

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
AUGUST 4, 2020**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, August 4, 2020 at 7 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Mayor Gadd called the meeting to order with Council Members Beck, Brausen, Halverson and Hunke attending. Others attending included City Manager Mornson, Assistant City Manager Lenz, City Planner Lindahl, Housing Inspector Zasada, Code Enforcement Officer Page, Chief Building Official Kearney, City Attorney Riggs 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.

CONSENT AGENDA

Motion by Brausen. **Second** by Halverson.

Motion to Approve the Consent Agenda.

1. Minutes of the July 14, 2020 City Council Regular Meeting Proceedings
2. Minutes of the July 21, 2020 City Council Regular Meeting Proceedings
3. Ratify Checks Issued in July 2020; Bishop
4. Second Reading of Ordinance 2020-1147; Domeier
5. Second Reading of Ordinance 2020-1154; Kearney
6. Notification of Environmental Assessment Worksheet (EAW) for the Blake Road Station Redevelopment Project; Lindahl

Ayes. All.

Nays. None. Motion carried.

NEW BUSINESS

VII.1. First Reading: Ordinance Amending Chapter 6 of the Hopkins City Code Regarding Chickens; Lenz

Assistant City Manager Lenz, Code Enforcement Officer Page, Housing Inspector Zasada, Chief Building Official Kearney and City Planner Lindahl provided a summary of Council Report 2020-055 amending the City Code to allow for chickens in single-family residential neighborhoods.

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
AUGUST 4, 2020**

During the presentation, staff shared amendments revising the chicken coop, chicken run size and nuisances from the proposed ordinance:

Chicken coops requirements:

- (2) Maximum size must comply with the information detailed in the table below and must not exceed seven feet (7') in total height.

Maximum Size of Chicken Coop	
Maximum Number of Chickens Allowed	Maximum Size
Two (2) Chickens	Eight (8) square feet
Three (3) Chickens	Twelve (12) square feet
Four (4) Chickens	Sixteen (16) square feet

Chicken run requirements:

- (1) The maximum size must comply with the information detailed in the table below and must not exceed seven feet (7') in total height.

Maximum Size of Chicken Run	
Maximum Number of Chickens Allowed	Maximum Size
Two (2) Chickens	Twenty (20) square feet
Three (3) Chickens	Thirty (30) square feet
Four (4) Chickens	Forty (40) square feet

Updated nuisance language:

- (4) The licensee has exceeded the maximum number of chickens permitted in their zoning district.
- (5) The licensee has an active arrest warrant for a Property Maintenance Code or Zoning Ordinance violation pertaining to any property which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.
- (6) The licensee or his or her agent is denying the building official or authorized representative to perform a license review inspection.
- (7) The licensee or any person(s) who has had an interest in two (2) or more licenses revoked pursuant to this article or canceled pursuant to section 6.32 or a combination of revocations or cancellations shall be ineligible to hold or have an interest in a chicken license for a period of five (5) years.
- (8) The dwelling is in substandard condition.

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
AUGUST 4, 2020**

- (9) The owner has allowed weeds, vegetation, junk, debris or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition. If the city is required to abate such nuisance conditions, or collect, gather up or haul solid waste more than three (3) times during a period of twelve (12) months or less, it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license.

Mayor Gadd shared an online comment received from Abbie Seba regarding the fees proposed plus the costs of the coop, run, feed and maintenance being too high for the limited number of birds. He also shared an online comment received from Kimberly Stanek and allowed her to also speak her concerns regarding the restriction on the number of chickens and the proposed license fee in the Avenues neighborhood. Ms. Zasada explained the research and information compiled in determining the number of chickens per lot while considering noise and sanitation.

Council Member Hunke shared the same concerns as Ms. Stanek's comments and suggested that a max size on the chicken coop and run should be based on the number of chickens you have licensed. Ms. Lenz further clarified the amendment proposed and the Council was in general agreement with the amendment.

Council Member Brausen asked what cities were researched for chicken requirements and how residents may find educational opportunities about chicken ownership. Ms. Zasada shared that staff researched chicken requirements in Golden Valley, Edina, Minnetonka, St. Louis Park, Eden Prairie, Bloomington, Brooklyn Park and Burnsville. She shared the results of her research and how each city handles complaints. Educational handouts will be provided to license holders. Staff will report back on any additional educational opportunities. Ms. Stanek added that Egg Plant Supply in St. Paul offers online education.

