

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
FEBRUARY 13, 2024**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, February 13, 2024, at 6:30 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South.

Mayor Hanlon called the meeting to order with Council Members Balan, Garrido, Goodlund and Hunke attending. Others attending included City Manager Mornson, City Clerk Domeier, Finance Director Bishop, Director of Planning and Development Elverum, City Planner Krzos and City Attorney Riggs.

**ADOPT AGENDA**

**Motion** by Balan. **Second** by Hunke.

**Motion** to Adopt the Agenda.

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

**Nays: None. Absent: Balan. Motion carried.**

**CONSENT AGENDA**

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

**Motion** to Approve the Consent Agenda.

1. Minutes of the February 6, 2024, Regular Meeting Proceedings
2. Approval of 2024-2026 Contract with Police Officers Association; Bishop
3. Approval of MOU with Police Officers Association for 2023 Wages; Bishop

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

**Nays: None. Motion carried.**

**NEW BUSINESS**

**VII.1. Resolutions Approving Planned Unit Development Agreement, PUD Site Plan Review, Preliminary and Final Plat Review for 325 Blake Road; Krzos**

City Planner Krzos summarized City Council Report 2024-014. Alatus, LLC on behalf of the property owner, the Minnehaha Creek Watershed District (MCWD), requested: a Planned Unit Development (PUD) amendment and rezoning; four PUD site plan approvals – respectively for Sites B, C, D, and the townhomes; and preliminary and final plat approvals for the townhome site. Alatus, LLC along with additional partners provided an overview of the 325 Blake Road Development. The presentation included the overall site plan layout and individual buildings, projected uses, parking, amenities, PUD approval, and timelines.

Mayor Hanlon shared the many benefits of the project. A brief discussion was held regarding parking, housing options and amenities. The City Council shared their project support.

**Motion** by Balan. **Second** by Hunke.

**Motion** to Approve Resolution 2024-007 Approving the Planned Unit Development amendment and a First Reading of an Ordinance Rezoning property within the 325

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Blake Road Redevelopment; Resolution 2024-008 Approving the PUD Site Plan for Site B; Resolution 2024-009 Approving the PUD Site Plan for Site C; Resolution 2024-010 Approving the PUD Site Plan for Site D; Resolution 2024-011 Approving the PUD Site Plan for the Blake Road Townhomes; Resolution 2024-012 Approving the Preliminary Plat for Mile 14 on Minnehaha Creek Townhomes; and Resolution 2024-013 Approving the Final Plat for Mile 14 on Minnehaha Creek Townhomes.

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

**VII.2. Approval of the First Amended and Restated Contract for Private Redevelopment between the City of Hopkins and Alatus Hopkins; Elverum**

Director of Planning and Development Elverum and Finance Consultant, Stacie Kvilvang of Ehlers summarized City Council Report 2024-017. The First Amended and Restated Contract for Private Redevelopment reflects the willingness of the City of Hopkins to bond for and assess the cost of the infrastructure improvements. It also makes minor modifications to the private development, reflecting the revised unit counts and timeline and clarifies that the utilities (water and storm sewer) are to be turned over to the city following completion by the developer. The bonding request does not increase the amount of public subsidy going towards the development.

Ms. Kvilvang was asked to further explain the unit costs and corresponding minimum agreement amounts and the city bonding for public parking and public improvements.

**Motion** by Balan. **Second** by Garrido.

**Motion** to approve the First Amended and Restated Contract for Private Redevelopment between the City of Hopkins and Alatus Hopkins.

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

**ANNOUNCEMENTS**

Mayor Hanlon reviewed the upcoming meeting schedule.

**ADJOURNMENT**

There being no further business to come before the City Council, and upon a motion by Balan, second by Goodlund, the meeting was unanimously adjourned at 8:04 p.m.

Respectfully Submitted,



Amy Domeier, City Clerk