

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
MARCH 21, 2023**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, March 21, 2023, at 6:45 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South.

Mayor Hanlon called the meeting to order with Council Members Balan, Beck, Garrido and Hunke attending. Others attending included City Manager Mornson, Assistant City Manager Lenz, Strategic Planning and Initiatives Manager Imihy Bean, City Clerk Domeier, Deputy City Clerk Vidoloff, Director of Planning and Development Elverum, City Engineer Klingbeil, Planner Howard, Public Works Director Autio, and City Attorney Riggs.

**ADOPT AGENDA**

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

**Motion** to Adopt the Agenda.

**Ayes: Balan, Beck, Garrido, Hanlon, Hunke**

**Nays: None. Motion carried.**

**CONSENT AGENDA**

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

**Motion** to Approve the Consent Agenda.

1. Minutes of the February 21, 2023, City Council Regular Meeting Proceedings
2. Minutes of the March 14, 2023, City Council Regular Meeting Proceedings
3. Ratify Checks Issued in February 2023; Bishop
4. Appoint Public Art Committee Members; Elverum

**Ayes: Balan, Beck, Garrido, Hanlon, Hunke**

**Nays: None. Motion carried.**

**PUBLIC HEARINGS**

**V.1. Adopt Assessment Roll; 2023 Street and Utility Improvements – City Project 2022-10; Klingbeil**

City Engineer Klingbeil accompanied by Professional Engineer Amatuccio of Bolton & Menk, summarized City Council Report 2023-29. The assessment calculations were prepared based on the overall lowest bid received for the 2023 Street and Utility Improvements.

Mayor Hanlon opened the public hearing at 6:56 pm.

Melissa Ziegler, 146 15th Ave. N., questioned whether her property taxes would go up because of this improvement.

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Sue Gallucci, 1521 Mainstreet, stated her property is mixed-use with residential living and a private business. She requested that her property be assessed at the residential rate with special consideration that her lot has more side yard frontage than most properties being assessed. She also requested that given her age she have the opportunity to defer the assessment at age 65. Assistant City Manager Lenz clarified that deferral does not exempt one from the assessment and is a separate process.

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

**Motion** to Close the Public Hearing at 7:04 p.m.

**Ayes: Balan, Beck, Garrido, Hanlon, Hunke**  
**Nays: None. Motion carried.**

Council Member Beck questioned assessment calculations for corner lots. Mr. Amatuccio explained the assessment calculations used for corner lots. Further discussion was held on the benefit appraisals and statutory limitations on assessment amounts.

Mr. Klingbeil and Mr. Amatuccio followed-up on Ms. Ziegler's question about the property tax impact explaining how benefit value appraisals showed the improvements would increase her overall property value. City Attorney Riggs explained that the benefit value appraisal showed that the improvement was well within the statutory cap for assessments and would ultimately affect property tax values because her overall property value would eventually increase.

Mr. Riggs added that the City Council has discretion with assessments; however, there is an assessment policy and he recommended adhering to the policy. Further City Council discussion was held regarding the assessment policy. The City Council supported treating 1521 Mainstreet as a residential property but wanted the assessment amount to follow the policy. Council Member Balan did not support changing the property designation.

**Motion** by Beck. **Second** by Garrido.

**Motion** to Adopt Resolution 2023-013, Resolution Adopting Assessment Roll 2023 Street and Utility Improvements, City Project 2022-10, amended to treat 1521 Mainstreet as a residential property.

**Ayes: Beck, Garrido, Hanlon, Hunke**  
**Nays: Balan. Motion Carried.**

## **NEW BUSINESS**

### **VII.1 Accept Bids and Award Contract; 2023 Street and Utility Improvements – City Project 2022-10; Klingbeil**

City Engineer Klingbeil summarized Council Report 2023-030. Five total bids were received for the 2023 Street Utility Improvements. The recommendation for award of the project contract is to Northwest Asphalt, including all add alternates.

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Council Member Beck noted that the bids came in under the engineer's estimate. Brief discussion ensued regarding the bidding process.

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

**Motion** to Adopt Resolution 2023-014, Resolution Accepting Bids, 2023 Street and Utility Improvements, City Project 2022-10; and Adopt Resolution 2023-015, Resolution for Award of Contract, 2023 Street and Utility Improvements, City Project 2022-10.

**Ayes: Balan, Beck, Garrido, Hanlon, Hunke**  
**Nays: None. Motion carried.**

**VII.2. First Reading: Ordinance 2023-1187 Amending Chapters 40 and 102 of the City Code Regarding Illicit Discharge and Stormwater Management; Howard**

Planner Howard summarized Council Report 2023-26. City Engineer Klingbeil explained that this matter needed to be brought before the Planning and Zoning Commission before coming before the Council. Planner Howard made a first reading of the Proposed Ordinance, amending Chapters 40 and 102 of the City Code regarding Illicit Discharge and Stormwater Management.

Per Mayor Hanlon's request, Mr. Klingbeil shared examples of changes in the MS4 Permit process and statutory requirements.

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

**Motion** to Adopt for First Reading, Ordinance 2023-1187, Amending Chapters 40 and 102 of the City Code Regarding Illicit Discharge and Stormwater Management

**Ayes: Balan, Beck, Garrido, Hanlon, Hunke**  
**Nays: None. Motion carried.**

**VII.3. Discussion on No Mow May; Imihy Bean**

Strategic Planning and Initiatives Manager Imihy Bean presented on No Mow May and requested guidance from the City Council on if enacting No Mow May should proceed and whether it would be a one year resolution or a permanent change to the ordinance.

The City Council supported the No Mow May initiative and preferred to review the ordinance language annually.

**PUBLIC COMMENT**

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Melissa Ziegler, 146 15th Ave. N., asked about the insurance coverage for the people working on the street improvement and who would be liable if they are injured. City Engineer Klingbeil responded that the companies performing the work are required to carry liability insurance for the project.

Four University of Minnesota students were in attendance at the meeting and informed Council they had chosen to study the Hopkins 2023 Street and Utility Improvements Project as part of their Civil Engineering class this semester.

**ANNOUNCEMENTS**

Mayor Hanlon reviewed the upcoming meeting schedule. The April 11 City Council meeting is canceled.

**ADJOURNMENT**

There being no further business to come before the City Council and upon a motion by Garrido, second by Balan, the meeting was unanimously adjourned at 7:38 p.m.

Respectfully Submitted,



Ann M. Vidoloff, Deputy City Clerk