON LARSON ALLEN	05/21/2020	0.00	16,800.00
119343	30856	JERI COEQUYT	05/21/2020	0.00	500.00
119344	30560	COMPUTER INTEGRATION TECHNOL	05/21/2020	VOID	477.50

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
119345	03640	CPT SERVICES, INC	05/21/2020	0.00	122.50
119346	28123	CRITTERS UNLIMITED INC	05/21/2020	0.00	675.00
119347	03800	CULLIGAN - METRO	05/21/2020	0.00	77.85
119348	29303	DIVERSIFIED COFFEE PRODUCTS	05/21/2020	0.00	221.48
119349	28898	ECM PUBLISHERS INC	05/21/2020	0.00	154.70
119350	05282	EHLERS AND ASSOCIATES, INC	05/21/2020	0.00	1,776.25
119351	30431	EHLERS INVESTMENT PARTNERS LLC	05/21/2020	0.00	1,265.66
119352	29398	ENTERPRISE FLEET MANAGEMENT	05/21/2020	0.00	2,564.08
119353	30549	FRONTLINE PUBLIC SAFETY SOLUTIO	05/21/2020	0.00	1,500.00
119354	29748	HENNEPIN COUNTY PUBLIC WORKS	05/21/2020	0.00	9,989.24
119355	08166	HENNEPIN CTY TREASURER	05/21/2020	0.00	229.90
119356	08401	HILDI INC	05/21/2020	0.00	550.00
119357	08336	HIRSHFIELDS	05/21/2020	0.00	44.56
119358	29345	IMPACT MAILING OF MN	05/21/2020	0.00	2,982.86
119359	30768	JAMES DUNCAN AND ASSOCIATES IN	05/21/2020	0.00	10,252.50
119360	29737	MACDONALD & MACK ARCHITECTS,	05/21/2020	0.00	1,070.00
119361	13047	MARCO	05/21/2020	0.00	1,348.75
119362	13167	MENARDS - EDEN PRAIRIE	05/21/2020	0.00	362.83
119363	30605	METROPOLITAN COMPANIES LLC	05/21/2020	0.00	2,186.28
119364	13179	METROPOLITAN COUNCIL	05/21/2020	0.00	4,920.30
119365	13275	MICRO CENTER	05/21/2020	0.00	170.95
119366	13760	MTI DISTRIBUTING INC	05/21/2020	0.00	122.20
119367	29317	OFFICE OF MN IT SERVICES	05/21/2020	0.00	58.38
119368	26974	O'REILLY AUTO PARTS	05/21/2020	0.00	34.64
119369	30334	OUIVERSON SEWER & WATER INC	05/21/2020	0.00	405.00
119370	17806	QWEST CORP	05/21/2020	0.00	2,814.40
119371	18805	RUMPCA COMPANIES, INC	05/21/2020	0.00	4,037.50
119372	30857	SENIOR LEARNING NETWORK LLC	05/21/2020	0.00	195.00
119373	29384	SITEONE LANDSCAPE SUPPLY	05/21/2020	0.00	161.67
119374	29200	SPRINGBROOK SOFTWARE INC	05/21/2020	0.00	2,115.00
119375	19777	STREICHERS	05/21/2020	0.00	1,649.30
119376	20120	TDS METROCOM - MN	05/21/2020	0.00	338.64
119377	28482	DOUGLAS A TORVUND JR	05/21/2020	0.00	3,187.00
119378	29458	VERIZON WIRELESS	05/21/2020	0.00	2,129.20
119379	29489	VERIZON WIRELESS	05/21/2020	0.00	35.01
119380	28624	MICHEAL J WHITE	05/21/2020	0.00	222.05
Total for 5/21/2020:				477.50	103,877.05
119381	08192	HENNEPIN CTY TREASURER	05/26/2020	0.00	6.00
119382	08192	HENNEPIN CTY TREASURER	05/26/2020	0.00	6.00
Total for 5/26/2020:				0.00	12.00
119383	30728	AMERICAN FEDERATION OF STATE, C	05/29/2020	0.00	852.08
119384	30728	AMERICAN FEDERATION OF STATE, C	05/29/2020	0.00	308.01
119385	28600	APPLE VALLEY FORD LINCOLN	05/29/2020	0.00	488.94
119386	29669	AVESIS	05/29/2020	0.00	296.22
119387	29512	BACHMAN'S	05/29/2020	0.00	454.42
119388	27782	BOUND TREE MEDICAL LLC	05/29/2020	0.00	521.32
119389	26976	BUCKEYE INTERNATIONAL INC	05/29/2020	0.00	50.15
119390	28430	CENTURY LINK	05/29/2020	0.00	112.38
119391	30038	CIVICPLUS, INC.	05/29/2020	0.00	6,019.50
119392	26951	COMCAST	05/29/2020	0.00	404.74
119393	26951	COMCAST	05/29/2020	0.00	144.85
119394	26951	COMCAST	05/29/2020	0.00	152.44
119395	03628	COMMERCIAL ASPHALT CO	05/29/2020	0.00	624.33

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
119396	30560	COMPUTER INTEGRATION TECHNOLOG	05/29/2020	0.00	1,965.50
119397	28123	CRITTERS UNLIMITED INC	05/29/2020	0.00	602.50
119398	01523	EARL F. ANDERSEN, INC	05/29/2020	0.00	428.60
119399	27569	EMERGENCY AUTOMOTIVE TECHNOLOG	05/29/2020	0.00	4,631.59
119400	30330	FAE LSE 6 LLC	05/29/2020	0.00	6,470.22
119401	30601	FAE LSE 8 LLC	05/29/2020	0.00	4,713.90
119402	28312	FIRE CATT	05/29/2020	0.00	3,957.35
119403	30555	MARGARET GONGOLL	05/29/2020	0.00	405.00
119404	30859	HENNEPIN COUNTY GOVERNMENT C	05/29/2020	0.00	20.00
119405	30048	RICH HILL	05/29/2020	0.00	500.00
119406	08576	HOPKINS F.D. RELIEF ASSOC	05/29/2020	0.00	151,190.92
119407	08625	HOPKINS POLICE ASSOCIATION	05/29/2020	0.00	1,320.00
119408	09801	I.U.O.E. CENTRAL PENSION FUND	05/29/2020	0.00	1,840.00
119409	09085	ICMA - ROTH IRA - 706260	05/29/2020	0.00	1,314.23
119410	10172	JEFFERSON FIRE & SAFETY	05/29/2020	0.00	3,661.10
119411	11161	KENNEDY & GRAVEN, CHARTERED	05/29/2020	0.00	10,887.63
119412	11327	KILLMER ELECTRIC CO INC	05/29/2020	0.00	489.00
119413	UB*00523	JEFF LAFRENIERRE	05/29/2020	0.00	10.77
119414	29047	LAMBERTS LANDSCAPE LLC	05/29/2020	0.00	135.00
119415	12012	LAW ENFORCEMENT LABOR SERVICE	05/29/2020	0.00	496.00
119416	29529	LEXISNEXIS RISK SOLUTIONS	05/29/2020	0.00	85.83
119417	30392	CIGNA LIFE INS COMP OF AMERICA -	05/29/2020	0.00	207.40
119418	30391	CIGNA LIFE INS COMP OF AMERICA -	05/29/2020	0.00	2,701.14
119419	30390	CIGNA LIFE INS COMP OF AMERICA -	05/29/2020	0.00	2,683.82
119420	30023	CIGNA LIFE INS COMP OF N AMERICA	05/29/2020	0.00	672.42
119421	29059	MANSFIELD OIL COMPANY	05/29/2020	0.00	10,144.47
119422	30005	MEDART- CENTRAL POWER DISTRIBUTI	05/29/2020	0.00	205.84
119423	13172	METRO ELEVATOR, INC	05/29/2020	0.00	165.00
119424	13179	METROPOLITAN COUNCIL	05/29/2020	0.00	229,403.00
119425	29177	RENEE A MEUWISSEN	05/29/2020	0.00	345.00
119426	13275	MICRO CENTER	05/29/2020	0.00	859.97
119427	13760	MTI DISTRIBUTING INC	05/29/2020	0.00	39.89
119428	30600	ROBERT OLSON	05/29/2020	0.00	435.00
119429	15521	ON SITE SANITATION	05/29/2020	0.00	1,288.00
119430	29470	ONSITE MEDICAL SERVICES	05/29/2020	0.00	2,200.00
119431	26974	O'REILLY AUTO PARTS	05/29/2020	0.00	639.54
119432	29911	POSTMASTER	05/29/2020	0.00	200.00
119433	08568	RESOURCE WEST	05/29/2020	0.00	61.58
119434	09084	ICMA RETIREMENT TRUST- 300824	05/29/2020	0.00	3,405.30
119435	19004	SAMARITAN TIRE COMPANY	05/29/2020	0.00	673.82
119436	19117	SCHERER BROS. LUMBER CO.	05/29/2020	0.00	224.99
119437	29143	SHRED IT USA	05/29/2020	0.00	57.19
119438	29384	SITEONE LANDSCAPE SUPPLY	05/29/2020	0.00	1,903.79
119439	30858	SALLIE SKINNER	05/29/2020	0.00	206.45
119440	29537	SMSC ENTERPRISES	05/29/2020	0.00	341.40
119441	19581	SOUTHWEST LOCK & KEY	05/29/2020	0.00	278.00
119442	19602	SPS COMPANIES INC	05/29/2020	0.00	330.05
119443	30091	RAY STAFFORD	05/29/2020	0.00	480.00
119444	29205	CHRIS STRONER	05/29/2020	0.00	360.00
119445	30506	TONKADALE INC	05/29/2020	0.00	1,175.52
119446	20687	TRI-STATE BOBCAT INC	05/29/2020	0.00	273.93
119447	21523	UNION LOCAL 49	05/29/2020	0.00	805.00
119448	21529	UNITED WAY	05/29/2020	0.00	47.70
119449	29466	VERIZON WIRELESS	05/29/2020	0.00	1,060.27
119450	29490	VERIZON WIRELESS	05/29/2020	0.00	1,531.45
119451	23325	WILSONS NURSERY	05/29/2020	0.00	236.90

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
			Total for 5/29/2020:	0.00	471,198.35
			Report Total (262 checks):	37,472.45	1,148,319.84



June 16, 2020

Council Report 2020-047

**Approval of Tobacco License Application for
VR Holdings DBA Vaping Studio**

Proposed Action

Staff recommends adoption of the following motion: Approve a Tobacco License for VR Holdings DBA Vaping Studio located at 1819 Mainstreet, Suite B for the license term of July 1, 2020 through June 30, 2021 subject to a successful background check.

Overview

VR Holdings DBA Vaping Studio has applied for a tobacco and tobacco establishment license for the premise located at 1819 Mainstreet, Suite B. VR Holdings is purchasing the Vaping Studio from the current owner on July 1.

At the time of this report, the Police Department was still conducting the background check. The license will be granted subject to a successful background check.

Supporting Information

- The complete application is on file in the City Clerk's office

Amy Domeier, City Clerk

Financial Impact: Budgeted: Y/N __ Source: _____
Related Documents (CIP, ERP, etc.): _____
Notes: _____



June 16, 2020

Council Report 2020-049

AUTHORIZE APPLICATION FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT FUNDING FOR VISTA 44

Proposed Action

Staff recommends adoption of the following motion: Move to approve Resolution 2020-035 Identifying the Need for Livable Communities Demonstration Account Funding and Authorizing Application for Grant Funds for Vista 44.

Overview

In December 2019, Beacon Interfaith Housing Collaborative received land use entitlements for development of a 51-unit apartment building, located on the south one-acre portion of the St. Joseph’s Church parking lot site, along 1st Street South between 12th and 13th Avenues South. Beacon is in the process of assembling funding for land acquisition and development of its project, known as Vista 44.

The Metropolitan Council offers grant funding through its Livable Communities Demonstration Account Transit Oriented Development program (LCDA-TOD) for moderate to high density development projects that are located within easy walking distance of a major transit stop, which has been defined as a 0.5 mile. The Vista 44 site is within 0.5 mile of both the Downtown Hopkins and Shady Oak Light Rail Stations for Southwest Light Rail, which is also known as the Green Line Extension. Local governmental units are eligible to apply for LCDA-TOD funds.

