

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
JUNE 16, 2020**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, June 16, 2020 at 7 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South.

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

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**

Council Member Hunke requested that Item 2. Second Reading of Ordinance 2020-1149 be removed from the agenda. Mr. Hunke would like more information on why the City has decided to have a limit of only two dogs when neighboring cities have a limit of three dogs. Staff will discuss the three dog option and bring the ordinance back to the City Council at an upcoming meeting.

**Motion** by Halverson. **Second** by Beck.

**Motion** to Approve the Consent Agenda with the removal of Item 2.

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

**Ayes: All.**

**Nays: None. Motion carried.**

**NEW BUSINESS**

**VII.1. Blake Road Station Concept Plan Review; Lindahl**

City Planner Lindahl provided a summary of Council Report 2020-046. The applicant, Bryan Farquhar of Trilogy Real Estate Group has requested concept plan review of Blake Road Station, a three 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.

Jesse Karasik with Trilogy thanked the City Council for the opportunity to provided information on the project. He also shared more information about their company. Gretchen Camp with ESG provided history and information on their architecture firm. Bryan Farquhar of Trilogy also provided information about the project and the long term investment in the community. Alyssa Jagdfeld with ESG reviewed the master plan including the phasing and ground floor plan. Trisha Sieh with Kimley Horn addressed storm water management and above ground parking.

Mayor Gadd appreciated the interest in Hopkins during the pandemic. He liked the concept of being able to activate the area with a pedestrian focus and as a gateway to Hopkins for light rail.

Council Member Halverson questioned the ownership of the area marked future use. Mr. Karasik stated that Trilogy was not the owner of that land.

Council Member Beck questioned if the comments received are shared with the developer. Mr. Lindahl responded yes. Mayor Gadd shared that a business owner that is part of Phase 1 has concerns about how they would be able to maintain their business in the area. Mr. Gadd added that comments were received from Butch Johnson, Larry Hiscock and Halima Sabrie regarding affordable housing. Eric Anondson also provided comments about the project having a focus on bicycle friendliness and pedestrian access.

Council Member Hunke shared concerns about the small amount of retail space. The prominent intersection is a huge part of the neighborhood for good and services so he questioned if affordability was considered in residential and retail space. Mr. Hunke liked the material selection and respected the design; however, there is brick proposed on the west, south and east sides but on the north side only CMU is proposed. He felt there was not going to be a back to those buildings so suggested using brick on all sides. Ms. Jagdfeld responded that the use of CMU was a cost saving measure and would provide for durability for the wall on site A. Mr. Hunke stated that due to the mixed use zoning he would be in support of moving forward with a PUD to exchange some flexibility and exceed other requirements. Mr. Hunke also touched on the comments received from Eric Anondson and suggested an option that the multi-use trails on Blake Road should come down and curve to the west then southwest corner of Site A to allow the trails to continue with future development. Lastly, Mr. Hunke questioned if there is park dedication fees. Ms. Jagdfeld stated that they have not

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talked about park dedication fees extensively but that a park was included that could potentially offset the fees. Mr. Lindahl stated that the internal space next to Site B is proposed park space but if considered a private park would not be included in the park dedication allocation. Mr. Lindahl stated that further feedback would be needed from the Park Board and Public Works on introducing a new public park to the space.

Mayor Gadd shared concerns about the proposed amount of retail space specifically that no retail is proposed facing the light rail station. Ms. Camp replied that it would be difficult for a retailer to be the outlier since retailers like to be grouped together. Mr. Farquhar added that their team continues to analyze the plans and review traffic statistics on Excelsior and Blake. Mr. Hunke suggested that the northeast corner of Site B wrapping the corner for retail would be an idea.

Council Member Beck shared his biggest concerns were with Site A and that there is no retail in the site. Any business footprint in Site A would be permanently gone. Mr. Beck added that feedback from the community members and non-profit community is a need for 3 and 4 bedrooms.

Council Member Brausen echoed some of the observations, concerns and opportunities. He stated it was wonderful to see such a big plan from a qualified group. Mr. Brausen commented about the letters received and his desire to retain the businesses in that area. He encouraged Trilogy to strike up conversations with the businesses. Council Member Halverson added that she frequents all of those businesses and wanted to keep as many as possible. Council Member Hunke added the importance of the services for residents in that area.

Mayor Gadd and Council Member Brausen supported moving forward with a PUD. Discussion was held about enhancing the corner for pedestrians, bicycles and cars.

Mr. Lindahl stated the next step is for the Planning Commission to review the concept plan at their June 23 meeting.

#### **VII.2. 325 Blake Road Update; Elverum**

Mayor Gadd shared that the City Council received questions from Brigid Peterson regarding the project. He stated that Ms. Elverum will address the questions during the presentation. Director Planning and Development Elverum provided an update on the recent discussions and action taken to advance the redevelopment of 325 Blake Road. Action on the project is anticipated for the July 14 City Council meeting.

Mayor Gadd thanked Ms. Elverum for working with the watershed district acting as the liaison. He appreciated moving forward with a shared vision for the project. Ms. Elverum provided information about the redevelopment TIF district funding process and timeline. By 2021 the district has to be established and the clock will then restart for the construction and completion. Council Member Beck liked the partnership and encouraged all parties to move as fast as they can within reason. Council Member

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Brausen added the Council and staff may hear feedback about the length of the project and the timing process but will face the questions and concerns as the projects moves along. Council Member Hunke likes the open design and some really good connections to Blake Road, light rail, bicycle trails, and other amenities.

**VII.3. Finance Update; Bishop**

Finance Director Bishop provided a presentation covering updated 2020 budget projections after COVID-19. The next update on the 2020 budget projections will be provided on July 21. On August 17 a virtual town hall will be held on the budget.

Council Member Beck questioned the tax projections and payments. Mr. Bishop explained the tax payment schedule. A majority of the funds will be received during the normal timeframe. Mayor Gadd commented that the minor and major impacts to the budget may be better known in September based upon the tax payments received. Mr. Bishop agreed.

**ANNOUNCEMENTS**

The following announcements were shared: the next regular City Council meeting will be on July 14 at 7 p.m.; the Burnes Park Splash Pad opened on June 15; Shady Oak Beach opens the week of June 22; and that various Juneteenth events are being held this week.

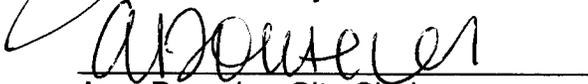
**ADJOURNMENT**

There being no further information to come before the City Council and upon a motion by Brausen, second by Hunke, the meeting was unanimously adjourned at 9:13 p.m.

Respectfully Submitted,  
Amy Domeier, City Clerk

ATTEST:

  
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Jason Gadd, Mayor

  
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Amy Domeier, City Clerk