

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, August 19, 2019

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

Committee Members Absent: Cummings, Muse

Committee Members Excused: Lee

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, August 19, 2019.

APPROVAL OF AGENDA AND MINUTES

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

It was moved by Atlas-Ingebretson, seconded by Johnson to approve the minutes of the August 5, 2019 regular meeting of the Community Development Committee. Motion carried.

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BUSINESS

2019-230 JT: City of Richfield 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21949-1

Senior Planner Michael Larson presented the business item to the Community Development Committee.

It was moved by Vento, seconded by Atlas-Ingebretson, 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 Richfield to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Surface Water Management and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of Richfield's Comprehensive Sewer Plan.
2. Upon approval, the City shall submit to the Council a copy of the revised Ordinance regarding illicit clear water connections to require disconnection once they are identified.

Motion carried.

City of Richfield staff were in attendance: John Stark, Community Development Director; and Julie Urban, Housing Manager. Councilmembers Vento and Johnson complimented the City for its work.

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

2019-231 JT: City of Minneapolis 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22166-1

Senior Planner Michael Larson presented the business item to the Community Development Committee.

It was moved by Atlas-Ingebretson, seconded by Vento, 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 Minneapolis to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Advise the City to:
 - a. 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.
 - b. Implement the advisory comments in the Review Record for Transportation, Surface Water Management, and Water Supply.
 - c. Upon its completion, submit the updated Transportation Action Plan as an amendment to the 2040 Comprehensive Plan for Council review.

Recommendation of the Environment Committee

1. Approve the Comprehensive Sewer Plan component of the City of Minneapolis's Comprehensive Plan.

Motion carried.

City of Minneapolis staff were in attendance: Paul Mogush, Manager of Long-Range Planning; Joe Bernard, Planning Project Manager; and Loren Olson, Government Relations Representative. Chair Lilligren and Councilmember Atlas-Ingebretson complimented the City's on its outreach efforts, including addressing the City's history of restricted covenants. Mogush explained that these efforts arose from resident interest in exploring this history.

2019-232 Dakota County Rural Collaborative (DCRC) 2040 Comprehensive Plan, Review File 22002-1
Planning Analyst Patrick Boylan presented the business item to the Community Development Committee.

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

1. Authorize the following Townships of the Dakota County Rural Collaborative (DCRC) to place their 2040 Comprehensive Plans into effect:
 - a. Castle Rock Township
 - b. Douglas Township
 - c. Greenvale Township
 - d. Hampton Township
 - e. Marshan Township
 - f. Nininger Township
 - g. Randolph Township

- h. Ravenna Township
 - i. Vermillion Township
 - j. Waterford Township
2. Advise Nininger and Ravenna Townships to *adopt their MRCCA Plans 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.*
 3. Advise the Dakota County Rural Collaborative to implement the advisory comments in the Review Record for transportation, surface water management, forecasts, and water supply.

Motion carried.

Planning Consultant Jane Kansier from Bolten & Menk, was in attendance representing the Collaborative. Councilmember Peter Lindstrom asked about other collaborative efforts in the region. Community Development Director Lisabeth Barajas responded that both Carver County and Scott County have similar collaborations for their unincorporated communities.

2019-233 JT: City of Lakeville 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22077-1

Planning Analyst Patrick Boylan 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 Lakeville to place its 2040 Comprehensive Plan into effect.
2. Approve the revised sewer-serviced forecast, as shown in Table 2 of the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Surface Water Management.

Recommendation of the Environment Committee

1. Approve the City of Lakeville’s Comprehensive Sewer Plan.

Motion carried.

Community Development Director Daryl Morey and Ms. Kris Jensen, the City Planner, were in attendance. The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-234 JT: City of Minnetonka Beach 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21938-1

Senior Planner Jake Reilly presented the business item to the Community Development Committee.

It was moved by Atlas-Ingebretson, seconded by Johnson, 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 Minnetonka Beach to place its 2040 Comprehensive Plan into effect.
2. Strongly encourage the City to link housing needs with housing tools and to address all widely known housing tools, as detailed in the housing advisory comments in the Review Record, in order to be fully consistent with Council housing policy.
3. Advise the City to implement the advisory comments in the Review Record for Surface Water Management and Land Use.

Recommendation of the Environment Committee

1. Approve the Comprehensive Sewer Plan component of the City of Minnetonka Beach's Comprehensive Plan.

Motion carried.

Consulting Planner Beth Elliot was in attendance. Council Member Wendy Wulff inquired about ownership of the vacant parcels in the City. Mr. Reilly responded that he could find out, adding that this could represent housing turnover and properties available for purchase.

2019-235 JT: City of Oakdale 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22056-1

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

It was moved by Vento, seconded by Lindstrom, 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 Oakdale to place its 2040 Comprehensive Plan into effect.
2. Advise the City to:
 - a. Revise the Plan prior to final adoption to acknowledge that the Highways 36 and 120 interchange is not identified in the Current Revenue Scenario of the TPP and is not currently funded for construction prior to 2040. Authorization of the City's Plan does not infer approval of the interchange or modification of the construction timeline.
 - b. Implement the advisory comments in the Review Record for Transit and Surface Water Management.

Recommendation of the Environment Committee

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

Motion carried.

City of Oakdale staff were in attendance; Bob Streetar, Community Development Director and Emily Shively, Planner. The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-236 JT: City of Columbia Heights 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21956-1

Senior Planner Eric Wojchik presented the business item to the Community Development Committee. It was moved by Chamblis, seconded by Wulff, 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 Columbia Heights to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Forecasts and Water Supply.

