

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, July 16, 2018

Committee Members Present: Barber, Chavez, Commers, Cunningham, Dorfman, Elkins, Munt, Wulff

Committee Members Absent: Kramer

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Commers called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, July 16, 2018.

APPROVAL OF AGENDA AND MINUTES

It was moved by Munt, seconded by Dorfman to approve the agenda. Motion carried.

It was moved by Munt, seconded by Elkins to approve the minutes of the June 18, 2018 regular meeting of the Community Development Committee. Motion carried.

BUSINESS

2018-170 Central Anoka County Regional Trail Master Plan Amendment, Review File No. 50209-1

Planner Tracey Kinney presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Elkins, that the Metropolitan Council:

1. Approve the Central Anoka County Regional Trail Master Plan Amendment.
2. Require that Anoka County, prior to initiating development of the regional trail, provide a Joint Powers Agreement with the City of Ramsey that outlines and confirms use of the city owned right-of-way and easements for regional trail use.

Motion carried.

Council Member Dorfman asked about the status of the existing trail alignment after the new trail alignment is open to the public. Kinney responded that the existing trail will remain, and the regional trail designation will be transferred to the new trail alignment. Council Member Wulff stated that the proposed pedestrian bridge will provide safe access across U.S. Highway 10 which is comprised of 19 lanes of traffic.

2018-171 Annual Metropolitan Regional Parks Operation and Maintenance Allocation

Senior Planner Deb Jensen presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Barber, that Metropolitan Council accept the

Regional Parks System state fiscal year 2019 operation and maintenance report, as shown in Table 1.

Table 1 – State Fiscal Year 2019 O&M Distribution

Agency	Reported actual 2017 O&M	Estimated distribution amount
Anoka County	\$5,886,728	\$728,165.95
Bloomington Parks	1,248,169	96,398.48
Carver County	1,334,570	123,785.46
Dakota County	5,952,034	462,575.58
Minneapolis Park Board	29,091,937	2,221,985.85
Ramsey County	7,337,683	687,538.50
Saint Paul Parks	16,800,270	1,321,481.65
Scott County	1,527,109	135,717.58
Three Rivers Park District - Hennepin & Scott	37,462,992	2,423,799.55
Washington County	3,981,073	338,551.40
Total	\$110,622,565	\$8,540,000.00

Motion carried.

Council Member Barber asked Ms. Jensen to provide an example of eligible vs non-eligible expenses. Ms. Jensen stated the purchase of 4 trucks is considered a capital expense, and lobbying, food expense are examples of non-eligible costs. Accepted costs were determined through several meetings including the controller. The Chair inquired if the appropriation and payout gap is covered by property taxes levied by agencies. Ms. Jensen confirmed yes. Council Member Wulff commented that counties and cities are paying nearly all the cost of Regional Parks with local dollars. Although Regional Parks are considered the functional equivalent to State Parks, they have not been receiving the 40% State share of funding that is laid out in Minnesota law. Ms. Jensen explained the increased percentages was as high as 19% and last year it was less than 8%.

2017-172 Release the draft *2040 Regional Parks Policy Plan* for public comment and set public hearing date

Regional Parks Manager Emmett Mullin and Planning Analyst Dan Marckel presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Munt, that the Metropolitan Council:

- Release the draft *2040 Regional Parks Policy Plan* for public comment;
- Authorize a public hearing to be conducted regarding the draft *2040 Regional Parks Policy Plan* at 4:00 p.m. on Monday, September 17, 2018 as part of the Community Development Committee meeting;
- Receive public comment from July 26 – September 24; and

- Direct staff to publish public hearing notices that includes the link to the draft *2040 Regional Parks Policy Plan* for public comment under the Council's administrative procedure for public hearings.

Motion carried.

Council Members Dorfman and Chavez requested that at Wednesday's Committee of the Whole meeting, where the Regional Parks Policy Plan Update will be presented, to share the public engagement activities as well as the proposed equity commitments in the draft update. Additional questions included a status update on adding cell phone antennas in the Regional Parks System lands and design standard resources for regional trails.

2018-188 City of Rogers High Density Residential Text Change Comprehensive Plan Amendment, Review File No. 20620-7

Senior Planner Raya Esmaeili presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Elkins, that the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Rogers to place the High Density Residential Text Change Comprehensive Plan Amendment (CPA) into effect.
2. Find that the proposed amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Wastewater and Housing.

Motion carried.