Mayor Gadd agreed that education will be key in having urban chickens. He appreciated that staff did research what other cities are doing. He was open to the idea of a two-year license with the proposed fee which still makes it feasible for license holders. Ms. Lenz stated that some of the requirements are similar to the requirements of receiving a rental license. Staff looks at previous code enforcement complaints when considering issuing a license or revoking a license.

Discussion ensued regarding laying of eggs, lifespan and butchering of chickens. Butchering is not allowed on premise. Further discussion was held regarding the proposed setbacks and proposed license fees.

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

Motion to adopt for First Reading Ordinance 2020-1156 An Ordinance Amending Chapter 6 of the Hopkins City Code Regarding Chickens and including the amendment revising the chicken coop and chicken run size and the amendment relating to previous nuisances. .

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
AUGUST 4, 2020**

Ayes: All.

Nays: None. Motion carried.

Mayor Gadd stated that the ordinance second reading will be held on Tuesday, August 18.

VII.2. 210 – 7th Avenue North Variance Request; Lindahl

City Planner Lindahl provided a summary of Council Report 2020-058 where the applicant, Daniel Martin, requested a variance from the two-family dwelling (duplex) minimum lot size standard in the R-1-A district.

Council Member Hunke stated that the applicant has some really good ideas but knows it would be hard to do on a case by cases basis. He suggested that this issue be discussed during the zoning code update. Mr. Lindahl shared that the current standards will be discussed among the zoning code update group and more information on his conversations with the applicant. Council Member Beck questioned if was new construction. Mr. Lindahl stated the applicant did include some basis constructions plans that include adding some square footage to the second level of the home. Council Member Beck did support modifying the ordinance for accessory dwelling units in the future. Council Member Brausen stated that the Planning Commission and City Council should meet to discuss this accessory dwelling uses considering the change in times. Mayor Gadd concurred.

Motion by Brausen. **Second** by Halverson.

Motion to adopt Resolution 2020-040, denying the variance request from Daniel Martin for the property located at 210 – 7th Avenue North (PID 24-117-22-13-0061).

Ayes: All.

Nays: None. Motion carried.

VII.3. 425 Madison Avenue Concept Plan Review; Lindahl

City Planner Lindahl provided a summary of Council Report 2020-057 where the applicant, Xijing Zhang, requested concept plan review of the proposal to subdivide the exiting 1.48 acre single family property into three single family lots.

Discussion was held regarding the lot width and minimum lot size standards. Mr. Lindahl also explained more about the private driveways, parking and adequate turn around space. Council Member Beck supported the concept plan. Mayor Gadd was looking forward to seeing more about the lot sizes and access. Council Members Halverson and Hunke supported the PUD process and having further discussion on the single family homes. Mayor Gadd noted it was a unique situation for Hopkins and liked the idea of adding single family homes.

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
AUGUST 4, 2020**

VII.4. 2019 Audit and Comprehensive Annual Financial Report (CAFR); Bishop
Finance Director Bishop along with John Lorenzini and Lance Lauinger of CliftonLarsenAllen, LLC provided the results of the audit.

Mayor Gadd thanked everyone for their work on the audit in the current settings. He stated that further discussions will need to be held on the fund balance. Council Member Beck asked for clarification on the water fund operating expense increases. Mr. Bishop responded that it was due to deferred maintenance and other costs related to the water treatment plant.

VII.5. Resolution Approving Refunds for On-Sale Liquor License Fees; Bishop
Finance Director Bishop provided a summary of Council Report 2020-056 approving a Resolution that will provide a three-month refund of license fees to all on-sale liquor license holders. The refunds are considered targeted financial assistance to businesses affected by COVID-19 and will be reimbursed under the CARES funds received by the City.

Mayor Gadd and Council Member Halverson shared their appreciation for helping local businesses.

Motion by Halverson. **Second** by Hunke.

Motion to Approve Resolution 2020-039 a Resolution Approving Refunds for On-Sale Liquor License Fees.

Ayes: All.

Nays: None. Motion carried.

ANNOUNCEMENTS

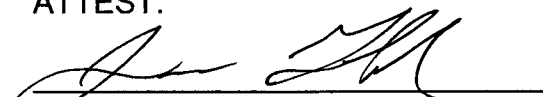
The following announcements were shared: a virtual budget engagement session on will be held on Monday, August 17 at 6 p.m.; and the next regular City Council meeting will be on Tuesday, August 18 at 7 p.m.

ADJOURNMENT


There being no further information to come before the City Council and upon a motion by Brausen, second by Hunke, the meeting was unanimously adjourned at 8:53 p.m.

Respectfully Submitted,
Amy Domeier, City Clerk

ATTEST:



Jason Gadd, Mayor



Amy Domeier, City Clerk