

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, September 16, 2019

Committee Members Present: Atlas-Ingebretson, Chamblis, Cummings, Lee, Lilligren, Lindstrom, Muse, Vento, Wulff

Committee Members Absent: Johnson

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Lilligren called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on September 16, 2019.

APPROVAL OF AGENDA AND MINUTES

It was moved by Vento, seconded by Wulff to approve the agenda. Motion carried.

It was moved by Cummings, seconded by Muse to approve the minutes of the September 3, 2019 regular meeting of the Community Development Committee. Motion carried.

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BUSINESS

2019-251 JT City of Tonka Bay 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21869-1

Senior Planner Jake Reilly presented the business item to the Community Development Committee. It was moved by Vento, seconded by Lee, that the Metropolitan Council:

1. authorize the City of Tonka Bay to place its 2040 Comprehensive Plan into effect.
2. advise the City to implement the advisory comments in the Review Record for Forecasts, Water Resources, Surface Water Management, and Land Use.

Motion carried.

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

2019-252 JT City of Mound 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21916-1

Senior Planner Jake Reilly presented the business item to the Community Development Committee. It was moved by Chamblis, seconded by Atlas-Ingebretson, that the Metropolitan Council:

1. Authorize the City of Mound to place its 2040 Comprehensive Plan into effect.

2. Revise the City of Mound's forecasts upward as shown in Table 1 of the attached Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Surface Water Management.

Motion carried.

Consulting planner for the City of Mound, Rita Trapp, was in attendance. Council member Atlas-Ingebretson asked about whether affordable housing units would be included in the new mixed-use redevelopment areas in the future land use Plan. Mr. Reilly responded that the City's planned densities exceed the expected allocation of affordable housing need for Mound. Ms. Trapp added that the City of Mound is supportive of affordable housing and that the mixed-use areas are likely to be where affordable units are located.

2019-253 JT City of Lauderdale 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21980-1

It was moved by Lindstrom, seconded by Lee, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Lauderdale to place its 2040 Comprehensive Plan into effect.
2. Revise the City of Lauderdale's forecasts upward as shown in Table 1 of the Review Record.
3. Revise the affordable housing need allocation for the City to 64 units.

Motion carried.

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

2019-254 JT City of Greenfield 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21991-1

Planning Analyst Freya Thamman presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Lee, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Authorize the City of Greenfield to place its 2040 Comprehensive Plan into effect.

1. Revise the City's employment forecasts upward as shown in Table 1 of the Review Record.
2. Advise the City to implement the advisory comments in the Review Record for surface water management, forecasts, land use, and water supply.

Motion carried.

The City's consulting planning staff was in attendance. Ms. Thamman thanked the City's consulting planning staff Brad Scheib and Rita Trapp for their coordination on the City's Plan. The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-255 JT City of Inver Grove Heights 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21996-1

Planning Analyst Patrick Boylan presented the business item to the Community Development Committee.

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

1. Authorize the City of Inver Grove Heights to place its 2040 Comprehensive Plan into effect.
2. Advise the City to adopt the MRCCA Plan within 60 days after receiving final DNR approval and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

Motion carried.

City Planner Allan Hunting was in attendance.

Council member Lee asked if there is a chance the City would not adopt the Mississippi River Corridor Critical Area (MRCCA) plan. Mr. Boylan responded that this is not a controversial item and that in staff's experience all cities so far have adopted MRCCA. Community Development Director LisaBeth Barajas added that due the nature of MRCCA rules, cities must follow a sequence and take appropriate steps where the local comprehensive plan must be adopted first, then the local ordinances follow in approval. The Council has not seen this as an issue, but this is a good reminder to cities to take the next steps with the DNR.

Council member Muse asked what the City is doing about affordable housing. City staff Allan Hunting responded that the City's Plan is to create their own programs for the City and to also continued working with the Dakota County Community Development Agency (CDA) to get more affordability in future projects.

Council member Wulff added that all communities in Dakota County are levied a tax for affordable housing projects. The communities that develop affordable housing work closely with the CDA with Section 8 vouchers and manage tax credits. There has not been any difficulty with cities taking projects – they line up to work with the CDA.

