

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
JUNE 20, 2022**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Monday, June 20, 2022 at 6:32 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South.

Mayor Hanlon called the meeting to order with Council Members Balan, Beck, Garrido and Hunke attending. Others attending included City Manager Mornson, Management Analyst Imihy Bean, City Clerk Domeier, Finance Director Bishop, Director of Planning and Development Elverum, Community Development Coordinator Youngquist, City Planner Krzos and City Attorney Riggs.

**ADOPT AGENDA**

Patrick Hanlon stated the Consent Agenda addition to include the Approval of Temporary On-Sale Liquor License for St. Gabriel the Archangel Catholic Church.

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

**Motion** to Adopt the Agenda.

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

**Nays: None. Motion carried.**

**PRESENTATIONS**

**III.1. Raspberry Festival Presentation; Yunker**

Charlie Yunker, Raspberry Festival Committee Member provided an update on the festival.

**CONSENT AGENDA**

Council Member Balan requested pronoun clarification on item IV.4. Resolution Amending Legislative Policy Manual Chapters 1 to 4 under Policy 2-B, Section 3.01. Mr. Balan also questioned why the word citizen was changed to resident. City Clerk Domeier responded that staff uses residents over citizens as not all people that reside in Hopkins are citizens.

**Motion** to Approve the Consent Agenda.

1. Minutes of the June 7, 2022 City Council Meeting Proceedings
2. Minutes of the June 14, 2022 City Council Work Session Proceedings
3. Resolution Appointing Election Judges for the August 9, 2022 Primary Election; Domeier
4. Resolution Amending Legislative Policy Manual Chapters 1 to 4; Domeier
5. Amendment to the 2022 City Council Meeting Schedule; Domeier
6. Extension of On-Sale Liquor License for LTD Brewing LLC DBA LTD Brewing Co.; Domeier
7. Approval of Temporary On-Sale Liquor License for St. Gabriel the Archangel Catholic Church; Domeier

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

**PUBLIC HEARING**

**V.1. Continuation of Public Hearing on the Approval of a Housing Program for a Multifamily Housing Development and the Issuance of Multifamily Housing Revenue Bonds for the Benefit of Alatus Hopkins LIHTC I LLC; Bishop**

Finance Director Bishop provided a summary of City Council Report 2022-063. On June 7th, City Council opened a public hearing and continued it to June 20th. Following the closing of the public hearing on June 20th, City Council will be asked to approve a resolution which approves the issuance of approximately \$30 million of tax-exempt and taxable bonds, adopts a housing program and authorizes the execution of loan documents.

Mayor Hanlon opened the Public Hearing at 6:49 p.m.

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

**Motion** to Close the Public Hearing

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

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

**Motion** to Adopt Resolution 2022-040 Authorizing the Issuance, Sale, And Delivery of Multifamily Housing Revenue Bonds for the Benefit of Alatus Hopkins LIHTC I LLC; Approving a Housing Program; and Authorizing the Execution and Delivery of Documents Related Thereto.

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

**V.2. 325 Blake Road Planned Unit Development (PUD) Amendment for Building A; Youngquist**

Community Development Coordinator Youngquist provided a summary of City Council Report 2022-060. Alatus, LLC, on behalf of the property owner, the Minnehaha Creek Watershed District (MCWD), requests an amendment to the 325 Blake Road Planned Unit Development (PUD) for Building A, which is proposed on Lot 2, Block 2 of the newly created Mile 14 on Minnehaha Creek Addition.

Ms. Youngquist stated that emailed comments were received from Eric Anondson, 53 Jackson Ave S., Hopkins. She addressed the comments shared and provided clarifications on the remarks.

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Mayor Hanlon opened the Public Hearing at 7:12 p.m.

Randy Ridenour, 1328 NE Lake Street, Hopkins, requested clarification on the AMI and questioned why the Fire Department is not full-time given the scope of the project. Ms. Youngquist and Director of Planning and Development Elverum explained the affordable housing component and requirements. Discussion was held regarding the role of the Met Council for funding and oversight. Council Member Beck provided a response on the full-time fire department questions along with the upcoming staffing study.

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

**Motion to Close the Public Hearing**

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

**Nays: None. Motion carried.**

The City Council supported the amendments with the reduced parking, more affordable units and transportation options. Council Member Hunke questioned if some of Mr. Anondson's public right-of-way comments could be discussed in the future. Ms. Youngquist stated that the comments would require discussion with the Public Works Department.