Beacon Interfaith would like to pursue \$1,500,000 from the LCD-TOD fund to be used toward costs associated with land acquisition, stormwater and site preparation and has requested that the City sponsor an application to the Metropolitan Council. As part of the grant application, a resolution identifying the need for funds and authorizing an application is required. If approved, the funds would be provided to the City of Hopkins and Beacon would be the sub-recipient of the grant funds.

Primary Issues to Consider

The City has historically sponsored grant applications associated with the development of new multifamily housing. The action does not commit any City funds to the Vista 44 project.

Supporting Information

- Resolution 2020-035

Jan Youngquist, Community Development Coordinator

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

RESOLUTION 2020-035

**RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES
DEMONSTRATION ACCOUNT FUNDING AND AUTHORIZING APPLICATION FOR
GRANT FUNDS FOR VISTA 44**

WHEREAS, the City of Hopkins is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2020 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 to be developed by Beacon Interfaith Housing Collaborative 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, Beacon Interfaith Housing Collaborative has requested that the City sponsor an application for Livable Communities Demonstration Account funds for its Vista 44 project in the City of Hopkins; and

WHEREAS, the City has the institutional, managerial and financial capability to ensure adequate project grant administration; 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 legal sponsor for the project contained in the grant application submitted on or before July 1, 2020; 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(s) or key components of the proposed project(s) 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.

NOW THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the governing body of the City:

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 grant award only if Livable Communities Demonstration Account funding is made available for this project at this time.
3. Represents that Beacon Interfaith Housing Collaborative 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 to submit on behalf of the City and Beacon Interfaith Housing Collaborative an application for Metropolitan Council Livable Communities Demonstration Account grant funds for the project component(s) identified in the application, and 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 16th day of June, 2020.

By: _____

Jason Gadd, Mayor

ATTEST:

Amy Domeier, City Clerk



Blake Road Station Concept Plan Review

Proposed Action: As a concept review, this application does not require formal action by the City. Rather, the applicant requests feedback on the proposals so they can work toward preparing a future, formal submittal. Any comments provided shall be for guidance only and not be considered binding upon the City regarding any future, formal application. Key items for the City to consider when reviewing this application include:

- Should the City consider rezoning the property from B-4, Neighborhood Business and I-1, Industrial to Mixed Use?
- Should the City consider using a Planned Unit Development (PUD) to allow deviation from the zoning standards? If so, what would the City look for in exchange for the PUD?

Overview

The applicant, Bryan Farquhar of Trilogy Real Estate Group, requests concept plan review of Blake Road Station, a 3 phase mixed use residential and commercial development proposed for the northwest quadrant of Excelsior Boulevard and Blake Road just south of the future Blake Road light rail transit station. As proposed, Blake Road Station would redevelop the existing Hopkins Commerce Center strip commercial development into 3 separate 6-story buildings totaling 752 residential units and 11,035 square feet of commercial space. This report summarizes the concept proposal, reviews the proposal against the Mixed Use district development standards and outlines a likely formal review process.

Primary Issues to Consider

- Background
- Public Comments
- Subdivision Review
- Land Use & Zoning Review
- Engineering & Fire Department Comments
- Potential Review Process

Supporting Documents

- Development Team Experience
- Concept Plans
- Exterior Materials Summary
- Stormwater and Subdivision Summary
- Engineering & Fire Dept. Comments
- Hennepin County Comments
- Southwest LRT Project Office Comments
- Public Comments

Jason Lindahl, AICP
City Planner

Financial Impact: \$ <u> N/A </u> Budgeted: <u> </u> Y/N <u> </u> Source: _____ Related Documents (CIP, ERP, etc.): _____ Notes: _____
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BACKGROUND

The 6.4 acre subject property was re-platted as Lots 1, 2 & 3, Hopkins Commerce Addition in July of 1992. However, the buildings on each of these lots were built much earlier. Lot 1 contains a 44,000 square foot building constructed in 1954 (Goodwill and vacant space). Lot 2 contains a 25,000 square multitenant strip commercial building constructed in 1957. And Lot 3 contains a 26,000 square foot multitenant strip commercial building constructed in 1959. The multitenant strip commercial buildings contain a variety of neighborhood serving retail and service uses.

Project Summary. According to the applicant, the Blake Road Station project will redevelop 6.4 acres of land located at the intersection of Excelsior Boulevard and Blake Road South. Trilogy Real Estate Group is working with the City of Hopkins to develop the site in a three phase, multi-modal transit-oriented development adjacent to the Blake Road Southwest LRT Station. Each phase will build upon the improvements of the previous phase and will ultimately result in an increasingly connected, pedestrian friendly, and transit focused community. The project will add to the mix of housing choices for area residents, providing a new opportunity to live immediately adjacent to the light rail transit station. Area businesses will be supported by more than 800 new neighbors who will eventually call this location their home.

Streetscape and Public Realm. The development team has approached this site as a unique opportunity to complement the transformative power of the Southwest LRT line. Each phase of the Blake Road Station project defines and beautifies the streetscape while complementing the crucial transit functions in and around the site. Currently, the majority of the site is comprised of older, stressed pavement with ill-defined access and a plethora of surface parking stalls. In contrast, the development team is proposing a transformed site that emphasizes a neighborhood scale of connected streets, with traffic calming measures and pedestrian features that will significantly improve the aesthetic of the Gateway to the City of Hopkins.

The project vision includes extensive pedestrian improvements for the area, including sidewalk connections through the site that do not exist today. Ample boulevards and a rhythm of deciduous street trees are anticipated and would provide a human scale canopy year-round. The trees' summer shade reduces the heat island effect, creating a comfortable microclimate when needed most. Both the trees and parallel parking zones will help to create visible friction that will successfully reduce driving speeds to provide a safer environment for people, bikes, and drivers. The pedestrian zone along Excelsior Boulevard and Blake Road expands to a width suitable for public street furniture including benches, planters, and bike racks.

A new North-South street that divides the site in two and connects to the SWLRT station becomes the crucial spine from which stem entries, active uses, and a linear park. The parcel that sits immediately adjacent to the project and south of the park-n-ride lot will have a unique opportunity to respond to this North-South street and linear park in addition to the many other benefits in and around the site.

Retail. The project includes prime retail opportunities at the intersection of Blake Road and Excelsior Boulevard. This location within Building B of Blake Road Station offers exceptional visibility along this major corridor with ample depth at the sidewalk for retailers to engage the street and pedestrian realm. Street trees and plantings calm and protect this zone as an inviting benefit to the community.

Along with the 11,035 SF of retail space, Building B includes dedicated retail loading and trash rooms off the street, internal to the building. Twenty-seven retail parking stalls are conveniently located at the garage entrance adjacent to the linear park. In addition to these twenty-seven covered parking stalls, the master site plan includes 28 parallel parking stalls along the internal streets. With the SWLRT station and Cedar Lake Regional Trail less than 800 feet away, this retail location is also easily accessible by multiple modes of transport.

Development Phasing. Commencement of construction of the various phases is dependent upon existing lease agreements. The development team assumes the following start dates for the various phases:

- Building A: Spring 2021
- Building B: Spring 2021 – 2023 (pending existing lease agreements)
- Building C: Spring 2026 - 2031 (pending existing lease agreements)

Building Design. Blake Road Station will provide creative, mid-rise residential buildings that maximize density while emphasizing green space and public realm at the street level. Trilogy envisions a community that values leisure and comfort with the ease of urban connection. The exterior building design draws on these qualities of being a transition from an urban to naturalistic landscape. Contemplated exterior materials are modern interpretations of the familiar. This pairing of materials adds an interesting and tactile palette fitting of such a prominent and active corner.

Amenity courtyards and balconies extend living spaces to the outdoors while improved sidewalks and connections encourage active lifestyles for residents. With close proximity to the Cedar Lake Trail, each building will supply ample storage to encourage bicycle use for recreation as well as daily commuting.

The new, state-of-the-art dwelling units will support the residents' sustainable living experience by providing urban housing that incorporates energy-efficient appliances, low-flow water fixtures, low-VOC paints, building-wide recycling practices and encourages car-free living. The buildings will be designed to incorporate assemblies that ensure high-quality acoustical performance between units (wall and floor assemblies).

PUBLIC COMMENTS

Typically, the Planning & Zoning Commission reviews concept plan applications before the City Council. However, given the size and scope of the applicant's concept plan, staff thought it appropriate to share this plan with the City Council first. The Planning & Zoning Commission will review this concept plan, and any comments from the City Council, during their June 23rd regular meeting.

As a concept plan review, no public hearing is required. However, the City did require the applicant to hold a virtual neighborhood meeting. The applicant mailed invitations to property and business owners within 350' of the subject property (the same notification distance as a public hearing). The applicant will provide a summary of the comments from the virtual neighborhood meeting during the City Council meeting.

As of the writing of this report, staff had received one public comment letter (see attached). That letter came from William and Daniel Schumacher, owners of Schumacher Chiropractic Clinic. This letter states their concerns about the proposed development and its potential to

displace their business.

SUBDIVISION REVIEW

To facilitate the proposed concept plan, the applicant will need to go through the subdivision process including preliminary and final plat. Subdivision will be necessary to insure each proposed building will fit on each lot, to dedicate right-of way necessary for public roads, sidewalk/trails and pedestrian streetscape (see Engineering and Fire Department comments below). Because this project is along a county road, Hennepin County also has plat review authority.

With any subdivision, the City has the ability to collect park dedication in the form of land or a fee-in-lieu. The standard park dedication fee for multiple family residential subdivisions is \$3,000 per unit while the commercial fee is an amount equal to five (5) percent of the fair market value of the commercial land as estimated by the county assessor. Park dedication fees are typically due with final plat approval.

LAND USE & ZONING REVIEW

The land use and zoning section reviews the concept plans against the goals and policies in the comprehensive plan (both 2030 and draft 2040) as well as the specific zoning standards of the Mixed Use district. Staff's review and findings related to each standard are provided below.

Land Use. The Subject property is guided Mixed Use by the 2030 Comprehensive Plan. According to the 2030 Comprehensive Plan, the Mixed Use category is intended to capture anticipated redevelopment initiatives associated with the proposed LRT stations. The density range for this category establishes a minimum threshold of 30+ units per acre. It is assumed the mixed use category will develop at 60% residential and 40% commercial. The applicant's concept plan illustrates a residential density of 109 units per acre, which is consistent with the Mixed Use category standards; however, it falls short of the commercial space percentage standard.

By comparison, the 2040 Comprehensive Plan Update – Cultivate Hopkins guides this property as Activity Center. Activity Centers surrounds and supports the planned Blake Road and Shady Oak light rail stations along the Southwest LRT Green Line Extension. These areas will include moderate to high density mixed use development designed to complement and enhance the existing development pattern in these areas and support the public investment in transit. The Activity Center areas are expected to experience significant reinvestment and redevelopment to absorb a substantial portion of the city's anticipated future growth.

Development in the Activity Center areas is expected to be medium to larger scale neighborhood and regional uses with an approximate mix of 75% residential and 25% commercial. Densities in these areas will typically range from 20-60 units per acre, with 75-150 units per acre within ¼ mile of an LRT station platform. The applicant's concept plan illustrates a residential density of 109 units per acre, which is consistent with the Activity Center category standards; however, it falls short of the commercial space percentage guideline.

Zoning Review. The subject property is zoned both B-4, Neighborhood Business and I-1, Industrial. Based on the goals and policies of the 2030 Comprehensive Plan and project needs, the applicant anticipates requesting rezoning to the Mixed Use District. These standards and staff's findings for each are detailed below.

Height. The Blake Road Station Area height standard is 3-4 stories for residential structures and

5-6 stories for mixed use buildings. The concept plan calls for all three sites to have 6-story buildings. The mixed use building on Site B meets this standard but the residential buildings on Sites A and C exceed it.

Floor to Area Ratio (FAR). Floor to area ratio (FAR) is a measurement of density calculated by dividing the floor area of a building by the lot area of the parcel on which the building is located. In the Blake Road Station Area, the FAR standard is a minimum of 2 and a maximum of 3 for residential buildings and a minimum of 3 and a maximum of 5 for mixed use buildings. According to the applicant’s plans, the FAR for this project is 2.96 on Site A, 2.33 on Site B and 2.3 on Site C. As a result, Sites A and C meet the FAR standard while Site B falls below it.

Setbacks. Setback standards for the Blake Road Station Area are listed below. The applicant’s plans do not provide detailed setback information. The applicant shall examine their plans to insure compliance with these setback standards or request specific deviations through the Planned Unit Development (PUD) process.