Jason Ziemer, City Planner, and Amy Patnode, Planning Assistant from the City of Rogers, were in attendance. Committee member Dorfman asked City staff to elaborate on foreseeable opportunities for higher density developments, as well as affordable housing units over time. Mr. Ziemer responded that this is a precursor to what the City is looking at for the 2040 comprehensive plan update. There has been a significant amount of interest from developers for both market rate and affordable apartment units. Therefore, this amendment was needed to accommodate these requests and ensure higher density units that the city needs. There is disparity between the wages in the community and the current available housing and the City is trying to make affordable housing a high priority for the community in the 2040 comprehensive plan update. A lot of the areas that the City is looking at are adjacent to Highway 101 and Interstate 94, which is where developers prefer to locate the apartment buildings. All those areas are infill and redevelopment and will need to come in with higher density projects to satisfy what the City is hoping to accomplish.

2018-189 City of Corcoran Pulte Encore Comprehensive Plan Amendment, Review File No. 20601-7

Senior Planner Raya Esmaeili presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Barber, that the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Corcoran to place the Pulte Encore Comprehensive Plan Amendment (amendment) into effect.
2. Find that the amendment does not change the City's forecasts.

- Advise the City to implement the advisory comments in the Review Record for Land Use and Housing.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2017-190 City of Oakdale 3M Small Area Plan Comprehensive Plan Amendment, Review File No. 20281-6

Senior Planner Corrin Wendell presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Cunningham, that the Metropolitan Council:

- Adopt the attached Review Record and allow the City of Oakdale to place the 3M Small Area Plan Comprehensive Plan Amendment (amendment) into effect.
- Revise the City’s forecasts for population, households, and employment as shown in Table 1 of the Review Record.
- Advise the City to implement the advisory comments in the Review Record for Forecasts and Housing.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2018-192 Livable Communities Demonstration Account Transit-Oriented Development Pre-Development and Tax Base Revitalization Account Transit-Oriented Development Site Investigation Grant Recommendations

Livable Communities Manager Paul Burns presented the staff report to the Committee.

It was moved by Cunningham, seconded by Munt, that the Metropolitan Council (1) award one Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grant for \$25,500 and two Tax Base Revitalization Account Transit-Oriented Development Site Investigation grants totaling \$55,849, as follows, and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Recommended Projects	Applicant	LCDA-TOD Predevelopment
Downtown YMCA Re-Imagination	City of Saint Paul	\$25,500
	Total Requested	\$25,500
	Total Available	\$125,000
	Total Remaining	\$99,500
Recommended Projects	Applicant	TBRA-TOD Site Investigation
Northwest University & Dale	City of Saint Paul	\$28,924

Capitol Professional Office Building Redevelopment	City of Saint Paul	\$26,925
	Total Requested	\$55,849
	Total Available	\$125,000
	Total Remaining	\$69,151

Motion carried.

The Committee chair commented on the importance of the Downtown YMCA project for its potential to help revitalize that part of downtown Saint Paul, near the Central Station Light Rail station.

2018-191 Livable Communities Demonstration Account Pre-Development Grant Recommendation

Livable Communities Manager Paul Burns presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Elkins, that the Metropolitan Council (1) award one Livable Communities Demonstration Account Pre-Development grant for \$100,000 as listed below, and (2) authorize its Community Development Division Director to execute the grant agreement on behalf of the Council:

Recommended Project	Applicant	TOD Predevelopment
East Seventh Street Housing Site	City of Saint Paul	\$100,000
	Total Requested	\$100,000
	Total Available	\$125,000
	Total Remaining	\$25,000

Motion carried.

A committee member commented that this type of project is needed. Another asked if the fact that we only received one application suggested that there isn't a significant demand for this category of funding. Mr. Burns responded that it is probably a little too early to draw conclusions since this is the first time this category of funding has been offered for several years.

2018-153 2018 Budget Amendment – Second Quarter

MTS Director Heather Agesen-Huebner presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Barber, that the Metropolitan Council authorizes the 2018 Unified Budget as indicated and in accordance with the attached tables.

Total Authorized Anoka County \$1,598,636 \$356,592 \$1,242,044 \$1,598,636 Bloomington \$300,223 \$31,100 \$269,123 \$300,223 Carver County \$366,714 \$65,500 \$301,214 \$366,714 Dakota County \$1,297,255 \$175,000 \$1,122,255 \$1,297,255 Minneapolis Park & Rec. Board \$3,697,283 \$1,647,283 \$2,050,000 \$3,697,283 Ramsey County \$1,374,300 \$1,090,210 \$284,090 \$1,374,300 Saint Paul \$2,623,778 \$2,623,778 \$0 \$2,623,778 Scott County \$632,436 \$632,436 \$0 \$632,436 Three Rivers Park District \$4,205,572 \$1,210,572 \$2,995,000 \$4,205,572 Washington County \$905,703 \$0

\$905,703 \$905,703 90% of appropriation for projects \$17,001,900 \$7,832,471 \$9,169,429
 \$17,001,900 10% of appropriation for PAOF \$1,889,100 Total SFY 2019 appropriation \$18,891,100

Motion carried.

