

C Community Development Committee
For the Metropolitan Council meeting of March 25, 2009

Item: 2009-8

ADVISORY INFORMATION

Date Prepared: March 17, 2009

Subject: Change in scope for Cleary Lake Regional Park maintenance shop grant SG-2006-132, Three Rivers Park District

Proposed Action:

That the Metropolitan Council authorizes a change in the scope of grant SG-2006-132 to construct a 600 square foot maintenance building at Cleary Lake Regional Park and directs Council staff to execute an amendment to the grant agreement that reflects this change in scope.

Summary of Committee Discussion / Questions:

The Committee asked if the original scope of the grant would have financed the entire costs of the larger maintenance building. Council staff replied that the \$298,000 grant would have only financed a first phase of a larger building which had a total cost of \$2 million. Three Rivers Park District decided to build a smaller building instead which could be fully funded with the \$298,000 grant.

The Committee unanimously adopted the proposed action.

C Community Development Committee

Business Item

Item: 2009-8

Meeting date: March 16, 2009

ADVISORY INFORMATION

Date:	March 5, 2009
Subject:	Change in scope for Cleary Lake Regional Park maintenance shop grant SG-2006-132, Three Rivers Park District
District(s), Member(s):	District 4, Craig Peterson, ph. 651-602-1474
Policy/Legal Reference:	MS 473.315
Staff Prepared/Presented:	Arne Stefferud, Planning Analyst—Parks (651-602-1360)
Division/Department:	Community Development/Regional Systems Planning and Growth Strategy, Parks

Proposed Action

That the Metropolitan Council authorizes a change in the scope of grant SG-2006-132 to construct a 600 square foot maintenance building at Cleary Lake Regional Park and directs Council staff to execute an amendment to the grant agreement that reflects this change in scope.

Background

On July 12, 2006 the Metropolitan Council approved a grant of \$298,000 to “begin constructing a maintenance facility including a 2,500 sq. ft. building, parking lot, related utilities and design/engineering at Cleary Lake Regional Park”(SG-2006-132). This grant would have funded a first phase of a project that would have cost about \$2 million. To more accurately meet the needs of the park and to utilize the \$298,000 available from the grant, the Park District has asked that the scope of the grant be changed to construct a year round maintenance building roughly 600 sq. ft. in size that can provide summer and winter operational support.

Rationale

Section 6.06 of the grant agreement allows changes in scope of the grant. The proposed change in scope of grant SG-2006-132 to construct a 600 square foot maintenance building at Cleary Lake Regional Park is consistent with the conditions of section 6.06 because;

1. The Park District has notified the Council why a change should be made.
2. The use of the grant to construct a 600 square foot maintenance building at Cleary Lake Regional Park instead of funding a first phase to eventually construct a 2,500 square foot building does not change the Park District’s share of the funded portion of the Metropolitan Council’s 2006-07 Regional Parks CIP. Therefore the change in scope, “gives full regard to legislative determinations” of the Metropolitan Council, “and to the general position that the total grant award ... should ultimately be made available to the Grantee [Three Rivers Park District]”.

Funding

The 600 sq. foot maintenance building would be financed with the \$298,000 grant.

Known Support / Opposition

On March 3, the Metropolitan Parks and Open Space Commission unanimously approved the recommendation to approve the change in scope of the grant. There is no known opposition to this request.

METROPOLITAN COUNCIL
390 North Robert Street, St. Paul, MN 55101
Phone (651) 602-1000 TDD (651) 291-0904

DATE: February 18, 2009

TO: Metropolitan Parks and Open Space Commission

FROM: Arne Stefferud, Planning Analyst-Parks (651) 602-1360

SUBJECT: (2009-8) Change in scope for Cleary Lake Regional Park maintenance shop grant SG-2006-132, Three Rivers Park District

INTRODUCTION

On July 12, 2006 the Metropolitan Council approved a grant of \$298,000 to “begin constructing a maintenance facility including a 2,500 sq. ft. building, parking lot, related utilities and design/engineering at Cleary Lake Regional Park”(SG-2006-132). This grant would have funded a first phase of a project that would have cost about \$2 million. To more accurately meet the needs of the park and to stay within the parameters of the grant, the Park District has asked that the scope of the grant be changed to construct a year round maintenance building roughly 600 sq. ft. in size that can provide summer and winter operational support. (See **Attachment 1**, letter from Boe Carlson, Three Rivers Park District).

This memorandum contains a review of this request under applicable terms of the grant agreement and recommends changing the scope of the grant.