Setback Standards for the Blake Road Station Area		
Setback	Residential	Office
Front (Along Blake & Excelsior)	15’ – 25’	5’ – 15’
Side	10’	10’
Rear	10’	10’

Off-Street Parking & Travel Demand Management. Parking within the Mixed Use District must be located in multi-level structures or in shared parking lots where feasible and with approval of the City. The following requirements will apply to all permitted uses located within the Mixed Use District if a travel demand management or shared parking study has not been completed and approved by the City Council.

- Residential buildings require a minimum of one enclosed parking stall per unit and one guest stall per 15 units.
- All uses other than residential shall require a parking study to determine the necessary parking required.
- Commercial, office or retail development five (5) acres or larger or residential developments 100 units and larger require a travel demand management study. Off-street parking requirements may be reduced subject to approval by the City Council, where a TDM plan, parking and transportation study is submitted. The TDM plan, parking and transportation study is conducted in accordance with accepted methodology approved by the City staff, prepared by an independent traffic engineering professional under the supervision of the City, and paid for by the applicant. These plans must address the transportation impacts of the development and proposed TDM mitigating measures and show that parking demand will be decreased by access to nearby transit. Where a TDM plan is approved, a properly drawn legal instrument, executed by the parties concerned, must be filed on the property in the Recorder’s or Register’s Office of Hennepin County.
- Where practicable, ingress and egress from parking must be from side streets or alleys.

Based on the size and uses proposed in the development, a travel demand management study is required. Hennepin County also calls for this type of study (see comments below). A preliminary review of the residential portion of the proposed development finds it exceeds the residential and guest parking requirements for the Mixed Use District. Parking for the

commercial space will be evaluated through the Travel and Demand Management Study.

Bicycle Parking. The applicant’s plans do not include information about bicycle parking. The applicant shall revise their plans to meet the bicycle parking requirements of the Mixed Used District. These standards include:

- Bicycle parking facilities must be provided for all office and multi-family structures and freestanding commercial uses.
- Bicycle parking facilities must be located in a well-lighted area.
- All bicycle racks, lockers, or other facilities must be securely anchored to the ground or to a structure.
- All required bicycle parking must be located within 50 feet of central or well-used building entrances.
- The required number of bicycle parking spaces will be based on the following:

Mixed Use District Bicycle Parking Standards		
Use	Long Term	Short Term
Multifamily Residential	1 per 2 Units	1 per 20 Units
Retail	0.5 Space per Employee	0.5 Spaces per 1,000 Square Feet of Net Building Area
Office	0.25 Spaces per 1,000 Square Feet of Net Building Area	1 per 40,000 Square Feet of Net Building Area
Park & Ride Facility	10 Spaces per Acre	10% of Parking Stalls

Shadow Study. The Mixed Use district requires a shadow study for all buildings four stories or higher. The applicant’s plans do not provide a shadow study. A shadow study shall be included in with their formal applications.

Exterior. The Mixed Use district requires the primary exterior treatment of walls facing a public right-of-way or parking lot on a structure shall be brick, cast concrete, stone, marble or other material similar in appearance and durability. Regular or decorative concrete block, float finish stucco, EIFS-type stucco, cementitious fiberboard, or wood clapboard may be used on the front façade as a secondary treatment or trim but shall not be a primary exterior treatment of a wall facing a public right-of-way. Staff defines primary as at least 80% of the wall while secondary could be up to 20% of the wall.

The applicant’s concept plan include elevation for Building A and a narrative description of the proposed exterior materials for the first phase of the proposed development (attached). The proposed exterior materials are summarized in the table below.

Site A Exterior Materials					
Material		North	East	South	West
Masonry	Brick	N/A	18%	18%	19%
	CMU	19%	N/A	N/A	N/A
Metal	Tile	36%	36%	25%	16%
	Panel	6%	4%	4%	6%
FC Lap Siding		16%	18%	29%	36%
Glass		23%	23%	25%	23%

Total		100%	100%	100%	100%
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Of the proposed materials, only the masonry products (brick and concrete masonry unit) qualify as a primary material. The Mixed Use District standards call for a minimum of 80% of an elevation to be a primary material; however, the applicant’s plans show only 18 to 19 percent. The other proposed materials could be used as secondary materials but cannot exceed 20 percent of any elevation.

It should be noted that the City has deviated from these standards with other projects like the Moline and Beacon’s Vista 44. However, the deviations were granted through the planned unit development process only after the entire development proposal was found to exceed other areas and produce an overall higher quality development.

Building Orientation. Buildings within the Mixed Use district must be oriented toward the pedestrian by providing a direct link between each building and the pedestrian walking system, with emphasis on directing people to a transit station. The applicant’s Ground Floor Plan shows the buildings on Sites A and B will have pedestrian connections to the existing sidewalk along either Excelsior Boulevard or Blake Road. The building on Site C will also have a pedestrian connection to the proposed internal private street. These connections appear to provide direct connection to the adjacent Blake Road light rail transit station.

Façade. The primary street side façade of a building shall not consist of an unarticulated blank wall, flat front facades or an unbroken series of garage doors. The front of a building shall be broken up into individual bays of a minimum of 25 feet and maximum of 40 feet wide. The concept plan does not appear to meet this standard. Staff recommends the applicant revise their plans to demonstrate they meet the façade articulation standards. As part of a PUD application, the applicant may wish to consider enhanced façade articulation in exchange for deviations from the exterior materials standards.

Sidewalks. The Mixed Use district requires a minimum 5-foot wide sidewalk along the frontage of all public streets and within and along the frontage of all new development or redevelopment. The applicant’s concept plans appear to meet this standard. Dedication of additional right-of-way may be necessary to accommodate the required sidewalk.

Pedestrian/Streetscapes. The Mixed Use district requires pedestrian streetscape improvements along all sidewalks. If the existing right-of-way does not allow for street trees, landscaping, trees, planters or street furniture, they will be added to the interior side of the sidewalk where the setback will allow. Dedication of additional right-of-way may be necessary to accommodate required pedestrian and streetscape improvements (see also comments from Hennepin County).

Pedestrian improvements of at least 25 percent of the landscaping budget shall be included in the development. These improvements shall create a high quality pedestrian experience through the provision of benches, planters, drinking fountains, waste containers, median landscaping and the like.

Pedestrian-scale light fixtures that shine downward on the sidewalks and walkways shall be no greater than 12 feet in height and must be provided along all sidewalks and walkways to provide ample lighting during nighttime hours for employees, residents, and customers.

The applicant’s Landscape & Streetscape plan provide general examples of

pedestrian/streetscape improvement but lack the detail necessary for staff to provide a full review. Staff recommends the applicant revise their future formal application to meet the standards detailed above. The City Council should review the applicant's proposed examples and provide feedback to help the applicant prepare a more detailed plan for their formal submittal.

Landscaping. All open areas of a lot that are not used or improved for required parking areas and drives shall be landscaped with a combination of over-story trees, under-story trees, shrubs, flowers and ground cover materials. The plan for landscaping shall include ground cover, bushes, shrubbery, trees, sculptures, fountains, decorative walks or other similar site design features or materials. The applicant's Landscape & Streetscape plan provides general examples of pedestrian and streetscape improvement but lacks the detail necessary for staff to provide a full review. The applicant shall provide a detailed landscaping plan demonstrating compliance with these requirements and the minimum project value standards as part of their future formal application.

Signs, Canopies and Awnings. The concept plans do not include sign plans. All signs must be approved through a separate administrative permit subject to conformance with the standards of the Mixed Use district and sign regulations contained in Article XXI - Signs.

Trash Enclosure. The applicant plans to store trash containers within the underground parking garage. The applicant shall designate an on-site location for trash pickup. Trash pick-up shall not occur within the public right-of-way.

Exterior Lighting. The applicant's concept plans did not include exterior lighting or photometric plans. The applicant's future formal application shall include these plans.

Stormwater Treatment. The applicant's plans include a narrative summary of their stormwater management plan (see attached). According to this statement, the site today is nearly all impervious. While the redevelopment will be appropriately dense, it will also introduce more trees and greenspace providing both better aesthetics and some stormwater treatment benefits. Due to the phased nature of the project, each site will contain its own stormwater treatment as required by the City of Hopkins and Minnehaha Creek Watershed District. For Site A, the majority of the stormwater treatment and attenuation will occur underground given existing site constraints. Due to soil and groundwater contamination, filtration is likely necessary. Sites B and C will also have underground chambers for rate control, but also have slightly more space to do some above ground pretreatment such as biofiltration basins.

ENGINEERING & FIRE DEPARTMENT COMMENTS

The Engineering and Fire Departments completed an initial review of the applicant's concept plans. Based on this review, the Engineering and Fire Departments offers the following comments.

- The plan will be subject to Hennepin County review (see comments below) in addition to the City, whereby the County will have authority regarding access along County Roads, review of traffic impacts, and potential necessary improvements to maintain safe and acceptable traffic operations.
- The plan will be subject to Minnehaha Creek Watershed District (MCWD) review in addition to the City, as the MCWD is the permitting authority for storm water.
- West of the site there is a localized low area that is currently not served by gravity storm

sewer, and does take significant runoff from the site. The drainage plan must address this issue to mitigate the flooding that occurs at 8660 and 8700 Excelsior Boulevard.

- The concept plan shows potential minor modification to the SWLRT Park and Ride lot to better accommodate the site plan. Staff has forwarded the plans to the Metropolitan Council for review, as they have authority to modify said layout (see comments below).
- Construction of Pierce Avenue and the SWLRT Park and Ride by the Metropolitan Council includes extension of new water main from Blake Road. The proposed water main extension to serve the Blake Road Station site from Excelsior Boulevard must connect to the new main in Pierce Avenue.
- The City has a sanitary lift station along Excelsior Boulevard, which must remain operational and accessible.
- Water and sewer infrastructure shall meet City Standards.
- All drive aisles through the site must meet the standards for fire access per the State Fire Code.
- There is an access location to serve 126 and 140 Blake Road just north of Site B that provides full ingress/egress at Blake Road. While these properties are not included in the current plan, when redevelopment of 126 and 140 Blake Road occurs, any drive aisle extending from this access must have the ability to connect with the Blake Road Station transportation network.

Hennepin County Comments. Hennepin County Transportation staff has been meeting separately with the applicant to discuss the site and necessary easement vacations at the corner of Excelsior Boulevard and Blake Road and offers the following concept plan review comments.

Access

- We recommend closure of the mid-block, right-in/right-out driveway access along Excelsior. This segment of road has an above average crash rating, with inadequate spacing from the signal at Blake Rd. Our concern with the projected increase in turning traffic is that it would further compound existing safety and operational concerns. We believe these right-turn movements should be guided to an improved Pierce Avenue with more preferable spacing and queuing. The removal of this access would also enhance pedestrian safety and comfort along Excelsior Blvd by reducing crossing conflicts.
- Should access closure proceed, modification would be necessary to the existing right turn lane to be an exclusive bus pullout bay, reducing the taper west of the access and removing the arrow striping.
- The future of the Pierce Ave/Blake School intersection will need further discussion between city/county/SWLRT engineering staff. We believe regardless, whether it is signalized or not, a westbound right turn lane will be necessary to serve this significant traffic movement. The right turn lane would necessitate a shift of the sidewalk and potentially a greater bldg. setback at the corner (Pierce/Excelsior).

Right-of-Way/Easement

- We request dedication of right of way or easement along Excelsior Blvd allowing for a minimum 6' boulevard (8-10' if city wants trees planted). See boulevard further west as an example: <https://goo.gl/maps/Gkem5Ni1M1fsbsPV9>.
- We request a dedication of right-of-way at this corner (Pierce/Excelsior) to ensure sight distance for vehicles entering Excelsior Blvd. This is all the more critical should a signal be desired.

Additional consideration

- When available please provide both a traffic study and drainage report for our review as well.

Southwest Light Rail Transit Office Comments. The Metropolitan Council Southwest Light Rail Transit Office offers the following comments on the applicant's concept plans.