2019-256 JT City of Stillwater 2040 Comprehensive Plan, Review File 22281-1

It was moved by Vento, seconded by Wulff, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Stillwater to place its 2040 Comprehensive Plan into effect.
2. Revise the City's Sewer-Serviced forecast downward as shown in Table 2 of the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Transit.

Motion carried.

Community Development Director, Bill Turnblad and Lance Bernard, consulting planner, where in attendance. The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-257 City of Scandia 2040 Comprehensive Plan, Review File 21979-1

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

It was moved by Lee, seconded by Chamblis, that the Metropolitan Council adopt the Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Scandia to place its 2040 Comprehensive Plan into effect.
2. Revise the community designation for the Village Center portion of Scandia, as shown in Figure 3, from Diversified Rural to Rural Center.
3. Advise the City to implement the advisory comments in the Review Record for Surface Water Management.

Motion carried.

There were no representatives from the City in attendance. Council member Vento asked about the mining uses within the City. Community Development Director Lisa Barajas responded that mining in Washington County is largely made up of sand and gravel extraction and contributes to the local supply of materials for construction activities. Mining has been a part of the community for decades and continues to be.

2019-258 2020-2024 Public Housing Agency (PHA) Plan Approval

Metropolitan Council Housing and Redevelopment Authority (Metro HRA) Director Terri Smith, and, Metro HRA Manager Jennifer Keogh, presented the business item to the Community Development Committee.

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

1. Approve the 2020-2024 5 Year Public Housing Agency (PHA) Plan and the 2020 Annual Public Housing Agency Plan, including changes to the Housing Choice Voucher Administrative Plan.
2. Direct staff to submit the final Plan to the U.S. Department of Housing and Urban Development.

Motion carried.

There was extensive discussion and debate on the biennial inspections and proposed minimum rent changes to the PHA Plan and supporting documents.

Biennial Inspection

This proposed change would expand instances where units occupied by Housing Choice Voucher program participants are inspected every two years instead of every year. The primary purpose of this proposed change is to create administrative efficiencies in program operation. Committee member questions focused on ensuring units remain safe for families while providing relief on the burden of inspections. Committee members also expressed concern regarding the potential for units to fall into disrepair between biennial inspections. Staff assured Committee members that there will be a special inspection process in place that will be fully communicated to program participants. Staff also explained that criteria will be established that landlords will need to meet in order to be put on a biennial inspection schedule. This is also presented as a landlord incentive for program participation.

Minimum Rent

This proposed policy change generated a lengthy discussion. Staff proposed a change in minimum rent for Housing Choice Voucher program participants from \$0 to \$50, consistent with the discretion provided by the U.S. Department of Housing and Urban Development. Staff explained that 88% of housing authorities in the county and 7 out of 9 agencies in the Twin Cities have a minimum rent, including the other large agencies of Minneapolis and St. Paul. This was presented as one cost

containment strategy that would result in cost savings of approximately \$162,000. Concerns expressed by Committee Members were about potential evictions for families that could not pay the minimum rent and putting the burden of rent payments on families with limited income.

Staff responded by explaining details of the required exemptions for families whose income decreases or for families that fall under hardship situations. Staff also explained the limited number of exceptions requested by housing agencies nationally and locally.

Council member Wulff moved to approve the proposed actions as presented in the staff report. The motion was seconded. Committee member Chamblis moved to amend the motion and reduce the proposed minimum rent from \$50 to \$25, seconded by Committee member Lee. Committee members discussed the impacts and consequences of a reduced minimum rent. The motion to amend failed. Council Member Atlas-Ingebretson moved to amend the original motion and direct staff to remove the proposed minimum rent policy from the Plan and leave it at \$0. The motion was seconded by Council member Muse. The motion failed.

The Community Development Committee then considered the original motion to approve the proposed actions as presented in the staff report and unanimously approved the proposed action.

2019-226 Grand Rounds Missing Link Regional Trail Master Plan, Minneapolis Park and Recreation Board, Review File No. 50126-1

Planning Analyst Colin Kelly presented the business item to the Community Development Committee. It was moved by Muse, seconded by Cummings, that the Metropolitan Council:

1. Approve the Grand Rounds Missing Link Regional Trail Master Plan.
2. Require that the Minneapolis Park and Recreation Board, prior to initiating development of the regional trail, send preliminary plans to the Interceptor Engineering Assistant Manager at the Metropolitan Council Environmental Services Division.