Recommendation of the Environment Committee

1. Approve the Comprehensive Sewer Plan component of the City of Columbia Heights's 2040 Comprehensive Plan.

Motion carried.

Elizabeth Hammond, City Planner for Columbia Heights, and Lance Bernard, consultant Planner with HKGI, were in attendance. The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-203 Kingswood Special Recreation Feature Acquisition Master Plan Amendment and Boundary Adjustment, Three Rivers Park District, Review File No. 50032-3
Planning Analyst Colin Kelly presented the staff report to the Community Development Committee.

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

1. Approve Three Rivers Park District's Kingswood Special Recreation Feature Acquisition Master Plan Amendment.
2. Approve the boundary adjustment adding 15.95-acres of high-quality, natural resource land on Little Long Lake in the City of Minnetrista.
3. Inform Three Rivers Park District that it must submit the Kingswood Special Recreation Feature Development Master Plan for Metropolitan Council approval prior to requesting funding for development.

Motion carried.

Council Member Lindstrom asked how Special Recreation Features are defined. Kelly responded that Special Recreation Features offer opportunities and amenities that are unique to the Regional Park System, and that they are usually smaller in size than Regional Parks (typically 200-500 acres) or Park Reserves (typically greater than 1,000 acres). Kelly referenced Square Lake and Gale Woods Farm Special Recreation Features as examples.

2019-204 Park Acquisition Opportunity Fund Grant for Kingswood Special Recreation Feature, Three Rivers Park District (Baker Property)
Senior Grants Administrator Jessica Lee presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Johnson, That the Metropolitan Council:

1. Approve a grant of up to \$547,500 to Three Rivers Park District to acquire the 15.95-acre Baker parcel located at 1755 Retreat Circle in the City of Minnetrista for Kingswood Special Recreation Feature;
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 up to \$182,500 from its share of a future Regional Parks Capital Bonding Program;
4. Inform Three Rivers Park District 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; and
5. Inform Three Rivers Park District that the funds must be incurred before the Environment and Natural Resources Trust Fund appropriation end date of June 30, 2020.

Motion carried.

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

INFORMATION

1. Visualizing travel to regional parks using location-based services data

Research Manager Joel Huting presented this information to the Community Development Committee. Council staff have been exploring the use of passively collected, anonymized and aggregated cell phone location-based services data as provided by [Streetlight Data](#) for analyzing visitation to regional parks. This data source shows tremendous promise in understanding visitation to the parks at granular levels that would not be achievable using traditional survey-based research methods.

These traditional methods include an intercept-based visitor survey conducted every five years for understanding demographics, home zip codes, and other visitor/travel characteristics, alongside an annual usage survey to estimate the amount of visitation. Both of these methods are only statistically representative at the system- and agency-level; therefore, the Council has no reliable park- or trail-level data on visitation or demographics.

Council staff, in partnership with the Parks Implementing Agencies, are exploring numerous analyses to demonstrate the use of Streetlight Data for providing park-level data on visitation including usage, demographics of visitors, percent local- and non-local visitation, travel mode, and other key vital statistics for system planning. Further, the team has explored the use of the data to systematically identify racial inequities in visitation at the park- and trail-level – the ideal unit of analysis required for prioritizing many equity investments.

Council members had questions regarding the park visitors' survey; the cost, frequency, and the value. Mr. Huting responded the cost for the study is approximate \$500,000 and will be conducted every 3 years, and the information is used for demographics, distribution of funds, and to understand barriers.

Council members compared the visitor study data vs Streetlight data with the cost and accuracy of data.

BUSINESS

2019-237 Public Hearing – Public Housing Agency Plan 2020-2024 (Jennifer Keogh 651-602-1584) (start time 6 pm)

As an administrator of the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher program, the Council's Housing and Redevelopment Authority (Metro HRA) is required to prepare and submit an annual update to its Public Housing Agency (PHA) Plan.

The PHA Plan serves as a guide to the Metro HRA programs, policies, operations and strategies for serving the needs of very low and extremely low-income households. The PHA Plan is intended to be a convenient source of information for program participants, HUD and the general public.

There are two parts to the PHA Plan. The Five (5) Year Plan (last approved in 2014 for the years 2015-2019) describes the mission of the agency and the agency's long-range goals and objectives for achieving its mission over a five-year period - [Metro HRA Five Year PHA Plan](#). The Annual Plan (last approved in 2018 for the year 2019) is an update relating to the general policies and procedures for providing service in the coming year - [Metro HRA Annual PHA Plan](#).

The Administrative Plan, the Metro HRA's main policy document, becomes an attachment to the PHA Plan. At least annually, the Metro HRA makes mandatory and discretionary policy and program rule

revisions to the Administrative Plan which is also open for public comment - [Metro HRA Administrative Plan](#).

HUD requires a 45-day public comment period and a public hearing. The Metro HRA conducted 3 Resident Advisory Board meetings to review and comment on the Plan and proposed policy changes. The Plan will be open for public comment through August 29, 2019 at 4:30 PM. Comments will be reviewed and a final document, including comments received, will be presented for approval on September 19, 2019.

Chair Lilligren opened the hearing for testimony:

La Shella Sims from MICAH was the only audience member to speak. She asked how the plan meets needs and equity. She inquired on a complaint to HUD and the arrangements for violations. Ms. Barajas responded she cannot comment, however the HRA is not a component.

ADJOURNMENT

Business completed, the meeting adjourned at 6:15 p.m.

Michele Wenner
Recording Secretary