- The SWLRT Civil contractor is under contract to build Peirce Ave and the Pierce access drive that surround this proposed development on the west and north sides. The same is true for the parking lot and parking lot access to the northeast.
- Any request to change utility sizes or access will require a change order to the SWLRT Civil contract and those costs must be borne but the developer or City. It appears the access on the west side of the park and ride lot is proposed to be modified. More discussion required.
- SWLRT is required to provide access to Carnco at all times from Blake Rd.
- The proposed plans are not showing the SWLRT constructed utilities on Pierce Ave access drive near the park and ride. Accounting for these utilities could influence the location of the proposed watermain connection on Blake Rd.
- All stormwater utilities and underground system design and construction timing need close coordination with SWLRT construction. Any restoration of SWLRT construction will have to match in kind. More discussion required.
- The proposed plans are showing utility work under Pierce Ave access drive for Site 3 that could impact SWLRT construction work, depending on the timing of Site 3 construction.
- Close coordination will be required between the developer's contractor and all SWLRT construction contractors.

POTENTIAL REVIEW PROCESS

Based on the applicant's concept plan, staff anticipates this project will need the approvals listed below. The applicant should use feedback from the Planning & Zoning Commission and City Council to prepare these applications.

- Travel Demand Management Study approval by the City of Hopkins and Hennepin County
- Preliminary and Final Plat approval by the City of Hopkins and Hennepin County
- Rezoning from B-4, Neighborhood Commercial and I-1, Industrial to Mixed Use
- Planned Unit Development (PUD)
- Execution of a Planned Unit Development Agreement
- Site Plan approval for each individual phases prior to construction
- Approvals from the Minnehaha Creek Watershed District

Planned Unit Development. The purpose of a planned unit development is to allow flexibility from traditional development standards in return for a higher quality development. Typically, the City looks for a developer to exceed other zoning standards, building code requirements or meet other goals of the Comprehensive Plan. In exchange for the flexibility offered by the planned unit development, the applicant is expected to detail how they intend to provide a higher quality development or meet other City goals. A list of items to consider when evaluating the use of a planned unit development for this site could include, but are not limited to, the items listed below.

- Architectural design and building materials
- Natural resource protection and storm water management
- Pedestrian and bicycle facilities
- Enhance sustainability or livability elements
- Energy conservation and renewable energy
- Open space
- Public art
- Enhanced landscaping, streetscape or buffering
- Affordable housing

PROJECT EXPERIENCE - TRILOGY



Old Orchard Woods - Skokie, IL



1441 Rhode Island Ave - Washington, DC



The Streets of St. Charles - St. Charles, MO



Crescent Center - Louisville, KY



Kenyon Square - Westerville, OH

June 8, 2020

PROJECT EXPERIENCE - ESG



1700 Plymouth Road - Minnetonka



Arcata - Golden Valley



Central Park West - St. Louis Park



Elan Uptown - Minneapolis



Avidor - Edina

June 8, 2020

TEAM PROJECT EXPERIENCE



Ellison Apartments - Des Plaines, IL



The Marke - Elmhurst, IL

June 8, 2020

BLAKE ROAD STATION

Hopkins, MN

TRIOLOGY

REAL ESTATE GROUP



APPLICANT:

Trilogy Real Estate Group

Bryan Farquhar

520 W Erie Street, #100 | Chicago, IL 60654

(312) 549-8936 | bfarquhar@trilogyreg.com

LAND OWNER:

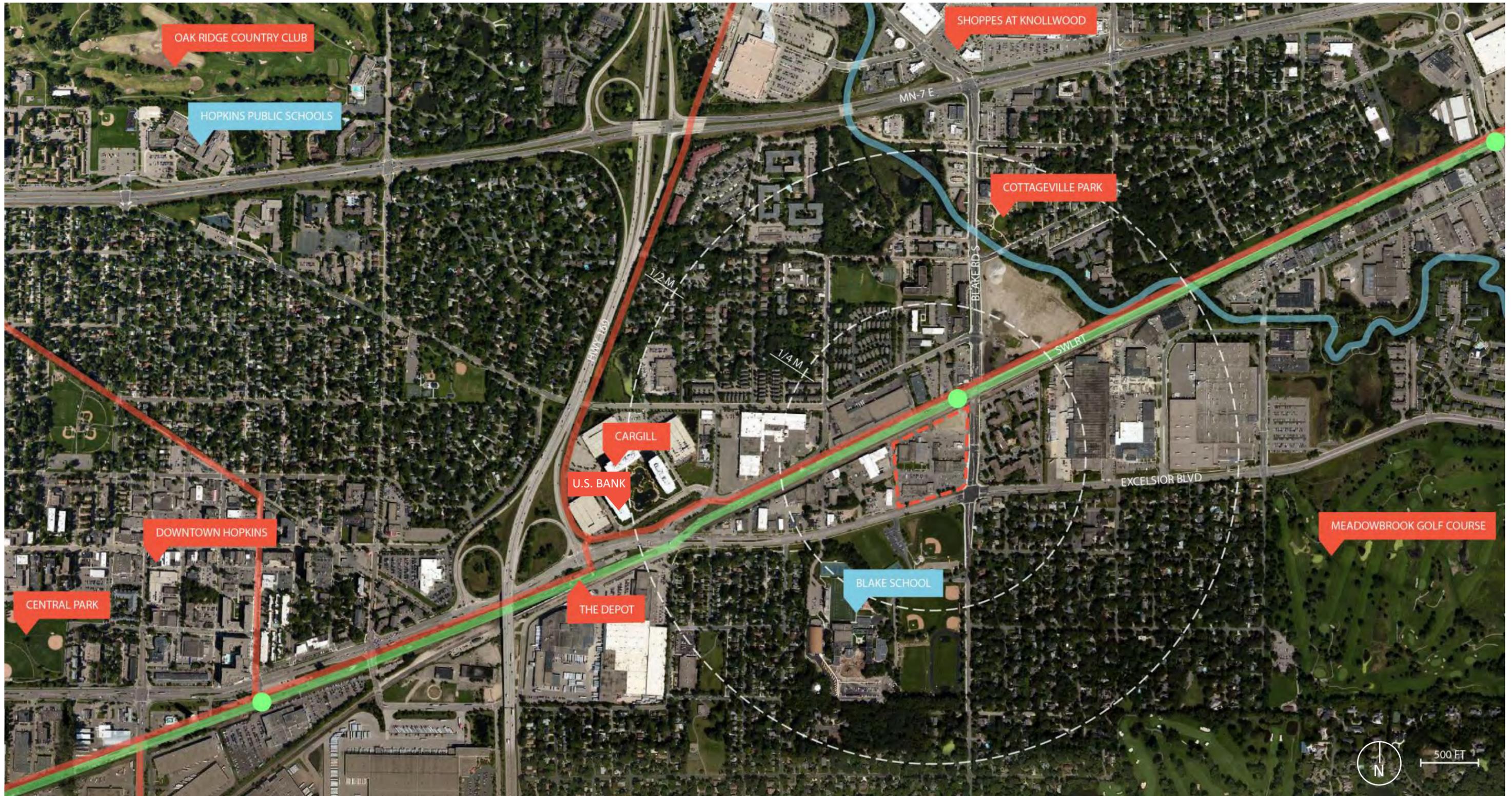
Hopkins Commerce Center, LLP

Michael Launer

7000 Gleason Road | Edina, Minnesota 55439

MAY 22, 2020



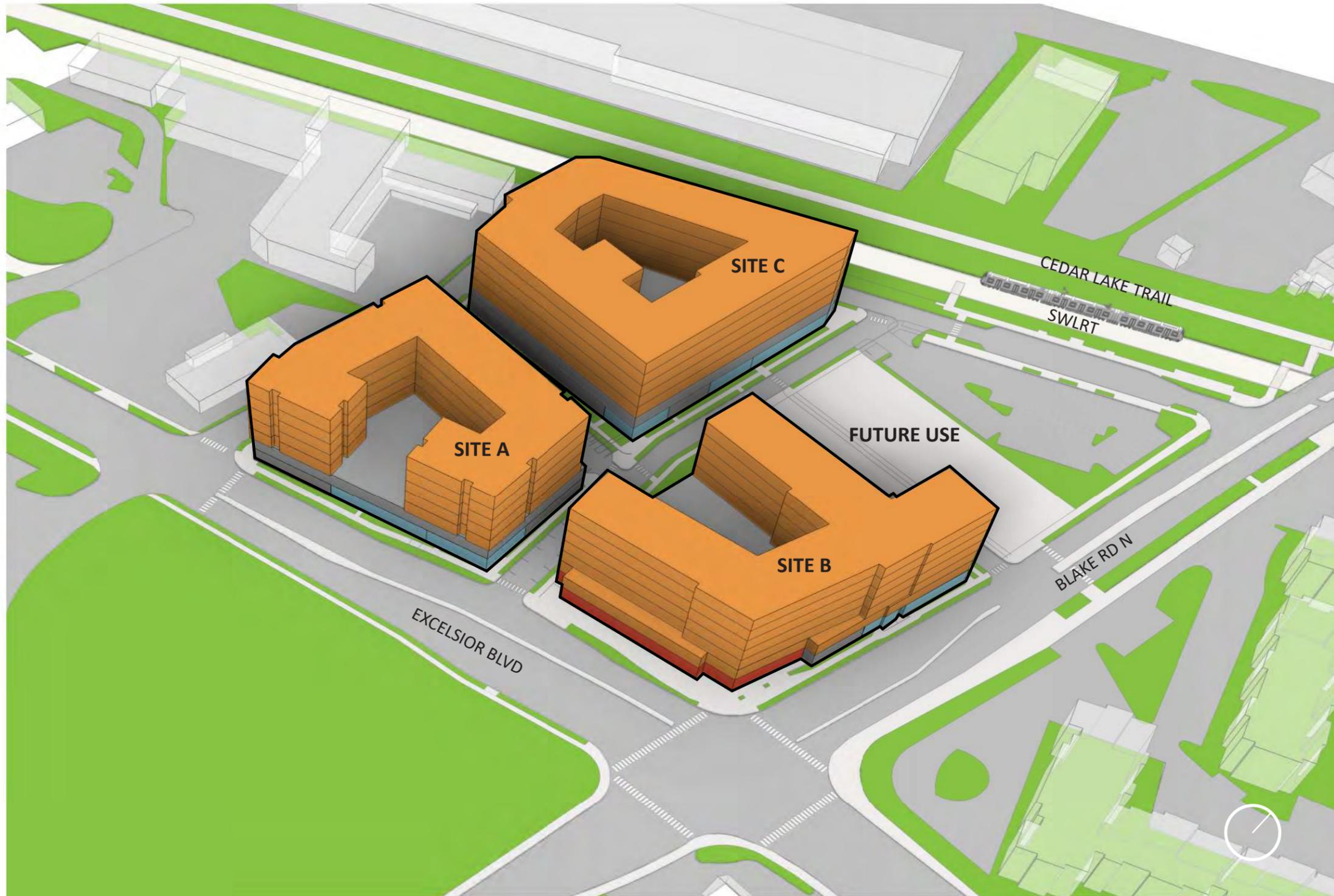


May 22, 2020

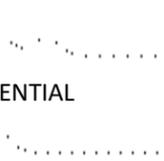


MULTIFAMILY RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL/WAREHOUSE
 EDUCATION/RECREATION

May 22, 2020



PROGRAMMATIC LEGEND

	PARKING/ BIKE STORAGE		LANDSCAPE/PARK
	LOBBY/AMENITY		RESIDENTIAL
	RETAIL		

May 22, 2020

Project Overview

The Blake Road Station project is the redevelopment of 6.4 acres of land located at the intersection of Excelsior Boulevard and Blake Road South in Hopkins, MN. Trilogy Real Estate Group is working with the City of Hopkins to develop the site in a three-phase, multi-modal transit-oriented development adjacent to the Blake Road Southwest LRT Station. Each phase will build upon the improvements of the previous phase and will ultimately result in an increasingly connected, pedestrian friendly, and transit-focused community. The project will add to the mix of housing choices for area residents, providing a new opportunity to live immediately adjacent to the light rail transit station. Area businesses will be supported by more than 800 new neighbors who will eventually call this location their home.

Streetscape and Public Realm

The development team has approached this site as a unique opportunity to complement the transformative power of the Southwest LRT line. Each phase of the Blake Road Station project defines and beautifies the streetscape while complementing the crucial transit functions in and around the site. Currently, the majority of the site is comprised of older, stressed pavement with ill-defined access and a plethora of surface parking stalls. In contrast, the development team is proposing a transformed site that emphasizes a neighborhood scale of connected streets, with traffic calming measures and pedestrian features, that will significantly improve the aesthetic of the Gateway to the City of Hopkins.