Motion carried.

Council member Lindstrom asked about the timeline for implementation. Mr. Kelly responded that some segments of the trail could be constructed within the next five years. Other segments, including major rail crossings, would likely take longer to implement.

2019-227 Rush Creek Regional Trail Master Plan Amendment and Facility Exchange, Three Rivers Park District, Review File No. 20144-2

Planner Tracey Kinney presented the business item to the Community Development Committee. It was moved by Vento, seconded by Wulff, that the Metropolitan Council:

1. Approve the Rush Creek Regional Trail Master Plan Amendment.
2. Approve the release of the restrictive covenant on 2.3-acres of land within Rush Creek Regional Trail as shown in Figure 5 in exchange for the investment of \$30,000 (the appraised value of the property) toward the development of the Rush Creek Regional Trail grade-separated crossing at Winnetka Avenue.
3. Inform Three Rivers Park District that \$30,000 toward the development of the Rush Creek Regional Trail grade-separated crossing at Winnetka Avenue are not grant eligible expenses.

4. Advise Three Rivers Park District to coordinate with Metropolitan Council Environmental Services on the location and construction of the proposed roadway that is on or near Metropolitan Council property prior to initiating this project.

Motion carried.

There were no representatives from Three Rivers Park District in attendance. The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-228 Blakeley Bluffs Park Reserve Acquisition Master Plan Amendment and Boundary Adjustment, Scott County, Review File No. 50019-3

Planner Tracey Kinney presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Lee, that the Metropolitan Council:

1. Approve Scott County's Blakeley Bluffs Park Reserve Acquisition Master Plan Amendment.
2. Approve the boundary adjustment adding 7-acres of high-quality, natural resource land along the Minnesota River in Blakeley Township.
3. Inform Scott County that it must submit the Blakeley Bluffs Park Reserve Development Master Plan for Metropolitan Council approval prior to requesting funding for development.

Motion carried.

Patty Freeman and Alysa Delgado from Scott County were also in attendance. The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-229 Park Acquisition Opportunity Fund Grant for Blakeley Bluffs Park Reserve (O'Reilly), Scott County

Senior Grants Administrator Jessica Lee presented the business item to the Community Development Committee.

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

1. Approve a grant of up to \$600,363.25 to Scott County to acquire the 37.45-acre O'Reilly parcel located at 25975 Chatfield Drive, Blakeley Township, for Blakeley Bluffs Park Reserve.
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.
3. Consider reimbursing Scott County for up to \$139,987.75 from its share of a future Regional Parks Capital Bonding Program for costs associated with their local match.
4. Inform Scott County that the Council does not under any circumstances represent or guarantee that the Council will grant future reimbursement and that expenditure of local funds never entitles a park agency to reimbursement.

Motion carried.

Patty Freeman and Alysa Delgado from Scott County were also in attendance. Council member Chai Lee asked if any efforts were made to let the public know about park acquisitions. Council staff

responded that the Implementing Agencies often issue news releases when they acquire new park land, and they are also active with community engagement for master planning for those lands. Council member Wulff indicated that she had wondered why Scott County was not receiving credit for the landowner donation of value, when the Regional Parks System Fund Distribution Policy states that the local match requirement may be met partially or fully by the value of a land donation from a seller. The value of the donation is the difference between the agreed-upon purchase price and the value of the property as determined by a certified appraisal, which for this project is \$45,100. Committee member Wulff indicated that she had discussed this with staff ahead of the meeting to revise the proposed action. She moved the following revised actions to reflect this value, with changes underlined and stricken:

1. **Approve a grant of up to ~~\$555,263.25~~ \$600,363.25** to Scott County to acquire the 37.45-acre O'Reilly parcel located at 25975 Chatfield Drive, Blakeley Township, for Blakeley Bluffs Park Reserve.
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.
3. **Consider reimbursing Scott County for up to ~~\$185,087.75~~ \$139,987.75** from its share of a future Regional Parks Capital Bonding Program for costs associated with their local match.
4. Inform Scott County that the Council does not under any circumstances represent or guarantee that the Council will grant future reimbursement and that expenditure of local funds never entitles a park agency to reimbursement.

INFORMATION

1. none

ADJOURNMENT

Business completed, the meeting adjourned at 7:05 p.m.

Michele Wenner
Recording Secretary