

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, July 20, 2020

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

**Committee Members Absent:** Muse

**Committee Members Excused:**

[click here to view the July 20, 2020 Community Development Committee meeting](#)

### 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 Monday, July 20, 2020.

### APPROVAL OF MINUTES

It was moved by Cummings, seconded by Lee to approve the minutes of the July 6, 2020 regular meeting of the Community Development Committee. Motion carried.

### BUSINESS

**2020-208 JT:** City of Chaska 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22303-1

Senior Planner Raya Esmaeili presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Chamblis, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

#### **Recommendations of the Community Development Committee**

1. Authorize the City of Chaska to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the attached Review Record.
3. Advise the City to provide the dates that the watersheds approved the LWMP, the date the City adopted the final LWMP, and a copy of the final LWMP if it differs from the version dated April 2020 that was submitted with the updated Plan

#### **Recommendation of the Environment Committee**

1. Approve the City of Chaska's Comprehensive Sewer Plan.

#### **Motion carried.**

Council Member Johnson inquired about Council's ability to evaluate whether a community's expected employment growth is at wages compatible with the nearby planned housing growth. Director Barajas responded that for forecasting at a regional scale, the Council considers all of those broader considerations. However, reviewing local Plans, we look to ensure whether those Plans address the community's capacity to accommodate their forecasted growth. Additionally, most communities do not have the level of detail in their

Plans to assess jobs associated with areas accommodating employment, but some do and connect that to their housing needs.

**2020-170 SW:** Regional Parks System Annual Operations and Maintenance Report  
 Financial Analyst Abdiwahab Ali presented the business item to the Community Development Committee.

It was moved by Vento, seconded by Wulff, that the Metropolitan Council accept the Regional Parks System state fiscal year 2021 operation and maintenance report.

Agency	Reported actual 2019 O&M	Estimated distribution amount
Anoka County	\$6,331,945.50	\$802,695.61
Bloomington Parks	\$934,152.52	\$98,231.68
Carver County	\$1,405,117.00	\$129,244.07
Dakota County	\$7,326,819.38	\$561,248.94
Minneapolis Park & Recreation Board	\$25,550,276.01	\$2,302,831.68
Ramsey County	\$7,054,777.97	\$742,307.96
Saint Paul Parks	\$19,127,426.56	\$1,293,420.64
Scott County	\$1,600,058.83	\$150,108.38
Three Rivers Park District - Hennepin & Scott	\$40,801,700.31	\$2,674,025.55
Washington County	\$4,263,072.73	\$385,885.48
<b>Total</b>	<b>\$114,395,346.80</b>	<b>\$9,140,000.00</b>

**Motion carried.**

Council Member Atlas-Ingebretson asked why operations and maintenance funding (O&M) has historically been below the required 40% funding level stated in statute 473.351 and what can be done about it. Mr. Ali referred to another clause within the state statute that says, "...[b]ut if available O&M money is less than the total amount determined by the formula, implementing agencies will share available money." Council member Wulff noted that Council staff regularly highlight this issue during legislative session when the budget proposals are discussed. Council member Atlas-Ingebretson requested Director Barajas to coordinate a conversation with Chair Zelle to further discuss Operations and Maintenance messaging from the Council to the legislature.

**2020-186** Crow Hassan Park Reserve Master Plan Amendment, Three Rivers Park District  
 Planning Analyst Colin Kelly presented the business item to the Community Development Committee.  
 It was moved by Johnson, seconded by Cummings, that the Metropolitan Council:

1. Approve the Crow-Hassan Park Reserve Master Plan, with approval of the proposed boundary adjustment of 179.85 acres being contingent on its inclusion in the 2020 Policy Plan Amendment currently under development.
2. Require that the Agency update the Master Plan to remove the characterization of the parcel north of 141<sup>st</sup> Avenue North as "surplus".
3. Require Three Rivers Park District, prior to initiating any new development of the park reserve or the Crow River Regional Trail adjacent to or in the vicinity of the park reserve, to send preliminary plans to the Engineering Services Assistant Manager at the Metropolitan Council's

Environmental Services Division for review in order to assess the potential impacts to the existing and planned regional interceptor system and other critical wastewater infrastructure.

**Motion carried.**

Council Member Chamblis asked about the upcoming meeting schedule for this item. Mr. Kelly confirmed this item approved at MPOSC, and final approval at the August 12<sup>th</sup> Council meeting. Council Member Johnson asked about any contingencies and policy amendments. Mr. Kelly confirmed the same approval route for proposals.

**2020-187** Park Acquisition Opportunity Fund Grant for Crow-Hassan Park Reserve (Berning), Three Rivers Park District

Senior Parks Planner Jessica Lee presented the business item to the Community Development Committee.

