

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

CALL TO ORDER

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

Mayor Pro Tempore Halverson called the meeting to order with Council Members Beck, Brausen and Hunke attending. Mayor Gadd was absent. Others attending included City Manager Mornson, City Clerk Domeier, Assistant City Manager Lenz, City Attorney Riggs, Director of Planning and Development Elverum, Community Development Coordinator Youngquist, City Planner Lindahl, Fire Chief Specken, Finance Director Bishop and Director of Public Works Stanley.

ADOPT AGENDA

Mayor Pro Tempore Halverson stated that the Presentation order will be reversed with Item 2 TIF Management Plan Update discussed first followed by Item 1 Financial Assistance Request – 325 Blake.

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

Motion to Adopt the Agenda as Amended.

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

CONSENT AGENDA

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

Motion to Approve the Consent Agenda.

1. Minutes of the November 16, 2021 City Council Regular Meeting Proceedings
2. Amendment to 2022 City Council Meeting Schedule; Domeier
3. Ratify Checks Issued in November 2021; Bishop
4. Second Reading of Ordinance Amending Fees in Appendix A; Imihy Bean
5. Renewal of General Liability and Property Insurance and Authorize not Waiving the Statutory Tort Liability of the League of Minnesota Cities Insurance Trust Policy; Bishop
6. Resolution Approving Increase in Relief Association Benefit; Specken

Ayes: Beck, Brausen, Halverson, Hunke
Nays: 0. Absent: Gadd. Motion carried.

NEW BUSINESS

VI.1. Conditional Use Permit for the Blake School Campus Improvements; Lindahl
City Planner Lindahl provided a summary of Council Report 2021-112. The Blake School, requests approval of a conditional use permit to allow for the construction of an Early Learning Center (ELC), pedestrian and vehicle improvements to Campus Drive and the construction of a Transportation and Grounds Maintenance Facility.

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Council Member Brausen requested more information on the neighborhood meetings held. Dan Kelley, CFOO for Blake Schools, provided an update on neighborhood meetings and noise mitigation measures. Brief discussion was held about the tree canopy on the trail. Mr. Kelley indicated that trees removed will be replaced.

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

Motion to adopt Resolution 2021-075, approving a conditional use permit for The Blake School located at 110 Blake Road, subject to conditions.

Ayes: Beck, Brausen, Halverson, Hunke
Nays: 0. Absent: Gadd. Motion carried.

VI.2. 325 Blake Road Environmental Assessment Worksheet (EAW); Lindahl

City Planner Lindahl stated that Bob Lux, CEO of Atlatus and Walter Hughes, Humphries and Partners were present to give an overall presentation of the 325 Blake Road North Redevelopment Project.

Alison Harwood, Director of Natural Resources with WSB & Associates provided a summary of Council Report 2021-113. Pursuant to Minnesota Rule 4410.4300, the City of Hopkins is the Responsible Government Unit (RGU) for the Environmental Assessment Worksheet (EAW) for the proposed 325 Blake Road Development (Project).

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

Motion to adopt Resolution 2021-076 making a negative declaration of need regarding an Environmental Impact Statement for the 325 Blake Road Development.

Ayes: Beck, Brausen, Halverson, Hunke
Nays: 0. Absent: Gadd. Motion carried.

VI.3. First Reading: 325 Blake Road Rezoning and Planned Unit Development (PUD); Lindahl

City Planner Lindahl provided a summary of Council Report 2021-114. Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), requests rezoning and planned unit development (PUD) approvals for the property located at 325 Blake Road.

The City Council thanked Alatus for their design work on the site and the many opportunities and connections created.

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

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Motion to adopt Resolution 2021-077 approving the first reading of Ordinance 2021-1177 rezoning the property at 325 Blake Road North (PID 19-117-21-14-0002) from I-2, General Industrial to Mixed Use with a Planned Unit Development (PUD), subject to conditions.