The project vision includes extensive pedestrian improvements for the area, including sidewalk connections through the site that do not exist today. Ample boulevards and a rhythm of deciduous street trees are anticipated and would provide a human scale canopy year-round. The trees' summer shade reduces the heat island effect, creating a comfortable microclimate when needed most. Both the trees and parallel parking zones will help to create visible friction that will successfully reduce driving speeds to provide a safer environment for people, bikes, and drivers. The pedestrian zone along Excelsior Boulevard and Blake Road expands to a width suitable for public street furniture including benches, planters, and bike racks.

A new North-South street that divides the site in two and connects to the SWLRT station becomes the crucial spine from which stem entries, active uses, and a linear park. The parcel that sits immediately adjacent to the project and south of the park-n-ride lot will have a unique opportunity to respond to this North-South street and linear park in addition to the many other benefits in and around the site.

Retail

The project includes prime retail opportunities at the intersection of Blake Road and Excelsior Boulevard. This location within Building B of Blake Road Station offers exceptional visibility along this major corridor with ample depth at the sidewalk for retailers to engage the street and pedestrian realm. Street trees and plantings calm and protect this zone as an inviting benefit to the community.

Along with the 11,035 SF of retail space, Building B includes dedicated retail loading and trash rooms off the street, internal to the building. Twenty-seven retail parking stalls are conveniently located at the garage entrance adjacent to the linear park. In addition to these twenty-seven covered parking stalls, the master site plan includes 28 parallel parking stalls along the internal streets. With the SWLRT station and Cedar Lake Regional Trail less than 800 feet away, this retail location is also easily accessible by multiple modes of transport.

Development Phasing

Commencement of construction of the various phases is dependent upon existing lease agreements. The development team assumes the following start dates for the various phases:

Building A: Spring 2021

Building B: Spring 2021 – 2023 (pending existing lease agreements)

Building C: Spring 2026 - 2031 (pending existing lease agreements)

Building Design

Blake Road Station will provide creative, mid-rise residential buildings that maximize density while emphasizing green space and public realm at the street level. Trilogy envisions a community that values leisure and comfort with the ease of urban connection. The exterior building design draws on these qualities of being a transition from an urban to naturalistic landscape. Contemplated exterior materials are modern interpretations of the familiar. This pairing of materials adds an interesting and tactile palette fitting of such a prominent and active corner.

Amenity courtyards and balconies extend living spaces to the outdoors while improved sidewalks and connections encourage active lifestyles for residents. With close proximity to the Cedar Lake Trail, each building will supply ample storage to encourage bicycle use for recreation as well as daily commuting.

The new, state-of-the-art dwelling units will support the residents' sustainable living experience by providing urban housing that incorporates energy-efficient appliances, low-flow water fixtures, low-VOC paints, building-wide recycling practices and encourages car-free living. The buildings will be designed to incorporate assemblies that ensure high-quality acoustical performance between units (wall and floor assemblies).

SITE A	Lot area (SF):	70,338	Lot area (acres):	1.615
	Project SF:	300,610	FAR (excludes parking):	2.96
	Dwelling units:	204	DUA:	126
	Parking stalls:	246	Parking ratio:	1.21
SITE B	Lot area (SF):	110,352	Lot area (acres):	2.533
	Project SF:	405,569	FAR (excludes parking):	2.33
	Retail SF:	11,035		
	Dwelling units:	250	DUA:	99
	Parking stalls (Retail + Res):	316	Parking ratio:	1.16
	*27 parking stalls dedicated to Retail use		*1.26 including Retail stalls	
SITE C	Lot area (SF):	125,865	Lot area (acres):	2.889
	Project SF:	404,788	FAR (excludes parking):	2.30
	Dwelling units:	298	DUA:	103
	Parking stalls:	331	Parking ratio:	1.11
SITES A,B,C	Total lot area (SF):	306,555	Total lot area (acres):	7.037
	Total project SF:	1,110,967	Average FAR (excludes parking):	2.53
	Total dwelling units:	752	Average DUA:	109
	Total parking stalls:	893	Average parking ratio:	1.16
SITE PARKING	Parallel parking	28		

