

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
OCTOBER 3, 2023**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, October 3, 2023, at 6:31 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 Clerk Domeier, Finance Director Bishop, Special Projects and Initiatives Manager Imihy Bean, Director of Planning and Development Elverum, City Planner Krzos, Public Works Director Autio, City Engineer Klingbeil and City Attorney Riggs.

**ADOPT AGENDA**

Mayor Hanlon pulled Consent Agenda items IV.4 Approval of 2023 MOU with LELS #171 regarding wages and IV.5. Approval of 2024-2026 Contract with LELS #171. He requested discussion at the October 10 meeting to ensure wages are competitive.

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

**Motion** to Adopt the Agenda with changes.

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

**Nays: None. Motion carried.**

**CONSENT AGENDA**

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

**Motion** to Approve the Consent Agenda.

1. Minutes of the September 19, 2023, City Council Regular Meeting Proceedings
2. Resolution Appointing Election Judges for the November 7, 2023, General Election; Domeier
3. Ratify Checks Issued in September 2023; Bishop
4. ~~Approval of 2023 MOU with LELS #171 regarding wages; Lenz~~
5. ~~Approval of 2024-2026 Contract with LELS #171; Lenz~~
6. Approval of a Cross Easement Related to Cottageville Park with the Minnehaha Creek Watershed District; Imihy Bean
7. Authorize Entering into a one-year Agreement with ZEF Energy; Imihy Bean

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

**Nays: None. Motion carried.**

**NEW BUSINESS**

**VII.1. Approvals for a Planned Unit Development and Conditional Use Permit at Cassia Chapel View Care Center – 412 5<sup>th</sup> Ave. N.; Krzos**

City Planner Krzos summarized Council Report 2023-103. Augustana Land Development LLC requested land use approvals to allow a redevelopment of the former Mizpah Church at 412 5<sup>th</sup> Avenue North.

Lynn Bialick, 320 5<sup>th</sup> Avenue North, Hopkins, did not support the project.

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
OCTOBER 3, 2023**

Council Member Beck did not have concerns about the trash location but found bike parking to be important. Council Member Hunke questioned the trees in the landscaping plan and the opportunity to contribute to City's tree fund. Mr. Krzos stated the applicant was not deficient in the tree amount but there are options with the PUD. An amendment to the landscaping plan will be included in the second reading. Mr. Hunke also spoke about preserving the homes on 5<sup>th</sup> Avenue as well as maintenance. He also questioned the plans for the existing facility to which the applicant provided the opportunity to keep the existing care facility with a renovation to an assistant living building or do a market study that may warrant a new facility. Council Member Beck asked the applicant to be mindful of the concerns about the rental homes. Mayor Hanlon requested that the trash be located inside, the project include adequate options for bike storage, and questioned the setbacks from the homes. He requested the second story be setback, spoke to options for sustainable building and more information on code violations. Council Member Balan also wanted to hear more about the code violations. He did not think bike parking was necessary.

Due to the number of proposed changes, Mr. Krzos recommended adding conditions to the PUD site plan approval for the next meeting.

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

**Motion** to Adopt Resolution 2023-033, approving a First Reading of the PUD Overlay Rezoning Ordinance and granting PUD Site Plan approval for 412 - 5th Ave N.

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

**Motion** by Beck. **Second** by Garrido.

**Motion** to Resolution 2023-034, approving a Conditional Use Permit allowing an 88-bed Skilled Nursing Facility at 412 - 5th Ave N., including approval of a one-year extension.

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

**VII.2. First Reading: Ordinance Amending Article 5, Chapter 102 of the City Code Regarding Office Uses in Mixed Use Zones; Krzos**

City Planner Krzos summarized Council Report 2023-106. In the time since the code was adopted, staff have fielded inquiries from prospective office tenants about occupying several spaces within the first floor of Mainstreet buildings. As a result, staff revisited this policy given the apparent disconnect with market demand.

Discussion was held about the office use options for corner lot buildings and the opportunity to allow more flexibility for office uses. Mayor Hanlon, Council Members Beck and Balan wanted to see flexibility in the code but Council Members Hunke and Garrido did not support having office uses on a corner lot.

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
OCTOBER 3, 2023**

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

**Motion** to Adopt for first reading, Ordinance 2023-1201, amending Article 5, Chapter 102 of the City Code Regarding Office Uses in Mixed Use Zones.

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

**Nays: None. Motion carried.**

**VII.3. Resolution Ordering Public Improvement Hearing for the 2024 Street and Utility Improvements; Klingbeil**

City Engineer Klingbeil and Nick Amatuccio with Bolton and Menk summarized Council Report 2023-105. The City Council authorized Bolton & Menk, Inc. to prepare a feasibility report concerning street and utility improvements.

Brief discussion was held about the assessments, proposed traffic speeds, road striping, cost to residents and opportunities for cost savings, funding partners and IGA opportunities.

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

**Motion** to Adopt Resolution 2023-035 ordering a public improvement hearing for the 2024 Street and Utility Improvements.

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

**Nays: None. Motion carried.**

**PUBLIC COMMENT**

Robert Oakes, 533 6<sup>th</sup> Avenue South, Hopkins, provided comments on the Park Valley truck route changes. Director of Public Work Autio stated a designated truck route has not been created and staff is working on signage.

William Anderson, 102 Wayside Road West, Hopkins, thanked staff for the opportunity to partner with the Depot. He also requested that the American flag in the Council Chambers be higher than the rest of the flags.

**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 Hunke, the meeting was unanimously adjourned at 8:13 p.m.

Respectfully Submitted,



Amy Domeier, City Clerk