

**HOPKINS CITY COUNCIL
WORK SESSION PROCEEDINGS
JUNE 14, 2022**

CALL TO ORDER

Pursuant to due call and notice thereof a work session of the Hopkins City Council was held on Tuesday, June 14, 2022 at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Mayor Hanlon called the meeting to order with Council Members Balan, Beck, Garrido and Hunke attending. Others attending included City Manager Mornson, Management Analyst Imihy Bean, City Clerk Domeier, Finance Director Bishop, Director of Planning and Development Elverum and Community Development Coordinator Youngquist.

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

Motion to Adopt the Agenda.

Ayes: 5. Nays: 0. Motion carried.

Proposals for Lot 800; Elverum

Director of Planning and Development Elverum stated one proposal was received from William Stoddard of Stoddard Companies. The proposal describes a project consisting of up to ten market rate townhomes sold to individual buyers. The stated purchase price for the land is \$60,000. Mr. Stoddard also outlined an option of increasing the purchase price to \$160,000 if he were to receive tax increment financing.

Discussion was held about the fair market value, developer comments related to construction costs and affordable housing, and the types of uses. The general consensus was to wait for a future project and point the applicant to another site. Future discussion will be held about the vision for the site.

325 Blake Road Update; Youngquist

Community Development Coordinator provided an update on 325 Blake Road in anticipation for the June 20 public hearing.

Hopkins' Zoning Regulations Update; Elverum

Director of Planning and Development Elverum distributed the high level changes to the proposed zoning code. The first reading of the zoning code will be on June 20. Council Member Balan requested that staff email the document.

Tax Increment Financing (TIF) Overview; Bishop

Finance Director Bishop provided a brief overview of the City's TIF district. Hopkins has used TIF to facilitate key redevelopment projects that have had meaningful impacts on the City.

Financial Management Plan; Bishop

Finance Director Bishop provided history on the Financial Management Plan. He also provided an overview of the preliminary financial projects for the 2023-2027 timeframe.

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Discussion was held about the park improvement fees, street projects and pavement study, the levy increase, fee study for services and other ways to reduce the levy. The City Council encouraged staff to keep exploring ways to reduce the levy.

Fund Balance Discussion; Bishop

Finance Director Bishop requested direction regarding the fund balance surplus. The City's fund balance policy states: "At the end of each fiscal year, the City will strive to maintain Spendable – Unassigned portions of the fund balance for Cash Flow equivalent to a minimum of five (5) months or 42% of the prior fiscal year General Fund operating expenditures." The purpose of maintaining this level of fund balance is for cash flow needs, emergencies or contingencies.

Mayor Hanlon requested a list summarizing surplus use options and effects on the levy. The City Council consensus was to use the fund balance towards existing budget requests. The City Council supported the Fire Department staffing study. Council Member Beck requested future discussion on the history center needs. Mayor Hanlon requested that Ehlers evaluate the fund balance in relation to the current inflation.

OTHER

City Manager Mornson suggested a tour of the Trellis project before the July 19 City Council meeting. The ribbon cutting is set for Monday, August 1 before the City Council meeting.

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 7:59 p.m.

Respectfully Submitted,
Amy Domeier, City Clerk

ATTEST:



Patrick Hanlon, Mayor



Amy Domeier, City Clerk