May 22, 2020

LANDSCAPE - STREETScape



ACTIVE STOREFRONTS



POCKET PARK



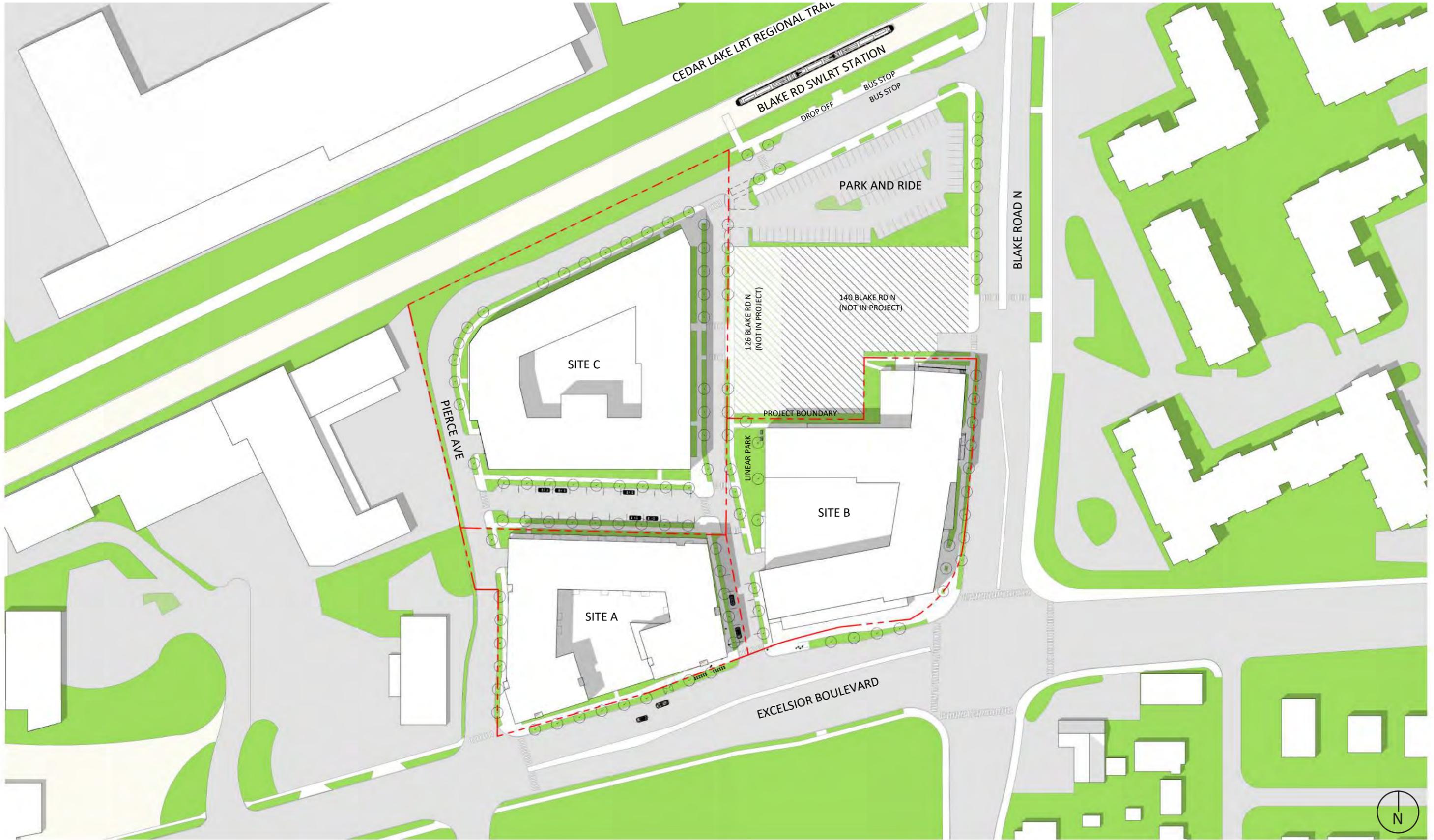
BIKE FRIENDLY



WALKWAYS/PLANTINGS

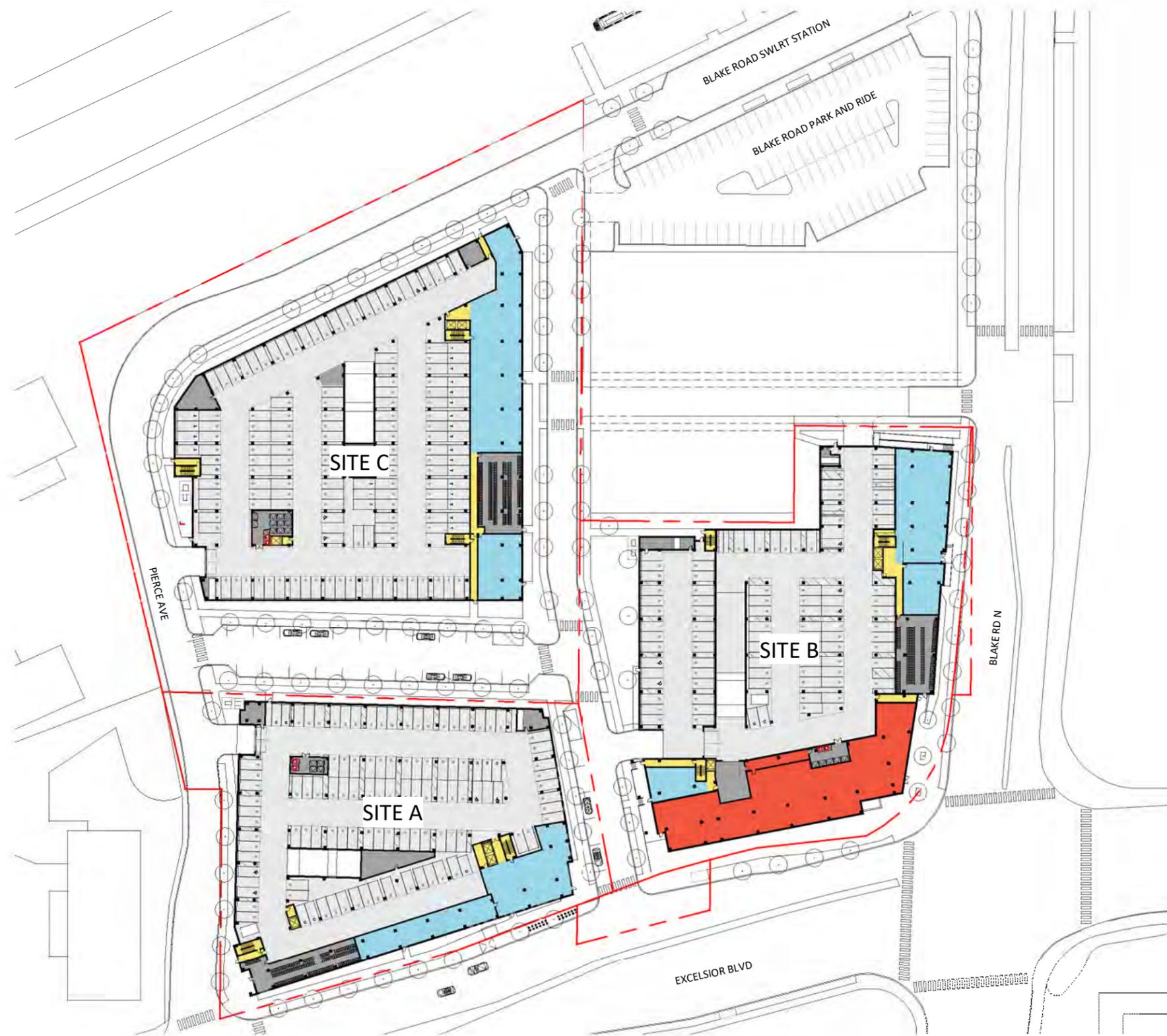


SEATING



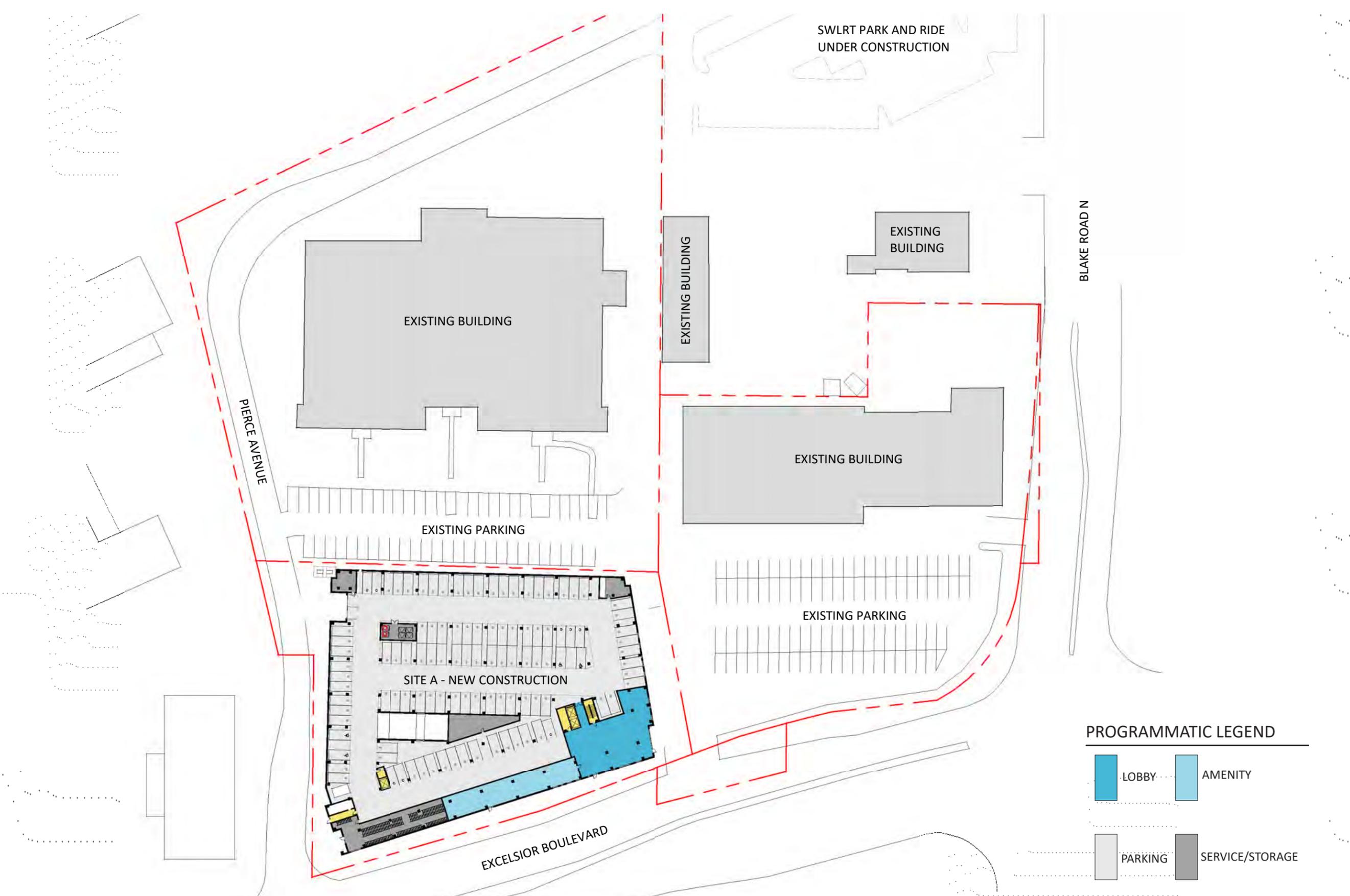
May 22, 2020

Scale 1 : 1400



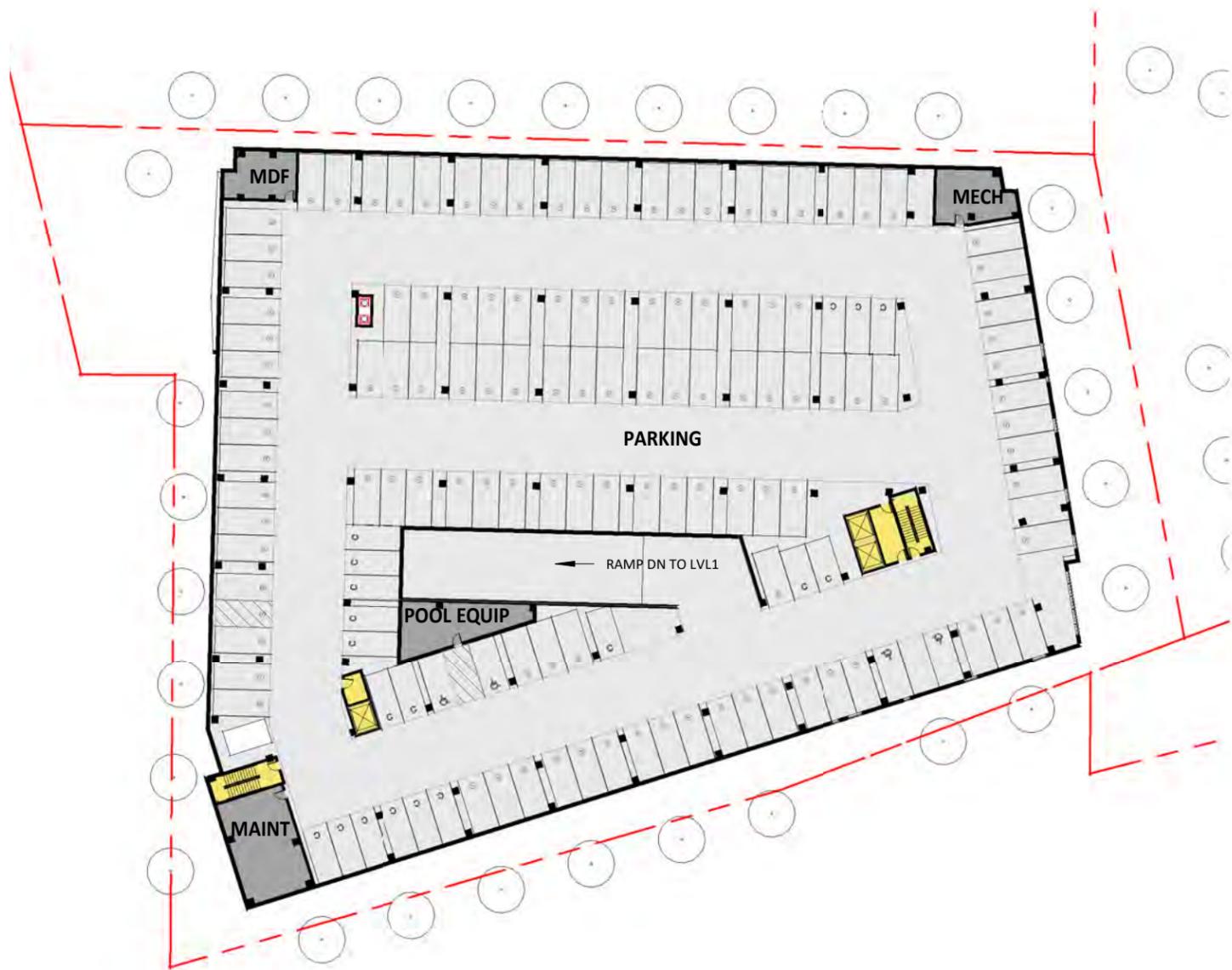
PROGRAMMATIC LEGEND





May 22, 2020

Scale 1" = 80'



SITE A - LEVEL 2



SITE A - LEVEL 1



SITE A - LEVELS 4-7



SITE A - LEVEL 3



May 22, 2020

Scale 1" = 100'

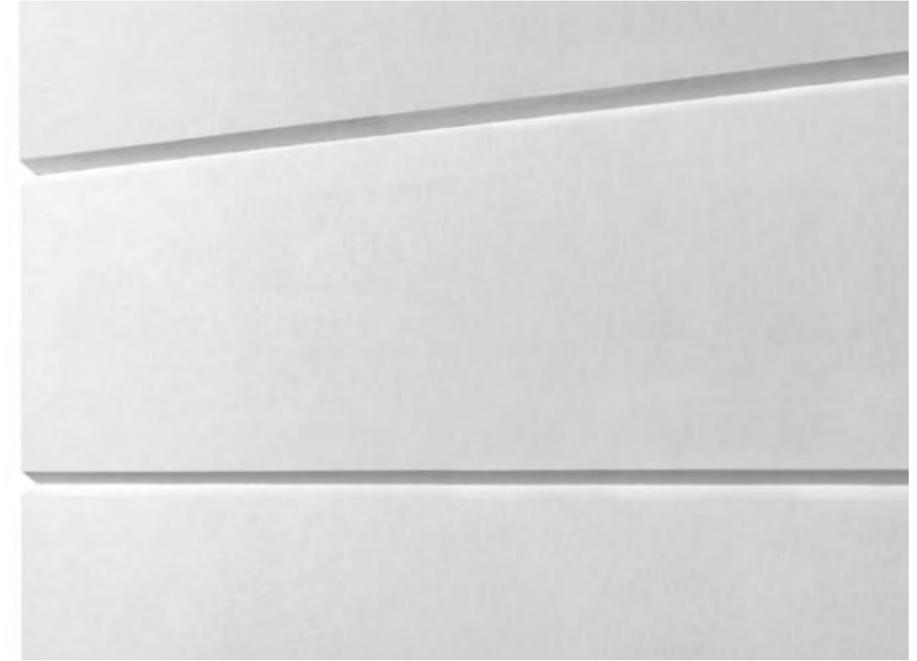


May 22, 2020

Scale 1" = 100'



