

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
NOVEMBER 1, 2022**

The applicants provided more information about the proposed project. They are currently at 80% AMI on the units. Council Member Beck confirmed that density and parking are the only standards that do not meet the current zoning code. Mr. Krzos explained how the density and parking could be remedied through the next process. Further discussion was held about the site layout, density, and parking related to the zoning code. The City Council generally supported the proposed plan with the following concerns: explore 80% AMI, traffic and parking study, historic value of the homes and the pedestrian features to reduce parking demands.

ANNOUNCEMENTS

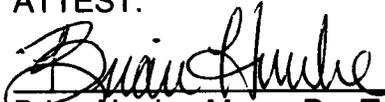
Mayor Pro Tempore Hunke provided the upcoming meeting schedule.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Balan, second by Beck, the meeting was unanimously adjourned at 8:12 p.m.

Respectfully Submitted,
Amy Domeier, City Clerk

ATTEST:



Brian Hunke, Mayor Pro Tempore



Amy Domeier, City Clerk

NEW BUSINESS

VII.1. Resolution Approving Conditional Use Permit application for 513 7th Avenue South to be used for short-term rental; Howard

Planner Howard summarized Council Report 2022-099. Yevgeniy Ogranovich and Anna Ovsyannikova submitted an application for a conditional use permit to allow short-term rental of their property located at 513 7th Ave S.

Council Member Beck questioned the number of short term rentals in Hopkins. Planner Howard stated that the City has not previously issued any permits; however, they are aware of three other properties operating this way. Council Member Beck questioned the number of rentals allowed per year. Mr. Howard stated there are no restrictions on the number of rental days but if a stay is over 30 days they need to obtain a rental license. Council Member Balan questioned if staff would be checking on the other short term rentals we have been made aware of. Mr. Howard stated staff would follow the code enforcement process to gain compliance.

Yevgeniy Ogranovich and Anna Ovsyannikova shared their plans for the short term rental. Tim Johanneck, 901 11th Avenue South, shared his concerns about issuing the CUP.

Council Member Beck suggested the action be continued for further discussion to talk about the number of rentals allowed per month. City Manager Mornson stated that staff could do additional research on how other cities are handling short term rentals. Planner Howard explained the 60-day rule for the application review.

The applicants addressed the City Council again about their business plan and wanting to keep the process moving along. City Attorney Riggs recommended the item should be continued if conditions were going to be added. He didn't favor altering conditions on the spot. The City Council wanted to have further discussions about conditions for future asks.

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

Motion to adopt Resolution 2022-071, approving the Conditional Use Permit application for 513 7th Avenue South to be used for short-term rental, subject to conditions.

Ayes: Balan, Garrido, Hunke

Nays: Beck. Absent: Hanlon. Motion carried.

VII.2. Concept Plan Review: 102 and 106 11th Avenue South; Krzos

City Engineer Krzos summarized Council Report 2022-099. The applicant requests feedback on the proposals so they can work toward preparing a future, formal submittal. Any comments provided by the City Council or Planning & Zoning Commission shall be for guidance only and shall not be considered binding upon the City regarding any future, formal application.

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Luke Slindee, 130 8th Avenue North, questioned if the City considers the pros and cons of funding the projects specifically related to assessing only the property owners near the project.

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

Motion to Close the Public Hearing.

Ayes: Balan, Beck, Garrido, Hunke

Nays: None. Absent: Hanlon. Motion carried.

Mayor Pro Tempore Hunke encouraged Mr. Slindee to reach out to City Engineer Klingbeil with his questions.

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

Motion to adopt Resolution 2022-065, Resolution Ordering Improvement, 2023 Street and Utility Improvements and companion Resolution 2022-072, stating the City's intent to reimburse itself using bonds. This action continues an assessable project for street and utility improvements.

Ayes: Balan, Beck, Garrido, Hunke

Nays: None. Absent: Hanlon. Motion carried.

V.2. First Reading: Ordinance Vacating Easements over Lots 2 and 3, Block 1, Hopkins Commerce Center Addition (The Hallon); Krzos

City Planner Krzos summarized Council Report 2022-101. A vacation of the easement is necessary as a result of property redevelopment.

Mayor Pro Tempore Hunke opened the Public Hearing.

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

Motion to Close the Public Hearing.

Ayes: Balan, Beck, Garrido, Hunke

Nays: None. Absent: Hanlon. Motion carried.

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

Motion to adopt Resolution 2022-073, approving the first reading of Ordinance 2022-1185 vacating easements over Lots 2 and 3, Block 1, Hopkins Commerce Center Addition.

Ayes: Balan, Beck, Garrido, Hunke

Nays: None. Absent: Hanlon. Motion carried.

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CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, November 1, 2022 at 6:33 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Mayor Pro Tempore Hunke called the meeting to order with Council Members Balan, Beck and Garrido attending. Mayor Hanlon was absent. Others attending included City Manager Mornson City Clerk Domeier, Assistant City Manager Lenz, Housing Manager Mohammed, Planner Howard, City Planner Krzos, Director of Public Works Stanley, Finance Director Bishop, City Engineer Klingbeil and City Attorney Riggs.

ADOPT AGENDA

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

Motion to Adopt the Agenda.

Ayes: Balan, Beck Garrido, Hunke

Nays: None. Absent: Hanlon. Motion carried.

CONSENT AGENDA

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

Motion to Approve the Consent Agenda.

1. Minutes of the October 18, 2022 Regular Meeting Proceedings
2. Approval of On-Sale on Public Premise Liquor License for Cream and Amber; Domeier
3. Ratify Checks Issued in October 2022; Bishop
4. Resolutions Approving Water, Sanitary Sewer, Refuse Collection, Recycling, Organic Recycling and Parking Rates Effective January 1, 2023; Bishop
5. Resolutions Approving Special Assessments for Diseased Tree Removal and Exterior Building Repairs on Private Property; Bishop

Ayes: Balan, Beck Garrido, Hanlon, Hunke

Nays: None. Absent: Hanlon. Motion carried.

PUBLIC HEARING

V.1. Public Improvement Hearing: 2023 Street and Utility Improvements, City Project 2022-10; Klingbeil

City Engineer Klingbeil and Nick Amatuccio with Bolton and Menk summarized Council Report 2022-092. The City Council was required to conduct a public hearing and determine authorization of the project. The notices and assessment statements were mailed to all affected property owners.

Mayor Pro Tempore Hunke opened the Public Hearing.