AUTHORITY TO REVIEW

Minnesota Statute Section 473.315 authorizes the “Metropolitan Council with the advice of the Metropolitan Parks and Open Space Commission to make grants from any funds available to it for recreation open space purposes to any municipality, park district or county located wholly or partially within the metropolitan area to cover the cost, or any portion of the cost, of acquiring or developing regional recreation open space in accordance with the [*Regional Recreation Open Space*] Policy Plan”.

ANALYSIS

Grant SG-2006-132 was part of the Metropolitan Council’s 2006-07 Regional Parks Capital Improvement Program (CIP) that was funded with \$7 million of State bond appropriations and \$4,667,000 of matching Metropolitan Council bonds.

In order to consider this request for a change in scope of the grant, Section 6.06 of the grant agreement states:

6.06 Changes in the Development Project. If the Grantee [Three Rivers Park District], for any reason, determines that the Development Project or any portion of it should not be undertaken, or that there should be a change in the scope or costs of the Development Project or any portion of it, the Grantee shall submit to the Council’s Regional Administrator a statement describing the situation and giving the reasons for the Grantee’s determination. The Grantee may, simultaneously with the submission of the statement or within a reasonable time thereafter, recommend alternative projects, activities, uses, expenditures, or allocations of grant funds. ...

If the Regional Administrator determines that the Grantee's recommendations may not be immediately approved according to criteria established by the Council, the Grantee and the Council may execute a written amendment to this agreement only as provided in paragraph 6.07 of this article, following appropriate authorization by the Council and the Grantee.

... In determining whether to approve the Grantee's recommendations, the Council shall give full regard to legislative determinations concerning development funding and to the general position that the total grant award herein should ultimately be made available to the Grantee for development.

The proposed change in scope of grant SG-2006-132 to construct a 600 square foot maintenance building at Cleary Lake Regional Park is consistent with the conditions of section 6.06 because;

3. The Park District has notified the Council why a change should be made in **Attachment 1**.
4. The use of the grant to construct a 600 square foot maintenance building at Cleary Lake Regional Park instead of funding a first phase to eventually construct a 2,500 square foot building does not change the Park District's share of the funded portion of the Metropolitan Council's 2006-07 Regional Parks CIP. Therefore the change in scope, "gives full regard to legislative determinations" of the Metropolitan Council, "and to the general position that the total grant award ... should ultimately be made available to the Grantee [Three Rivers Park District]".

CONCLUSION

The proposed change in scope of grant SG-2006-132 to construct a 600 square foot maintenance building at Cleary Lake Regional Park is consistent with the conditions in section 6.06 of the grant agreement.

RECOMMENDATION

That the Metropolitan Council authorizes a change in the scope of grant SG-2006-132 to construct a 600 square foot maintenance building at Cleary Lake Regional Park and directs Council staff to execute an amendment to the grant agreement that reflects this change in scope.

Attachment 1: Letter from Boe Carlson, Three Rivers Park District



February 17, 2009

Three Rivers
Park District
Board of
Commissioners

Mr. Arne Stefferud
Metropolitan Council
390 North Robert Street
Saint Paul, Minnesota 55101

Sara Wyatt
District 1

Re: SG 2006-132 Amendment
Cleary Lake Regional Park

Marilynn Corcoran,
Vice Chair
District 2

Dear Mr. Stefferud,

The Park District would like to request an amendment to the grant SG 2006-132 to more accurately reflect work that will be done at that park location.

Mark Haggerty
District 3

The original grant provided for the construction of a 2,500 square foot maintenance building at Cleary Lake Regional Park. In order to more accurately meet the needs of the park and to stay within the parameters of the grant, the Park District requests amending Exhibit A.

Dale Woodbeck
District 4

The new project would be the construction of a year round maintenance building roughly 600 square feet in size that can provide summer and winter operational support. This building will be comprised of mostly shop space and some additional staff space.

Rosemary Franzese
District 5

The Park Districts appreciates your consideration of this matter and the consideration of the Parks and Open Space Commission at the March meeting. Please feel free to contact me at 763.559.6761 if you have any questions.

Larry Blackstad, Chair
Appointed

Sincerely,
Boe R. Carlson

Boe Carlson
Associate Superintendent
Division of Administration

Joan Peters,
Appointed

C: Cris Gears, Superintendent
Don DeVeau, Director of Planning & Development
Howard Koolick, Director of Finance

Cris Gears
Superintendent

BRC/jjs

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