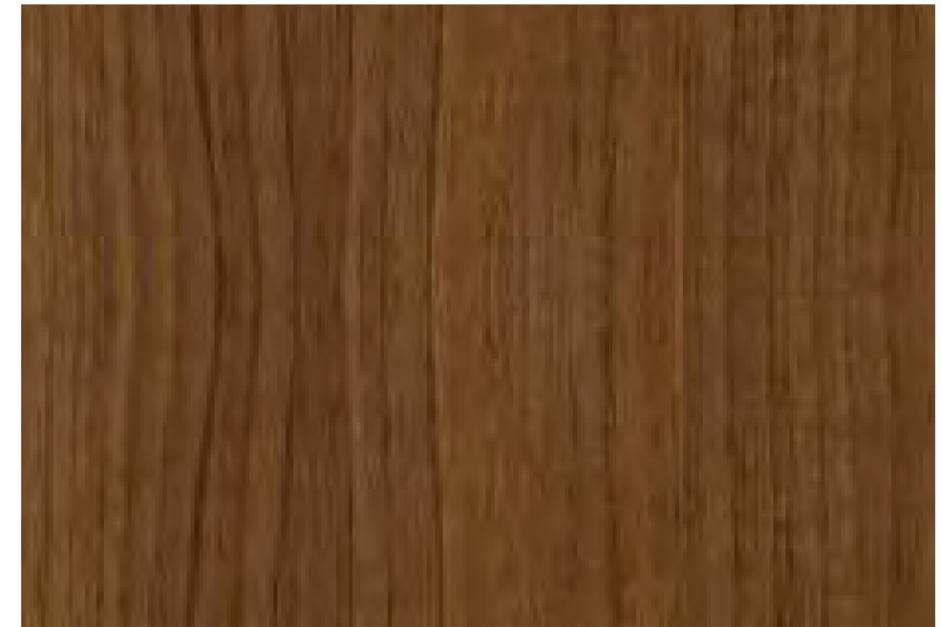
ALUMINUM TILE



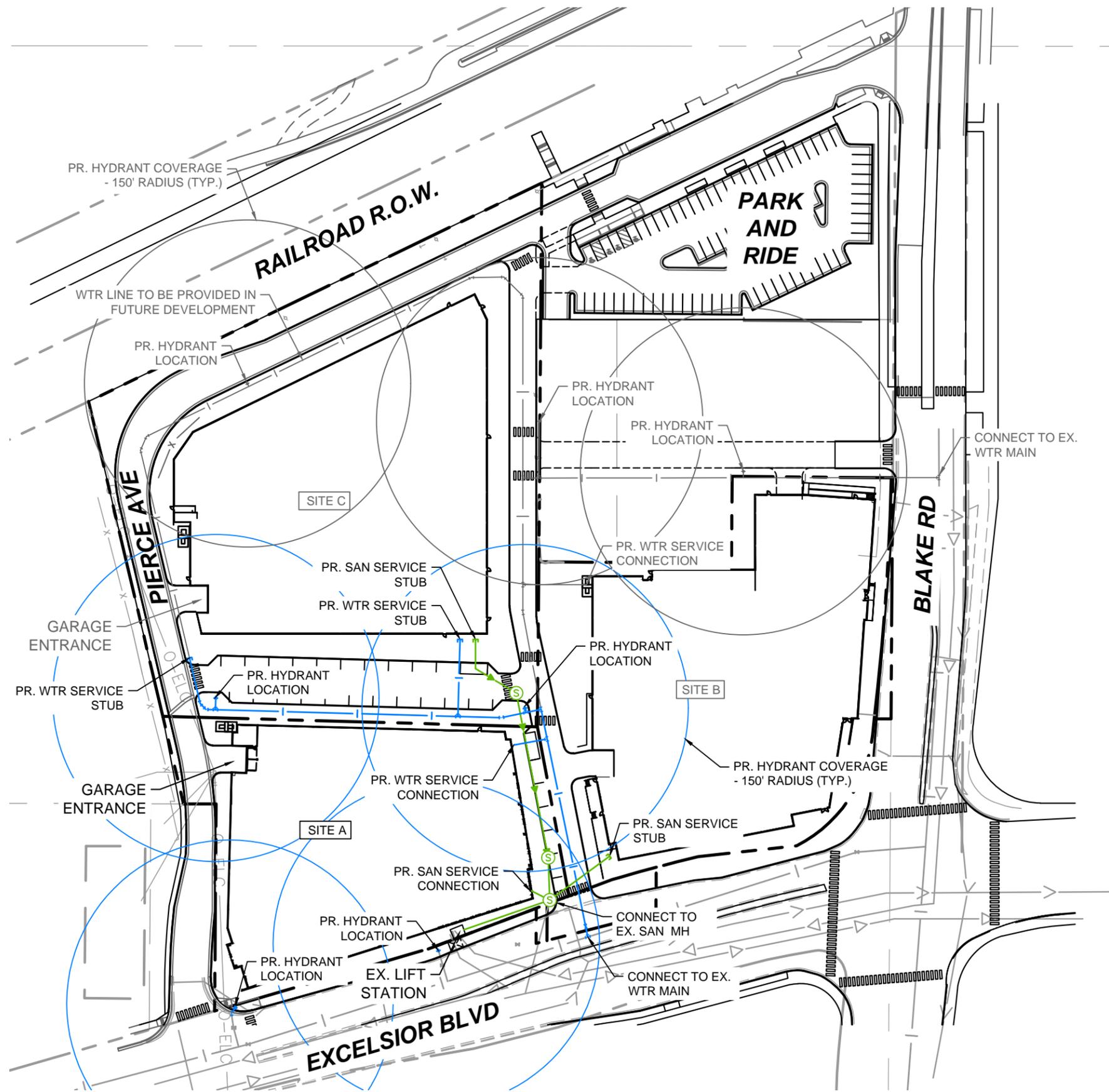
CEMENTITIOUS LAP SIDING (IVORY)



BRICK - MEDIUM IRONSPOT

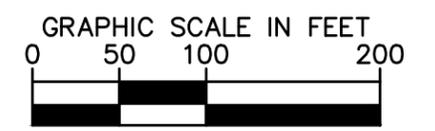
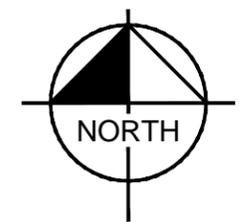


WOOD ACCENT (WALNUT)



LEGEND

	APPROXIMATE PROPERTY LINE
	PROPOSED WATER SERVICE
	FUTURE WATER SERVICE
	PROPOSED SANITARY SERVICE
	FUTURE SANITARY SERVICE
	PROPOSED SANITARY MANHOLE



PRELIMINARY-NOT FOR CONSTRUCTION

May 22, 2020



June 8, 2020

Jason Lindahl
1010 1st St S
Hopkins, MN 55343

Re: Blake Road Station | Project No: 220503.00

Dear Jason,

Please refer to the table below for preliminary material calculations for Site A of the Blake Road Station project. The primary materials of the project are masonry (Levels 1-2) and metal tile (Levels 3-7). Lap siding is used strategically in the courtyard of the building as well as on the West façade and upper level to further define the massing of the building. The brick at levels 1 and 2 complement the warm bricks of many Hopkins downtown buildings as well as the Blake School nearby and are paired with a high-quality aluminum tile to create a contemporary aesthetic that is tactile and dynamic. These exterior materials will be accented with wood details at entries and interior spaces, adding a natural warmth to the palette.

EXTERIOR ELEVATIONS - MATERIAL PERCENTAGES					
		NORTH	EAST	SOUTH	WEST
Masonry	Brick		18%	18%	19%
	CMU	19%			
Metal	Tile	36%	36%	25%	16%
	Panel	6%	4%	4%	6%
FC Lap Siding		16%	18%	29%	36%
Glass		23%	23%	25%	23%
Total		100%	100%	100%	100%

Sincerely,

ELNESS SWENSON GRAHAM ARCHITECTS, INC.
Alyssa Jagdfeld
Associate

CC: Kersten Elverum, Jan Youngquist, Gretchen Camp, Bryan Farquhar, Joshua Peters, Jesse Karasik

Elness Swenson Graham Architects, Inc.
ARCHITECTURE & DESIGN
500 Washington Avenue South Suite 1080
Minneapolis, MN 55415 p 612.339.5508
www.esgarchitects.com



June 8, 2020

PROJECT: BLAKE & EXCELSIOR MIXED-USE REDEVELOPMENT

Subdivision Narrative: The buildings have been adjusted such that lot line adjustments or subdividing is not needed for the 3 phases of the project. Site A will respect the main north-south drive aisle from the right-in, right-out off of Excelsior Boulevard, as well as the parking and circulation that is wholly on Site C (aka Goodwill lot). For subsequent phases, the development would be interested in dedicating Pierce Avenue to the City as ROW. Likewise, ownership of the internal roadway network and potential connection to Hill Street through to Blake Road will need to be discussed.

Stormwater Treatment Narrative: The Site today is nearly all impervious. While the redevelopment will be appropriately dense, it will also introduce more trees and greenspace to the Site and providing both better aesthetics and some stormwater treatment benefits. Due to the phased nature of the project, each Site will contain its own Stormwater Treatment as required by the City of Hopkins and Minnehaha Creek Watershed District. For Site A, majority of the stormwater treatment and attenuation will occur underground given existing site constraints. Due to soil and groundwater contamination, filtration is likely necessary. Sites B and C will also have underground chambers for rate control, but also have slightly more space to do some above ground pretreatment such as biofiltration basins.

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Trisha Sieh".

Trisha D. Sieh, PE



CITY OF HOPKINS

Memorandum

To: Jason Lindahl, City Planner
From: Nate Stanley, City Engineer
Dale Specken, Fire Chief
Date: June 5, 2020
Subject: Trilogy Development – Blake Road Station Concept Review Comments

In regards to the subject project, Engineering and Fire have the following comments:

- The plan will be subject to Hennepin County review in addition to the City, whereby the County will have authority regarding access along County Roads, review of traffic impacts, and potential necessary improvements to maintain safe and acceptable traffic operations.
- The plan will be subject to Minnehaha Creek Watershed District (MCWD) review in addition to the City, as the MCWD is the permitting authority for storm water.
- West of the site there is a localized low area that is currently not served by gravity storm sewer, and does take significant runoff from the site. The drainage plan must address this issue to mitigate the flooding that occurs at 8660 and 8700 Excelsior Boulevard.
- The concept plan shows potential minor modification to the SWLRT Park and Ride lot to better accommodate the site plan. Staff has forwarded the plans to the Metropolitan Council for review, as they have authority to modify said layout.
- Construction of Pierce Avenue and the SWLRT Park and Ride by the Metropolitan Council includes extension of new water main from Blake Road. The proposed water main extension to serve the Blake Road Station site from Excelsior Boulevard must connect to the new main in Pierce Avenue.
- The City has a sanitary lift station along Excelsior Boulevard which must remain operational and accessible.
- Water and sewer infrastructure shall meet City Standards.
- All drive aisles through the site must meet the standards for fire access per the State Fire Code.
- There is an access location to serve 126 and 140 Blake Road just north of Site B that provides full ingress/egress at Blake Road. While these properties are not included in the current plan, when redevelopment of 126 and 140 Blake Road occurs, any drive aisle extending from this access must have the ability to connect with the Blake Road Station transportation network.

From: [Jason D Gottfried](#)
To: [Jason Lindahl](#)
Cc: [Nate Stanley](#); [Robert H. Byers](#); [Kersten Elverum](#)
Subject: [EXTERNAL] RE: [External] City of Hopkins - Request for Plan Review Comments
Date: Tuesday, June 9, 2020 4:37:59 PM

Hello Jason,

Thank you for the opportunity to comment at this concept phase. I want to make sure you are aware, Bob and I originally met with the applicant in February to discuss the site and necessary easement vacations at the corner of Blake/Excelsior. Our Land Acquisition staff is continuing to work with the development team to work through the details.

As far as the current concept plan, I discussed with our plat review committee staff this morning (06/09) and we want to offer our thoughts for your team's consideration:

Access

- We recommend closure of the mid-block, right-in/right-out driveway access along Excelsior. This segment of road has an above average crash rating, with inadequate spacing from the signal at Blake Rd. Our concern with the projected increase in turning traffic is that it would further compound existing safety and operational concerns. We believe these right-turn movements should be guided to an improved Pierce Avenue with more preferable spacing and queuing. The removal of this access would also enhance pedestrian safety and comfort along Excelsior Blvd by reducing crossing conflicts.
- Should access closure proceed, modification would be necessary to the existing right turn lane to be an exclusive bus pullout bay, reducing the taper west of the access and removing the arrow striping.
- The future of the Pierce Ave/Blake School intersection will need further discussion between city/county/SWLRT engineering staff. We believe regardless, whether it is signalized or not, a westbound right turn lane will be necessary to serve this significant traffic movement. The right turn lane would necessitate a shift of the sidewalk and potentially a greater bldg. setback at the corner (Pierce/Excelsior).

Right-of-way/easement

- We request dedication of right of way or easement along Excelsior Blvd allowing for a minimum 6' boulevard (8-10' if city wants trees planted). See boulevard further west as an example: <https://goo.gl/maps/Gkem5Ni1M1fsbsPV9>.
- We request a dedication of right-of-way at this corner (Pierce/Excelsior) to ensure sight distance for vehicles entering Excelsior Blvd. This is all the more critical should a signal be desired

Additional consideration

- When available please provide both a traffic study, and drainage report for our review as well.

Thank you again and we look forward to further discussion as you see fit

Be well!

Jason

Jason Gottfried

Transportation Planner
Transportation Planning

Office: 612-596-0394 Cell: 612-719-8073
jason.gottfried@hennepin.us
Hennepin County Public Works
1600 Prairie Drive
Medina, MN 55340
(working remotely)

From: Jason Lindahl <jlindahl@HOPKINSmn.com>
Sent: Tuesday, June 2, 2020 4:09 PM
To: Robert H. Byers <Robert.Byers@hennepin.us>
Cc: Nate Stanley <nstanley@hopkinsmn.com>; Kersten Elverum <kelverum@hopkinsmn.com>
Subject: [External] City of Hopkins - Request for Plan Review Comments

Hi Bob –

The City of Hopkins received a concept plan review application for the property located in the northwest quadrant of Excelsior Boulevard and Blake Road just south of the Blake Road LRT station. These concept plan include 3 phases of multifamily apartment building totaling 752 units. Please review the attached plans and provide any comments back to me by next Tuesday, June 9, 2020. Any comments you provide will be shared with the City Council during their review on Tuesday, June 16th and with the Planning & Zoning Commission during their review on Tuesday, June 23rd.

This concept plan review is an initial opportunity for the applicant to discuss their plans directly with the Hopkins Planning & Zoning Commission and City Council and for the Commission and Council to provide comments. This review process is not binding on the developer or the City and does not result in any specific land use or zoning entitlements. Should the City Council support the concept plan, City staff anticipates the applicant will come back with a full land use and zoning application in the near future. The City will also inform you of any future applications.

Please review the attached plans and provide any comments back to me by Tuesday, June 9th.

Thanks

Jason



1010 1st St S | Hopkins, MN 55343 | 952-548-6342 | 952-935-1384 Fax
www.hopkinsmn.com



*Artery Hopkins has been recognized
by the American Planning Association
as a 2019 Great Street in America.*

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Disclaimer: If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly delete this message from your computer system.

