

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
AUGUST 20, 2019**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, August 20, 2019 at 7:00 p.m. at the Hopkins Fire Station, 101 17th Avenue South, Hopkins.

Mayor Gadd called the meeting to order followed by the Pledge of Allegiance with Council Members Brausen, Kuznia, Halverson and Hunke attending. Staff present included City Manager Mornson, Finance Director Bishop, Director of Planning and Development Elverum, Assistant City Engineer Klingbeil, Assistant City Manager Lenz, Public Works Director Stadler, City Engineer Stanley and Community Development Coordinator Youngquist.

ADOPT AGENDA

Motion by Kuznia. **Second** by Brausen.

Motion to Adopt Agenda.

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.

Nays: None. Motion carried.

CONSENT AGENDA

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

Motion to Approve the Consent Agenda.

1. Minutes of the August 5, 2019 City Council Regular Meeting Proceedings
2. Minutes of the August 5, 2019 City Council Work Session following Regular Meeting Proceedings
3. Minutes of the August 13, 2019 City Council Work Session Proceedings
4. Approval of Temporary On-Sale Liquor License for St. Gabriel the Archangel Catholic Church
5. Resolution Approving Transfer of Excess Fee Revenues to Westbrooke Patio Homes

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.

Nays: None. Motion carried.

NEW BUSINESS

VII.1. Beacon Interfaith Housing Collaborative Multiple Family Housing Concept Plan Review

Director of Planning and Development Elverum introduced the proposed Concept Plan Review for the Beacon Interfaith Housing Collaborative. Ms. Elverum discussed the background of the site and the current zoning and requirements. Ms. Elverum gave an overview of the public comments and proposed land use and zoning. Ms. Elverum showed images of the proposed building and discussed the site plan and approval process. Ms. Elverum commented that the items for Council discussion and comment

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include the proposed rezoning, Planned Unit Development (PUD) and zoning standards.

Beacon Interfaith Housing Collaborative representatives came forward to address the City Council. Council Member Brausen asked about the building architecture and amenities. Beacon representatives discussed the proposed building façade, amenities, building setback and reasons for requesting a PUD for the exterior materials and façade. Council Member Brausen discussed the 5-foot set back, site triangle and green space. The Beacon representative commented that amenities could be rearranged and adjusted from the site corner. Council Member Hunke commented on the eastside façade where the amenities would be housed. Beacon representatives discussed the mixed-use zoning requirements. Council Member Halverson asked about first floor walkout units. The Beacon representative commented that there would not be multiple entryways. Council Member Brausen commented that he liked the smaller building footprint and asked about potential to expand parking. Beacon representatives discussed the parking plan. Mayor Gadd asked if the parking plan is typical of Beacon's other affordable projects. Beacon representatives commented that a fence is planned to screen the parking lot to the north and the proof of parking would allow for future modification if needed. Council Member Kuznia commented on the façade and the need to add additional parking. Council Member Brausen discussed the building materials and lighting. Ms. Elverum commented that the City requirements include more durable building materials. The Beacon representative commented that pedestal lighting and low landscaping would be added for safety considerations. Council Member Hunke asked about pedestrian amenities. Beacon representatives commented that bicycle parking and storage would be available. Beacon representative, Kevin Walker, discussed the proof of parking concept and the parking ratio for supportive housing developments commenting on the walk ability and mass transit options in the area. A parking and traffic study would be completed.

Volunteers of America (VOA) representative, Anna Petersmeyer, gave an overview of the case management services that VOA would provide. Ms. Petersmeyer explained that seven case managers and on-site supervision would be provided with staggered hours including evening and weekends with on-call assistance. Mayor Gadd asked about partnering with other agencies. Ms. Petersmeyer commented that the case managers make contacts with area agencies to build local partnerships. Council Member Halverson asked about Hopkins area families having preferential placement. Mr. Walker discussed the referral and placement system commenting that there is no geographic preference. Council Member Kuznia asked about the length of residency. Mr. Walker commented that there are no term limits. Mayor Gadd asked about the types of support for the residents. Ms. Petersmeyer commented that the case managers design a care plan to increase housing stability and connect residents to needed services. There was discussion about income limitations, bedroom unit requirements and occupancy standards. Council Member Brausen asked about similar properties to the proposed project. Mr. Walker discussed the years of experience that Beacon has offering supportive housing services but they do not have an identical property to the

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proposed project. A Beacon representative commented that a community open house would be scheduled once they submit a formal application. A tentative date to submit the application is October 10.

