



District 10 Community Council Board Meeting
Tuesday, March 16, 2021 7:00 PM
MINUTES

I. Call to order

Chair Melissa Liu called the meeting to order at **7:02** pm.

In order to abide by pandemic restrictions on public gatherings, this meeting took place via video conferencing and telephone access.

II. Introductions (name and neighborhood)

Board Present (online): Benjamin Kowalsky-Grahek, Jenne Nelson, Maggie Zimmerman, Marika Staloch, Mike Ireland, Rebecca Calvo, Sara Benzkofer, Melissa Liu, Sarah Reuter, Jill Henriksen, Melissa Brannon, Dan Edgerton, Olivia Mulvey Morawiecki, Debra Verber, Jennifer Victor-Larsen

Board Absent: Rachel Bowers, Amanda Rohrer

Staff Present (online): Michael Kuchta

Community and Guests Present: None

III. Review, Amend agenda

MOTION: Approve meeting agenda (*first/second*) **passes**

IV. Community Section

A. Community Concerns: None Stated

B. Presentation:

Board members Jenne Nelson and Ben Kowalsky-Grahek on Neighborhoods Now weeklong training.

Hosted by Center for Urban and Regional Affairs at University of Minnesota. It was about organizing and building people power. Key takeaways included learning more about district council's power within the community. Neighborhoods Now can help us meet our goals as a board. Tools Neighborhoods Now can offer are strategies for base-building, scheduling one-to-ones, leadership development, criteria for choosing issues, community power analysis, evaluation of tactics, and lifecycle of an organizing campaign. One actionable item was connecting the anti-racism workgroup's work into each of the three committees.

V. Board Business Section

A. Financial Reports (Mike Ireland)
February Treasurer Update

Notable Revenue

- Received \$1,861.75 from the Capitol Region Watershed District for 2020 Partnership Grant expenses. Primarily offset by expenses noted below
- Received \$2,806.72 in General Fundraising & Donations, comprising \$135.72 to reimburse payment for a truck rental and \$2,671 in financial donations for the shelter supply drive. This revenue is a direct passthrough that is offset by expenses noted below

Notable Expenses

- Paid \$2,806.72 in Miscellaneous Expenses comprising the \$135.72 for truck rental and \$2,671 to Ramsey County Shelter Stability for the shelter supply drive
- Paid \$1,201.30 in Watershed Partner Grant Expenses comprising reimbursements for the 2020 Como Lake Cleanup organizer hours, supplies and gift certificates and \$343.75 for administration hours

Other Highlights

- \$41,359.84 checking account balance as of February 28
- The December 2020 financials included in this month's board packet are corrections adding end of year Accounts Receivable and Accounts Payable that Michael noticed were missing, as noted in the January 2021 board minutes
- As a result, the December 2020 monthly financials now include an Accounts Receivable balance of \$16,581.31 (2020 expenses to be reimbursed from our 2020 Community Engagement, Innovation Fund and CRWD Partner Grants)
- The Accounts Payable balance is now included totaling \$1,545.05 (from the CRWD Partner Grant)
- As noted in my February report, we did receive the CRWD grant and now (in March) have received our final 2020 reimbursements for the Community Engagement and Innovation Fund Grants

Looking Ahead

- We have received \$565 in resident plot fees for the community garden
- We received a \$500 unrestricted anonymous donation

ACTION REQUESTED:

Moved: The Como Community Council Board approves the appointment of Amanda Rohrer, Rebecca Calvo, and Jennifer Victor-Larsen to serve as an Audit Committee, review District 10's accounts from 2019 and 2020, and report at the annual meeting in April 2021.

(second) passes

B. Board and Committee Minutes

MOTION: Approve February 2021 meeting minutes *(first/second) passes*

C. Board Chair and Officer's Report (Melissa Liu)

Officer's met last Monday

Food distribution will continue through the end of April. The boxes have changed to general fresh food, produce, and milk. Thanks to those of you who have volunteered to pick up Friday shifts.

Sunday Series

April 18 Read Brave: Local immigration attorney giving state of current immigration policy. This is Sunday before Saint Anthony Parks is bringing in the author of "Children of the Land": Marcelo Hernandez Castillo, on Thursday, April 22. (www.readbrave.org for more). Michael is also trying to schedule director of International Institute to give similar update on status of current refugee/asylee policies.

May 2 is a local media panel

Drop Off: Recommended we wait for fall - likely September 18 at Fairgrounds.

