

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
SEPTEMBER 7, 2021**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, September 7, 2021 at 7:05 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

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

ADOPT AGENDA

Motion by Brausen. Second by Hunke.

Motion to Adopt the Agenda.

Ayes: All.

Nays: None. Motion carried.

CONSENT AGENDA

Mayor Gadd stated that Item 4 Approval of Hennepin County Healthy Tree Canopy Grant Agreement; Stadler was updated to include a resolution.

Motion by Beck. Second by Brausen.

Motion to Approve the Consent Agenda.

1. Minutes of the August 17, 2021 City Council Regular Meeting Proceedings
2. Ratify Checks Issued in August 2021; Bishop
3. Extension of On-Sale Liquor License for LTD Brewing LLC; Domeier
4. Approval of Hennepin County Healthy Tree Canopy Grant Agreement; Stadler

Ayes: All.

Nays: None. Motion carried.

NEW BUSINESS

VII.1. Conditional Use Permit Applications for Kid Zone Daycare at 715 2nd Avenue South; Lindahl

City Planner Lindahl provided a summary of Council Report 2021-084. Marcy Dearing on behalf of Kid Zone Early Learning Center, requested a conditional use permit approval (CUP) to locate a daycare facility within the former Aspen Medical Clinic at 715 2nd Avenue South. Council Member Brausen requested additional information about the relocated play structures. The applicant also provided more information about the program including the timeline for opening.

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

Motion to adopt Resolution 2021-051 approving a conditional use permit for a daycare facility for the property located at 715 2nd Ave South, subject to the conditions.

Ayes: All.

Nays: None. Motion carried.

VII.2. 325 Blake Road Concept Plan Review; Lindahl

City Planner Lindahl provided a summary of Council Report 2021-085. The applicant, Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), requests concept plan review of their plans to redevelop the property at 325 Blake Road (the former Cold Storage site). This 17-acre property is located on the west side of Blake Road between Lake Street Northeast and the Southwest Light Rail Transit/Cedar Lake Regional Trail corridor. As proposed, approximately 4-5 acres will be retained by the Minnehaha Creek Watershed District for creek restoration and stormwater management with the remaining portion of the property available for private redevelopment by Alatus. Chris Osmundson with Alatus provided a detailed presentation of their proposal.

Mayor Gadd recognized the community engagement efforts by the developer and the significance of the project. He questioned the construction impact to adjacent properties. Mr. Osmundson provided their history working with affected properties during projects.

Council Member Beck questioned if the MCWD reviewed the plans. Mr. Osmundson provided a summary of MCWD's comments. Mr. Beck appreciated the road design but questioned the limited access to the site. Mr. Osmundson talked about the traffic studies that will be done. Mr. Beck also requested clarification on the project phasing.

Council Member Brausen asked the developer to share more information about the proposed senior housing cooperative. He also commented on the overall site use including the public amenities.

Council Member Halverson questioned if the 14-story building includes a hotel. Mr. Osmundson stated that a hotel use is still being contemplated. Ms. Halverson also supported the senior housing cooperative and all the other housing options.

Council Member Hunke supported the different housing styles, sustainability focus, pedestrian focus, the emphasis given to the creek and the 14-story building. He asked the developer to prioritize connections to SWLRT, make commercial spaces affordable and design buildings "without backs".

Mayor Gadd echoed previous comments including the proposed pedestrian connections, support for the 14-story tower, and the public amenities.

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VII.3. Approval of Proposed 2022 Levy, Proposed 2022 General Fund Budget and Set Budget Meeting Date; Bishop

Finance Director Bishop provided a summary of Council Report 2021-079. Adoption of resolution 2021-048 will set a maximum tax levy for 2022, will set debt levies at amounts sufficient to pay debt service requirement taking into consideration other revenue sources and fund reserves, approve a proposed 2022 general fund budget and set the Truth in Taxation hearing for Monday, December 6, 2021.

Mayor Gadd questioned if the 2.92% levy increase covers what is needed for departments to maintain their current services. City Manager Mornson confirmed yes. Council Member Beck cautioned the proposed increase and stated he would feel more comfortable with a lower increase. Council Members Brausen, Halverson and Hunke concurred. All members preferred to see the levy increase less than 3%.

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

Motion to Approve Resolution 2021-048 Approving proposed 2022 tax levy, debt service levies at levels under those required in bond covenants, proposed general fund budget, and setting budget meeting dates.

Ayes: Brausen, Gadd, Halverson, Hunke.

Nays: Beck. Motion carried.

VII.4. Approval of Proposed 2022 HRA/EDA Tax Levy; Bishop

Finance Director Bishop provided a summary of Council Report 2021-080. The City is required to certify a proposed HRA/EDA tax levy and submit it to the county by September 30th.

Brief discussion was held about the propose levy impact to residents.

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

Motion to approve Resolution 2021-049 Approving proposed 2022 HRA tax levy.

Ayes: All.

Nays: None. Motion carried.

VII.5. Resolution Approving Hopkins Business Retention Pilot Program; Bishop

Finance Director Bishop provided a summary of Council Report 2021-081. The Hopkins Business Retention Pilot Program (the Program) is intended to support businesses that have been displaced by redevelopment near light rail stations. The Program will provide reimbursements of up to \$3,000 for businesses that choose to stay in Hopkins. This is a pilot program to gauge the effectiveness of the reimbursement. The Program budget is limited to \$24,000 and will be disbursed on a first come first serve basis. The Program is funded through the City's Economic Development Fund.

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Council Member Brausen thanked staff for working together on the program. Council Member Beck questioned if businesses that already relocated qualify. Mr. Bishop shared the City attorney's interpretation of public purpose expenditures. Any incentive to a business already relocated would be considered a gift.

Motion by Brausen. **Second** by Halverson.

Motion to Approve Resolution 2021-050 Approving Hopkins Business Retention Pilot Program.

Ayes: All.

Nays: None. Motion carried.

ANNOUNCEMENTS

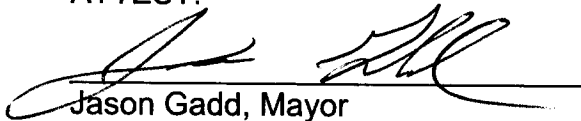
City Manager shared that a GreenCorps Member will be starting on September 20. He added that more budget discussions will occur in October. Mayor Gadd provided the upcoming meeting schedule.

ADJOURNMENT

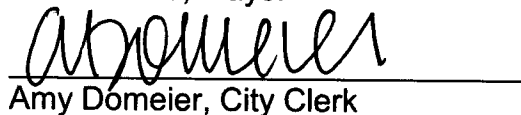
There being no further business to come before the City Council and upon a motion by Brausen, second by Hunke, the meeting was unanimously adjourned at 8:48 p.m.

Respectfully Submitted,
Amy Domeier, City Clerk

ATTEST:



Jason Gadd, Mayor



Amy Domeier, City Clerk