Ayes: Beck, Brausen, Halverson, Hunke
Nays: 0. Absent: Gadd. Motion carried.

VI.4. Preliminary Plat Review – Mile 14 on Minnehaha Creek Addition; Lindahl

City Planner Lindahl provided a summary of Council Report 2021-115. Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), requests approval of the Mile 14 on Minnehaha Creek preliminary plat.

Brief discussion was held regarding the proposed outlots. Mr. Lindahl confirmed that MCWD is aware and supportive of the proposed outlots.

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

Motion to adopt Resolution 2021-078, approving the Mile 14 on Minnehaha Creek preliminary plat.

Ayes: Beck, Brausen, Halverson, Hunke
Nays: 0. Absent: Gadd. Motion carried.

VI.5. 325 Blake Road Site Plan Review – Site A; Lindahl

City Planner Lindahl summarized Council Report 221-116. Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), requests site plan approval for Site A within the overall 325 Blake Road redevelopment.

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

Motion to adopt Resolution 2021-079 approving the site plan for 325 Blake Site A, subject to conditions.

Ayes: Beck, Brausen, Halverson, Hunke
Nays: 0. Absent: Gadd. Motion carried.

VI.6. 325 Blake Road Site Plan Review – Site B; Lindahl

City Planner Lindahl summarized Council Report 2201-117. Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), requests site plan approval for Site B within the overall 325 Blake Road redevelopment.

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

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Motion to adopt Resolution 2021-080 approving the site plan for 325 Blake Road Site B, subject to conditions.

**Ayes: Beck, Brausen, Halverson, Hunke
Nays: 0. Absent: Gadd. Motion carried.**

VI.7. 325 Blake Road Site Plan Review – Site C; Lindahl

City Planner Lindahl summarized Council Report 2021-118. Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), requests site plan approval for Site C within the overall 325 Blake Road redevelopment.

Brief discussion was held about integrating public art along the bike trail.

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

Motion to adopt Resolution 2021-081 recommending the City Council approve the site plan for 325 Blake Site C, subject to conditions.

**Ayes: Beck, Brausen, Halverson, Hunke
Nays: 0. Absent: Gadd. Motion carried.**

VI.8. 325 Blake Road Site Plan Review – Site D; Lindahl

City Planner Lindahl provided a summary of Council Report 2021-119. Alatus, LLC on behalf of the property owner the Minnehaha Creek Watershed District (MCWD), requests site plan approval for Site D within the overall 325 Blake Road redevelopment.

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

Motion to adopt Resolution 2021-082 approving the site plan for 325 Blake Road Site D, subject to conditions.

**Ayes: Beck, Brausen, Halverson, Hunke
Nays: 0. Absent: Gadd. Motion carried.**

PRESENTATIONS

VII.1. TIF Management Plan Update; Elverum

Stacie Kvilvang, Ehlers Public Municipal Advisors, presented an update of Hopkins TIF Management Plan including the use of Spending Plan dollars, incorporation of special legislation received in 2019 and allowing an additional 10% to be spent on affordable housing from TIF 2-11, and modification to TIF Note C in TIF 1-5 to allow for payment from TIF 2-11.

Council Member Brausen asked if other options are available and questioned how the recommendations were developed. Ms. Kvilvang provided the reasoning behind the recommendations and future modifications. Council Member Beck confirmed the

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decertification process. Council Member Mornson requested an explanation of the special legislative authority and how it affects the spending plan.

VII.2. Financial Assistance Request – 325 Blake; Elverum

Stacie Kvilvang, Ehlers Public Municipal Advisors, presented the preliminary request for financial assistance and draft terms for the redevelopment project by Alatus for 325 Blake Road.

ANNOUNCEMENTS

Mayor Pro Tempore Halverson 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 9:35 p.m.

Respectfully Submitted,
Amy Domeier, City Clerk

ATTEST:



Jason Gadd, Mayor



Amy Domeier, City Clerk