**Motion by Beck. Second by Balan.**

**Motion to adopt Resolution 2022-044 approving an amendment to the 325 Blake Road Planned Unit Development (PUD) Agreement for Building A, subject to conditions.**

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

**Nays: None. Motion carried.**

## **NEW BUSINESS**

### **VII.1. First Reading: Ordinance 2022-1180 Adopting the New Development Code of the City of Hopkins; Elverum**

Director of Planning and Development Elverum provided a summary of City Council Report 2022-061. Updating the zoning code is a key first step in implementing the 2040 Comprehensive Plan – Cultivate Hopkins - and is required by state law. The current zoning ordinance was adopted in the late 1970s and has been amended numerous times, which sometimes results in inconsistency with the rest of the code. The proposed code reflects the vision for Hopkins, as set forth in the Comprehensive Plan and through community conversations. It reflects a shift from the existing conventional zoning regulations to a modernized hybrid zoning code that introduces form-based planning principles that focus on the way new development fits into the existing context while providing more flexibility in the use of property. Kirk Bishop was in attendance to provide more background on the changes to the zoning code.

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Council Member Beck questioned if the Planning and Zoning Commission recommendations were incorporated into the draft. Mr. Bishop replied yes. Mr. Beck asked further questions about tree removals. Mr. Bishop clarified the tree survey requirements only apply to new developments; homeowners would not be burdened.

Council Member Hunke questioned the 10-foot garage setback in the alley. Ms. Elverum confirmed that Public Works staff was supportive of the zoning change. Mr. Hunke thanked the Planning and Zoning Commission for their review and recommendations. He also spoke to the equity policies that need to be done in coordination with the new code. Council Member Garrido looked forward to the same discussions in September.

Mayor Hanlon questioned the newly created notification process. Ms. Elverum explained the process for contacting apartment addresses. Mr. Hanlon also looked forward to addressing equity, sustainability and affordability.

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

**Motion** to adopt Resolution 2022-043, authorizing a first reading of Ordinance 2022-1180 Adopting the New Development Code of the City of Hopkins.

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

**VII.2. Theater Site Redevelopment; Elverum**

Director of Planning and Development Elverum provided a summary of the packet memo. Enclave has refined their project proforma and discussions with staff regarding the use of the municipal parking ramp have led to a determination of the assistance needed.

Council Member Hunke supported the municipal parking ramp usage. Brian Bochman with Enclave Properties provided more information about potential parking usage. Council Member Beck questioned the construction schedule. Mr. Bochman hoped the company would break ground this fall. Mr. Beck supported the construction schedule, upgrades to existing tenant spaces, and looked forward to the timeline moving along this fast. Council Member Garrido echoed Mr. Beck's comments. Council Member Balan was concerned about the \$1.25 million dollar request. Stacie Kvilvang with Ehlers provided information about the review of the development proforma. The current financial ask is within reason. Mayor Hanlon spoke to the investment value on Mainstreet. He supported the proposed parking ramp usage but requested that staff look at the inflation above 3%.

**VII.3 Amendment to Spending of American Rescue Plan Act Funds Community Safety Working Group Recommendation; Bishop**

Finance Director Bishop provided a summary of City Council Report 2022-052. In April 2022, Council approved a spending plan related to the City's ARPA funds with an allocation of \$500,000 for Community Safety with \$260,000 going for a police officer (two years) and \$240,000 set aside for Community Safety and Mental Health initiatives. The City brought together public, private and community stakeholders to take a

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comprehensive approach to creating community and public safety solutions. The Group was asked to align on a goal, put together proposals, review outside resources and partnership opportunities and make a recommendation to Council about the use of the ARPA Funds allocated for community safety. City Manager Mornson stated that the youth social worker position should be changed to a youth outreach position.

Mayor Hanlon thanked all involved on the community safety work.

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

**Motion** to approve the proposed allocations recommended by the Community Safety Working Group.

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

**ANNOUNCEMENTS**

Mayor Hanlon provided the upcoming meeting schedule.

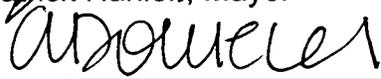
**ADJOURNMENT**

There being no further business to come before the City Council and upon a motion by Balan, second by Hunke, the meeting was unanimously adjourned at 8:56 p.m.

Respectfully Submitted,  
Amy Domeier, City Clerk

ATTEST:

  
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Patrick Hanlon, Mayor

  
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Amy Domeier, City Clerk