Mayor Gadd thanked the community for all the feedback regarding the project proposal and that this was the Council's first opportunity to review the plan. There would be future opportunities for the public to offer their opinions.

VII.2. Order Public Improvement Hearing – 2020 & 2021 Street and Utility Improvements, City Project 2019-10

In addition to City staff, representatives present for the item were Nick Amatuccio and Mike Waltman, Bolton & Menk Inc. Assistant City Engineer Klingbeil introduced the staff report regarding the Interlachen Park Street & Utility Improvement project. Mr. Amatuccio gave an overview of the project area, pavement condition and project development process. Mr. Amatuccio discussed the responses to the resident questionnaire. Mr. Amatuccio discussed area drainage issues and explained the benefits of the addition of curb and gutter and storm sewers improvements. Mr. Amatuccio commented that 60% of the questionnaire responses did not support the addition of sidewalks. Due to the low volume of traffic on the neighborhood roads, no sidewalks are proposed other than the installation of new trail on the golf course side of Meadowbrook Road. Mr. Amatuccio discussed the benefits of the curb and gutter policy, proposed street widths and improvements to the sanitary sewer, water main and service lines. Mr. Amatuccio discussed the reasons for removal of boulevard trees. Council Member Halverson asked about the number of trees being removed. Mr. Amatuccio commented that the number of trees removed is comparable to other street improvement projects and that the review process has resulted in 36 fewer trees being removed.

Mr. Amatuccio gave an overview of the project budget, costs, funding sources and gave an explanation of the special assessment calculation and caps. Mr. Amatuccio gave a summary of preliminary assessments and payment options. The project schedule would be a phased construction plan over two summers. For information residents can visit the project website and sign up for email and text message updates.

Council Member Halverson asked about Orangeburg pipes. Assistant City Engineer Klingbeil discussed the replacement procedure of Orangeburg pipes. Council Member Kuznia commented on the large project scope and that staff has done a good job with project communication to the residents. Council Member Kuznia asked about water service relocations, plantings in the right-of-way and stop sign replacement. Mr. Klingbeil explained that the onsite inspector would work with homeowners on a case-by-case basis and commented that a traffic study would be required to reduce or add stop signs. Mayor Gadd commended staff for saving as many trees as possible. Mr. Klingbeil commented that the City Forester would work to replace trees with a healthy mix. Mayor Gadd commented that the public would have an opportunity to make comments at the scheduled public hearing.

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Motion by Kuznia. **Second** by Brausen.

Motion to Adopt Resolution 2019-061, Resolution Ordering Public Improvement Hearing for 2020 & 2021 Street and Utility Improvements.

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.
Nays: None. Motion carried.

ADJOURNMENT

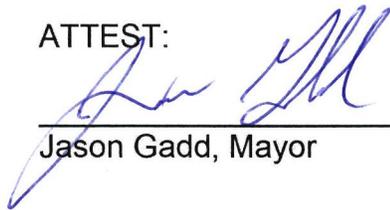
There being no further business to come before the City Council and upon a motion by Halverson, second by Hunke, the meeting was unanimously adjourned at 8:34 p.m.

OPEN AGENDA – PUBLIC COMMENTS AND CONCERNS

Judy Worrell, 148 Interlachen Road, commented on her opposition to curb and gutter in the Interlachen neighborhood in order to preserve the character and historical layout of the area. Jason Brueggeman, 216 Interlachen Road and Bill Haertzen, 200 Interlachen Road, commented that they support the statement made by Ms. Worrell.

Respectfully Submitted,
Debbie Vold

ATTEST:



Jason Gadd, Mayor



Amy Domeier, City Clerk