It was moved by Johnson, seconded by Lee, that the Metropolitan Council:

1. Approve a grant of up to \$326,625 to Three Rivers Park District to acquire the 0.97 -acre Berning property located at 26260 141<sup>st</sup> Avenue North in the City of Rogers for Crow-Hassan Park Reserve, contingent on Council approval of the July 2020 Special Budget Amendment, Business Item 2020-182 JT.
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.
3. Consider reimbursing Three Rivers Park District for up to \$108,875 from its share of a future Regional Parks Capital Bonding Program for costs associated with their local match.
4. Inform Three Rivers Park District that the Council does not under any circumstances represent or guarantee that the Council will grant future rei

**Motion carried.**

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

**2020-188** Park Acquisition Opportunity Fund Grant for Grey Cloud Island Regional Park (Kulvich), Washington County

Senior Parks Planner Jessica Lee presented the business item to the Community Development Committee.

It was moved by Lee, seconded by Lindstrom, that the Metropolitan Council:

1. Approve a grant of up to \$261,525 to Washington County to acquire the 41.15-acre Kulvich property located at 11523 Grey Cloud Trail South in the City of Cottage Grove for Grey Cloud Island Regional Park, contingent on Council approval of the July 2020 Special Budget Amendment, Business Item 2020-182 JT and on the anticipated closing date occurring before the purchase agreement expiration date.
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.

**Motion carried.**

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

**2020-189** Park Acquisition Opportunity Fund Grant for Bald Eagle-Otter Lake Regional Park (Spencer), Ramsey County  
Senior Parks Planner Jessica Lee presented the business item to the Community Development Committee.

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

1. Approve a grant of up to \$291,960 to Ramsey County to acquire the 0.6-acre Spencer property located at 5600 Otter Lake Road in White Bear Township for Bald Eagle-Otter Lake Regional Park, contingent on Council approval of the July 2020 Special Budget Amendment, Business Item 2020-182 JT.
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.
3. Consider reimbursing Ramsey County up to \$97,320 from its share of a future Regional Parks Capital Bonding Program for costs associated with their local match.
4. Inform Ramsey 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.**

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

**INFORMATION**

1. Metro HRA Administrative Plan Proposed Changes – Metro HRA Director Terri Smith presented the information item to the Community Development Committee.

The purpose of this information item is to have discussion and receive Committee feedback on the main Administrative Plan revisions for the upcoming year, 2021.

The suburban Ramsey Family Collaborative and Solid Ground, in partnership with suburban Ramsey County school districts, received a 3-year Homework Starts with Home grant through Minnesota Housing to provide temporary rent assistance to people of underserved and under-supported populations including black, indigenous and people of color, and lesbian, gay, bisexual, transgender, queer or questioning and Intersex (LGBTQI) students and families who are homeless, doubled up (over-crowded) or at imminent risk of homelessness.

The HSWH rent assistance is temporary for 18 months. The Metro HRA is proposing to revise the Administrative Plan to include a waiting list preference, for up to 15 vouchers, to provide continued rent assistance for families to transition from the HSWH program to the Housing Choice Voucher program after the initial 18-month period is up. The project partners would continue to provide services toward success as families transition from HSWH to the Housing Choice Voucher program.

Council Members with Ms. Smith's directions reviewed the available vouchers, waiting lists, and eligibility. After weighing information carefully an informal poll for the number of vouchers determined reasonable and possible. Based on the responses from the Community Development Committee members 15-22 vouchers was approachable.

2. 2021 Community Development Preliminary Budget Discussion - Finance and Administration Director Heather Aagesen-Huebner presented the information item to the Community Development Committee.

The Regional Administrator's preliminary Community Development Division 2021 Operating Budget supports implementation of *Thrive MSP 2040*, the *2040 Housing Policy Plan*, and the *2040 Regional*

*Parks Policy Plan.* The preliminary budget builds on the 2020 base budget. The 2020 base budget includes programmatic and staffing levels from the previous year.

This presentation detailed COVID-19 impacts on the 2020 budget and provided an overview of the preliminary 2021 operating budget, including proposed investments and an update on on-going and upcoming budget conversations.

~~3. Regional Parks Policy Plan Amendment and Draft System Additions Recommendation  
(Emmett Mullin 651-602-1360; Colin Kelly 651-602-1361)~~

**Due to length of meeting this Info Item postponed to the August 3<sup>rd</sup> Community Development Committee meeting.**

## **ADJOURNMENT**

Business completed, the meeting adjourned at 6:50 p.m.

Michele Wenner  
Recording Secretary