From: [Kronzer, Ryan](#)
To: [Jason Lindahl](#)
Cc: [Nate Stanley](#); [Kersten Elverum](#); [Scheibel, Adam](#)
Subject: [EXTERNAL] RE: City of Hopkins - Request for Plan Review Comments (updated)
Date: Tuesday, June 9, 2020 1:56:26 PM

Jason

Below are comments from SPO. Please let me know if you have any questions or would like more information.

1. The SWLRT Civil contractor is under contract to build Peirce Ave and the Pierce access drive that surround this proposed development on the west and north sides. The same is true for the parking lot and parking lot access to the northeast.
2. Any request to change utility sizes or access will require a change order to the SWLRT Civil contract and those costs must be borne but the developer or City. It appears the access on the west side of the park and ride lot is proposed to be modified. More discussion required.
3. SWLRT is required to provide access to Carnco at all times from Blake Rd.
4. The proposed plans are not showing the SWLRT constructed utilities on Pierce Ave access drive near the park and ride. Accounting for these utilities could influence the location of the proposed watermain connection on Blake Rd.
5. All stormwater utilities and underground system design and construction timing need close coordination with SWLRT construction. Any restoration of SWLRT construction will have to match in kind. More discussion required.
6. The proposed plans are showing utility work under Pierce Ave access drive for Site 3 that could impact SWLRT construction work, depending on the timing of Site 3 construction.
7. Close coordination will be required between the proposed developers contractor and all SWLRT construction contractors.

rk

Ryan Kronzer
C: 612-669-7925
ryan.kronzer@metrotransit.org

From: Jason Lindahl <jlindahl@HOPKINSmn.com>
Sent: Tuesday, June 02, 2020 4:10 PM
To: Kronzer, Ryan <Ryan.Kronzer@metrotransit.org>
Cc: Nate Stanley <nstanley@HOPKINSmn.com>; Kersten Elverum <kerverum@hopkinsmn.com>
Subject: City of Hopkins - Request for Plan Review Comments

Hi Ryan –

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Please review the attached plans and provide any comments back to me by Tuesday, June 9th.

Thanks

Jason



Jason Lindahl | City Planner | City of Hopkins
1010 1st St S | Hopkins, MN 55343 | 952-548-6342 | 952-935-1384 Fax
www.hopkinsmn.com



*Artery Hopkins has been recognized
by the American Planning Association
as a 2019 Great Street in America.*



Dear Mayor Gadd,

6/6/2020

We are writing today to express our grave concern for the proposed redevelopment of the Hopkins Commerce Center. We have been anchor tenants in this complex for 33 years and have been an active part of the Hopkins community during this period of time. Both of us have served on committees and boards of Hopkin's civic community organizations, including city appointed positions on the Park Board and Zoning and Planning Commission.

In our review of the proposed plans. It does not appear that it is viable for our practice to survive in Hopkins while this three phase development progresses. We have been on this corner for 33 years and have invested our entire careers in this location. It pains me to think that we will be forced to move from our corner to lose this location to another chiropractic office that will literally be living off our reputation as the chiropractors on the corner of Blake and Excelsior. It is proposed that they will tear our building down in the spring of 2021 and that what little retail space that has been proposed would not likely be available until 2023. This would require us to move to another location for two years until the project is finished, which is not a feasible financial decision from our standpoint. We would not be able to recoup our investment in the temporary location.

It is my understanding that the city's comprehensive long-range plans formulated years ago for this property was to include a mix of residential and retail. As this project stands from our perspective, it appears that it's significantly more residential and significantly less retail than the city planners had envisioned.

We love Hopkins and want to stay here. We moved to this community in our early 20s and have worked here our whole careers. We would like to retire here and sell our practice to younger doctors that will contribute to the Hopkins community as we have for years to come.

We would like to be part of this project and are willing to work with the developers and the city planners in any way necessary to achieve that goal. Please help us stay in Hopkins.

If you have questions or concerns for us. Please contact Dr. Bill at 612-616-3871 or email me at drbillschumacher@hotmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "William C. Schumacher, DC". The signature is fluid and cursive.

William C. Schumacher, DC

A handwritten signature in black ink, appearing to read "Daniel J. Schumacher, DC". The signature is fluid and cursive.

Daniel J Schumacher, DC

Planning & Economic Development

MEMORANDUM

TO: Honorable Mayor and Hopkins City Council Members
FROM: Kersten Elverum, Director of Planning & Development
DATE: June 16, 2020
SUBJECT: 325 Blake Road Update

Purpose

At the June 16, 2020, Hopkins City Council meeting, staff will provide an update on the recent discussions and action taken to advance the redevelopment of 325 Blake Road.

Summary

Representatives of the City of Hopkins and the Minnehaha Creek Watershed District have been meeting over the past several months to discuss the process for moving forward with redevelopment of 325 Blake Road. Through these discussions and work between meetings, a framework for a process and clarity around the vision has begun to form. There is a belief that this foundation will allow for the partners to move forward with shared guiding principles, vision and communication channels for this important project.

Based on the last meeting of the subcommittee, the following next steps were identified:

- MCWD will draft a cooperative agreement, similar to our joint efforts for Cottageville Park, that uses the draft development process and decision matrix documents as the foundation;
- City staff and Ehlers will frame a rough timeline for the draft development process and decision matrix that can be incorporated into some of the previously complete scheduling;

- Joint staffs will revisit the vision document to begin framing for the next liaison group and will send the first draft to Councilmember Hunke;
- Both agencies will provide a progress report to their respective Boards/Councils in early-to-mid June

Next Steps

Staff will look for concurrence that staff and the subcommittee are on the right track with the vision for the site and the process for moving through developer selection. It is anticipated that will lead to a shared vision document and a cooperative agreement between the City and MCWD. Staff is intending to bring both of those documents forward for consideration at the July 14, 2020, City Council meeting.



Finance

CITY OF HOPKINS

Memorandum

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

From: Nick Bishop, Finance Director

Date: June 16, 2020

Subject: Finance Update

Attached is a presentation covering updated 2020 budget projections after COVID-19. If you have any questions in advance please contact me. A full presentation will be given at the council meeting.

2020 Budget Projections after COVID-19

Second Update
June 16, 2020



City of
Hopkins
Minnesota

2020 Budget Projections

Known

- Revenue will decline in 2020
- City must rebalance its 2020 Budget

Unknown

- Severity of decline
- Length of recovery



Revenue Assumptions

- Losses of program and rental revenue
 - Facility closures
 - Delayed or cancelled events/programming
 - Reluctance to participate in group activities
- Reduced licenses, permits and charges for services
 - Rental Licensing, Special Events, Liquor Licenses, Business Licenses



Revenue Assumptions

- Property Tax Collections
 - Deadline for first half tax payments extended from May 15 to July 15 of eligible taxpayers
 - Revised Tax Distribution Schedule
 - First Half Payments received by City on 7/30
 - 2019 Tax Collections were 98.99%



Revenue Assumptions

- Scenario 1 (Minor Impact)
 - Tax collections at 98%, decreased by 1% from 2019 results
 - Full amount of LGA collected
 - 5 months of lost revenue in affected categories, except as noted



Revenue Assumptions

- Scenario 2 (Major Impact)
 - Tax collections at 94%, decreased by 5% from 2019 results
 - Full amount of LGA collected
 - 9 months of lost revenue in affected categories (through end of 2020)



Revenue Assumptions - Changes

- Activity Center
 - Open virtually through end of Summer
 - Building closed until further notice
- Rental Inspection Program
 - Suspended through end of Summer
- On-Sale Liquor License Fees
 - Three month refund approved



General Fund Revenue (Minor Impact)

	2019 Actual	2020 Budget	2020 Projection - Minor Impact	
	(Unaudited)		Amount	% of Budget
Property Taxes	11,736,624	12,479,305	12,479,305	98%
Delinquent Taxes	(118,388)	-	(249,586)	
Other Taxes (Delinquent Collections, Penalties)	96,449	87,800	86,044	98%
Intergovernmental	1,332,771	1,352,946	1,352,946	100%
Charges for Services	433,855	251,050	174,423	69%
Court Fines & Forfeitures	157,940	188,250	177,234	94%
Licenses	116,934	105,615	76,618	73%
Penalties	21,915	9,800	7,758	79%
Permits	697,030	471,400	467,642	99%
Miscellaneous	385,692	415,550	309,474	74%
Total General Fund Revenue	14,860,821	15,361,716	14,881,858	97%



General Fund Revenue (Major Impact)

	2019 Actual	2020 Budget	2020 Projection - Major Impact	
	(Unaudited)		Amount	% of Budget
Property Taxes	11,736,624.00	12,479,305.00	12,479,305.00	94%
Delinquent Taxes	(118,388.00)	-	(748,758.30)	
Other Taxes (Delinquent Collections, Penalties)	96,448.94	87,800.00	82,532.00	94%
Intergovernmental	1,332,771.01	1,352,946.00	1,352,946.00	100%
Charges for Services	433,854.52	251,050.00	161,401.00	64%
Court Fines & Forfeitures	157,940.38	188,250.00	155,203.00	82%
Licenses	116,934.13	105,615.00	54,890.00	52%
Penalties	21,915.00	9,800.00	6,125.00	63%
Permits	697,029.54	471,400.00	420,052.00	89%
Miscellaneous	385,691.66	415,550.00	308,541.00	74%
Total General Fund Revenue	14,860,821.18	15,361,716.00	14,272,236.70	93%



General Fund Revenue

- Estimate of Revenue shortfall range
 - Minor Impact - \$479,858
 - Major Impact - \$1,089,479



General Fund Expenditures

- Have identified \$500,000 of reductions in the general fund
 - Elimination of budget items such as training or travel
 - Delay when filling vacant positions
 - Reduction services at Activity Center



General Fund Expenditures

- Have identified \$500,000 of reductions in the general fund
 - Reduced hiring of part time seasonal help
 - Deferring smaller maintenance projects
 - Reductions in Forestry, will not plant trees unless funded by grant



General Fund Expenditures

- Have identified \$500,000 of reductions in the general fund
 - Early Retirement Incentive Program



Additional Expenditures

- Emergency Protective Measures
 - Eligible for Grants or Reimbursements
- Work From Home Expenditures
 - Minimal compared to overall budget



Arts Center - Revenue

- Open on a limited basis beginning May 21st
- Virtual/Social Media Presence
- Rescheduled 5 of 5 regularly funded concerts
 - In 2020 or 2021
- Cancelled grant funded concert
 - State Arts Board will cover administrative expenses, City will return remaining amount



Arts Center - Revenue

- Stages Theater Company and Hopkins School District will continue leases



Art Center - Reduced Expenditures

- Staffing reductions
- Elimination of budget items such as supplies and marketing
- Delay of capital projects



Arts Center - Projection

- Budgeted to reduce deficit position by \$60,000
- Projecting a reduction to the deficit of \$20,000
- No change from last projection



Pavilion - Revenue

- Open on a limited capacity basis
- Renters are showing interest in using facility
- Dry floor rental reduced (summer)
- Facility rentals, meeting rooms and party room rentals reduced



Pavilion - Expenses

- Staff reductions
- Cost savings from reduced utilities



Pavilion - Projection

- Projected to lose \$45,000 – no change from last projection
- Main revenue generator is ice season, scheduled to begin on September 3rd



Depot - Revenue

- Open since April 25th for take out orders
 - Weekend sales are average
 - Weekday sales have decreased
- Depot Partners continue to participate through lease levy and operating contributions
- Reduced rents and cover charges



Depot – Expenditures

- Eliminated Lead Barista Position (before COVID)
- All part time staff furloughed on March 16th
- Reduced hours of operation
- Reduced staffing during open hours



Depot Projection

- Projected loss of \$20,000



Utility Funds

- Water
 - Revenue up 12.45% compared to 2019
 - (rates increased 9% on 1/1/2020)
- Sewer
 - Revenue up 1.1%
 - (rates increased 4.1% on 1/1/2020)



Utility Funds

- Refuse
 - Revenues are Flat
 - No rate increase in 2020
- Storm Sewer
 - Revenues are Flat
 - No rate increase in 2020



Next Steps

- July 21st - City Council Meeting
 - Update on 2020 Budget Projections
 - Preliminary 2021 Budgets for General Fund, Arts Center, Depot and Pavilion



Next Steps

- August 17th - Virtual Town Hall
 - 2021 Budget Engagement Session
 - Focus on Preliminary 2021 General Fund, Arts Center, Depot and Pavilion Budgets