Committee Member Wulff expressed her continued frustration with the direct appropriation as part of the bonding bill.

2018-195 Regional Parks Capital Grant Agreement Authorization

Senior Planner Tori Dupre presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Munt, that the Metropolitan Council authorizes the Regional Administrator or their designee to execute 13 grant agreements totaling \$18,777,300 with the Regional Park Implementing Agencies and Cities as indicated in and in accordance with the attached table.

Agency	Grant Title	Grant Amount
Anoka County	Rice Creek Chain of Lakes Park Reserve Campground Maintenance Facility Construction	\$687,044
Anoka County	Bunker Hills Activities Center Outdoor Gathering Space (amendment)	\$617,298
Dakota County	Lake Byllesby Regional Park Master Plan Improvements	\$1,122,255
Minneapolis Park & Recreation Board	Minneapolis Chain of Lakes Regional Park - Kenilworth Channel Rehabilitation	\$1,400,000
Minneapolis Park & Recreation Board	Minnehaha Regional Park Pavilion Rehabilitation	\$550,000
Three Rivers Park District	Baker Park Reserve Bathroom Buildings and Boat Rental Building Renovation: Construction	\$1,316,000
Three Rivers Park District	Baker-Carver Regional Trail: Construction of 3.4 miles of Paved Trail	\$1,679,000
Washington County	Lake Elmo Park Reserve Renovations - including Pavement	\$905,703
Carver County	Lake Waconia Development (direct appropriation)	\$1,500,000
City of New Hope	Outdoor Swimming Pool (direct appropriation)	\$2,000,000
City of Saint Paul	Nature Sanctuary Visitor Center, Bruce Vento Regional Trail (direct appropriation)	\$3,000,000
Ramsey County	Lake Links Trail (direct appropriation)	\$2,600,000
City of Mahtomedi	Lake Links Trail (direct appropriation)	\$1,400,000
Total		\$18,777,300

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

INFORMATION

1. Regional Parks System Annual Use Estimate – Senior Researcher Raintry Salk and Research Manager Joel Huting presented the information item to the Community Development Committee.

The Metropolitan Council has prepared annual use estimates for the Regional Park System since 1995 in partnership with regional park implementing agencies. The Council bases its estimate of park visits on counts of visitors entering regional parks and trails from Memorial Day to Labor Day. The Council uses a four-year rolling average of counts to ensure a representative sample of each park and each trail. Off-season visits (winter, spring, and fall) are based on a survey asking visitors how often they visit during off-season months. The most recent survey was completed in 2016 and incorporated into the estimates for the first time this year.

An estimated 58.3 million visits were made to the Regional Parks System in 2017. This is a 22% increase from 2016. Most of this growth comes from this year's update of the seasonal inputs for fall, winter, and spring visitation, which had not been updated since the 2008 survey. The new survey data show that off-season visitation is higher than previously believed. Over three-quarters of the visits were to regional parks, park reserves, and special recreation features. The rest were to regional trails. The most visited regional park was Minneapolis Chain of Lakes, with 7.1 million visits.

Minnesota Statutes (85.53, Subdivision 3 and Statute 473.351, Subdivision 3) and the *2040 Regional Parks Policy Plan* specify visits to the Regional Parks System as a component in determining each regional park implementing agency's share of the Regional Parks System grant program dollars.

2. 2019 Community Development Division Preliminary Operating Budget – MTS Director Heather Aagesen-Huebner and HRA Director Terri Smith presented the information item to the Community Development Committee.

This Community Development preliminary operating budget presentation will be followed by the Council's enterprise preliminary budget presentation at the August 8, 2018, Council meeting.

The 2019 preliminary budget was developed using Thrive MSP 2040 outcomes and principles and builds on the 2018 base budget. The 2018 base budget includes previously approved programmatic and staffing levels.

The presentation detailed the Metro Housing and Redevelopment Authority (HRA) structural imbalance. The HRA has a structural financial imbalance due primarily to housing rental market conditions, volatile federal funding reimbursement rates, and Council policy decisions.

Ms. Aagesen-Huebner and Ms. Smith requested direction and feedback on the 2018 HRA budget and 2019 division budget development.

ADJOURNMENT

Business completed, the meeting adjourned at 6:05 p.m.

Michele Wenner
Recording Secretary