

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
OCTOBER 20, 2020**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, October 20, 2020 at 7:00 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, Director of Planning and Development Elverum, City Attorney Riggs, CIO Hepp, City Planner Lindahl 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.**

**PRESENTATIONS**

**III.1. JCI Hopkins Presentation – Top Outstanding Young Minnesotan Award to Amy Brace of Amy’s Cupcakes; Gadd**

Members of JCI Hopkins and the Hopkins City Council congratulated Amy Brace, owner of Amy’s Cupcakes, for receiving the Top Outstanding Young Minnesotan Award.

**CONSENT AGENDA**

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

**Motion** to Approve the Consent Agenda.

1. Minutes of the October 6, 2020 City Council Regular Meeting Proceedings
2. Resolution Approving Issuance of a Premise Permit For Lawful Gambling to be Conducted by The Hopkins Raspberry Festival at Pub 819; Domeier
3. Resolution Amending Fees in Appendix A of the Hopkins City Code; Bishop
4. Amendment to Cooperative Agreement – Hennepin County; Elverum
5. Joint Cooperative Agreement with City of Minnetonka and the Metropolitan Council; Elverum
6. Environmental Cleanup Grant Applications for Vista 44, Youngquist
7. Environmental Cleanup Grant Application for Blake Road Station, Youngquist

**Ayes. All.**

**Nays. None. Motion carried.**

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**PUBLIC HEARING**

**V.1. Adopt Assessment Roll – 2020 Miscellaneous Special Assessments; Bishop**  
Finance Director Bishop provided a summary of Council Report 2020-075 requesting that the City Council hold a public hearing, adopt the assessment roll and miscellaneous special assessments. Staff has not received any assessment appeals. Council Member Brausen noted the assessments are less than previous years.

Mayor Gadd opened the Public Hearing at 7:12 p.m. No public comments were received.

**Motion** by Brausen. **Second** by Beck.

**Motion** to Close the Public Hearing.

**Ayes: All.**

**Nays: None. Motion carried.**

The Public Hearing was closed at 7:12 p.m.

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

**Motion** to Adopt Resolution 2020-053, Resolution for Adoption of Assessment Roll, 2020 Miscellaneous Assessments.

**Ayes: All.**

**Nays: None. Motion carried.**

**NEW BUSINESS**

**VII.1. Blake Road Station Environmental Assessment Worksheet (EAW) Review; Lindahl**

City Planner Lindahl and WSB Vice President of Environmental Services Andi Moffatt provided a summary of Council Report 2020-080 requesting that the City Council approve a resolution making a negative declaration of need regarding an Environmental Impact Statement for the Blake Road Station Development.

Mayor Gadd asked for clarification on the comments from agencies but wondered if anything stood out. Ms. Moffatt stated there were not any specific comments that need to be called out. Council Member Hunke did like some of the environmental comments received. Trish Sieh with Kimley Horn provided more information on the environmental friendly components of the project. Alyssa Jagdfeld with ESG provided further information about the various components of the building design.

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

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**Motion** to adopt Resolution 2020-055, making a negative declaration of need regarding an Environmental Impact Statement for the Blake Road Station Development.

**Ayes: All.**

**Nays: None. Motion carried.**

**VII.2. Hopkins Village II Concept Plan Review; Lindahl**

City Planner Lindahl provided a summary of Council Report 2020-073 where the applicant, Dan Walsh with Community Housing Development Corporation (CDHC), requested concept plan review for the Hopkins Village II development.

Dan Walsh, Real Estate Developer for CDHC reported that the national register designation was not approved. He provided additional information on the proposed concept plan.

Council Member Hunke stated he liked the work force housing and three bedroom units and did not oppose the five stories. He did expect a design similar to Version 1 which complemented the streetscape whereas Version 3 does not compliment well. He also preferred the project be more connected to Mainstreet. He wanted high quality materials to be used with the project.

Council Member Brausen agreed with Council Member Hunke's comments. He questioned if traffic patterns have changed near the neighborhood and had parking concerns.

Council Member Beck agreed to the five stories and reiterated that he liked the initial design the best including the storefront appearance. He did have concerns about on street parking noting parking should be onsite.

Council Member Halverson did not oppose the 5 stories but echoed comments about preferring Version 1.

Mr. Walsh provided information on the cost for window options and ideas for parking.

Mayor Gadd talked about making the building fit into Mainstreet with a walkable component. He also expressed concerns with parking. He preferred Version 1 over Version 3 and supported a 5 story building. He also wanted good materials to wrap the building.

Council Member Hunke liked the bump-outs but preferred to have them at the ground level. Mr. Walsh supported that idea.

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Council Member Beck questioned City parking standards. Mr. Lindahl stated that the developer and staff have talked about the need to update the parking study to reflect the final building design. Staff will work with the developer on parking.

Council Member Brausen concurred that good materials should wrap the building. He question if raising the building was OK if materials were upgraded. Mr. Hunke suggest to raise the building to allow more space from floor to floor and supported adding more brick on the towers. Discussion ensued regarding the exterior materials and placement.

Mr. Walsh provided additional information on moving forward with the project including the addition of historic architecture to fit on Mainstreet. The team will take the comments into consideration and work with staff on moving forward in the process.

**VII.3. 3<sup>rd</sup> Quarter Financial Report; Bishop**

Finance Director Bishop provided the 3<sup>rd</sup> Quarter results and more information about CARES Act Funding. The City Council thanked staff for their efforts on the budget.

**ANNOUNCEMENTS**

City Manager Mornson and Public Works Director Stadler provided information on the snowfall event and snow removal procedures. Mayor Gadd reminded residents of their options to vote. Mayor Gadd the next regular City Council meeting will be on Wednesday, November 4, 2020 at 7 p.m. Council Member Halverson stated the Hopkins Police Department is holding a Halloween Event on Saturday.

**ADJOURNMENT**

There being no further information to come before the City Council and upon a motion by Brausen, second by Halverson, the meeting was unanimously adjourned at 8:52 p.m.

Respectfully Submitted,  
Amy Domeier, City Clerk

ATTEST:

  
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Jason Gadd, Mayor

  
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Amy Domeier, City Clerk