Garage Sale: Poll is on Facebook starting today about demand and preferences for timing. Recommended to wait until there's a need.

Elections: Postcard is in the mail about upcoming elections. Discussed one-to-ones and drop-in sessions for potential candidates: Monday March 22, Wednesday March 24, and Monday March 29. Two board members will attend each.

Annual meeting is next month. We are hoping for a similar format from last year.

Mission, Vision, Values poll results were emailed out today to the officers and Jill Henricksen.

Emily Rodriguez was our part-time organizer, their last day is March 18. Have put together a job description with Saint Anthony Park and are getting the word out.

D. Committee Updates

A. Environment (Sara Benzkofer)

Presentation from Annie Levinson-Falk from Citizens Utility Board on their consumer's plan, an alternative to Xcel's plan for the next 15 years.

Como Lake Clean up: First DIY clean-up — noticing a lot more garbage. Wanted to create some energy for clean-up this past weekend, without an official event. Official events will begin in May.

Next Month — presentation from UM-Duluth about the jumping worm invasive species.

B. Land Use (Maggie Zimmerman)

Representative from Metro Transit talked about the Line 3 changes throughout the neighborhood. It's a well-trafficked route. Goes along Front and Como. Metro Transit wants to speed up service and consolidate stops, add accessibility for more bus stops — ADA compliant and shelters. April meeting will be first Wednesday of the month with a packed agenda.

C. Neighborhood Relations (Sarah Reuter)

Talked about finishing the scorecard to assess organizations we work with. It will be presented to the board, likely in April. Started talking about the ice cream social for July 9. Want to get a public art project going with anti-racism workgroup.

Anti-Racism workgroup doesn't have much of an update this month. Thinking about ways to engage public other than just staffing the Streetcar Station.

E. Staff Report (Michael Kuchta)

Metro Transit presentation and CUB presentation recordings are all on our website.

Emily's resignation: Drafted new job description, it's promoted on newsletters, columns, other websites: Pollen Midwest and MN Council of Nonprofits.

Organics Recycling site: We've been working together on this for five years. County wants to rebuild to make it cleaner, safer, and more accessible. It's been a battle for two years trying to get agreement among Parks/city attorney's office/Ramsey County. We will likely need to do a MOU to balance duties like upkeep, etc.

Elections: All folks, including current board members, need to submit applications to run. Postcards went out, 115 have requested ballots so far. Drop-in dates and times scheduled to recruit candidates.

Mission statement: pretty clear front-runner. Values statement: two suggestions are in dead heat; looking at wording and statements.

Community Garden: 22 of 25 plots have been renewed. Waitlist of 7. Way ahead of schedule. No update on possibility of opening the new one on contaminated county land at Front and Jameson. MPCA conducting core sampling.

F. New Business (Board Members)
None stated.

VI. Adjourn

Motion to adjourn at 8:15 pm by Melissa Liu. *(first/second)* **passes**

Respectively submitted by Marika Staloch. These minutes are not official until approved.

Action Item

DATE:

March 16, 2021

FROM:

Melissa Liu

ITEM:

Audit Committee

ACTION REQUESTED:

Moved: The Como Community Council Board approves the appointment of Amanda Rohrer, Rebecca Calvo and Jennifer Victor Larsen to serve as an Audit Committee, review District 10's accounts from 2019 and 2020, and report at the annual meeting in April 2021.

BACKGROUND/RATIONALE:

Article IX Section 3 of the bylaws require: "An audit committee consisting of at least three members shall be appointed by the Chairperson at the March meeting at least once every two years, whose duty it shall be to audit the state of District 10's accounts at the close of the previous fiscal year or years and to report at the annual meeting. Neither the Chairperson nor the Treasurer may be a member of the audit committee. Any member who served as either Chairperson or Treasurer at any time during the fiscal years under review may not be appointed to the committee."

IMPLEMENTATION:

Committee members will meet at a time and location of their choosing. The executive director will make original financial documentation available to committee members.

ISSUES UNRESOLVED OR YET TO BE DETERMINED:

Como Community Council: Officers Meeting

April 13, 2021 / Zoom

Present: Melissa Liu, chair; Olivia Morawiecki, vice-chair; Marika Staloch, secretary; Mike Ireland, treasurer; Michael Kuchta, executive director.

Events

- **Food distribution:** no word from Sanneh on whether this will be available in May; without administrative support, it may be difficult to continue.
- **Sunday Series planning**
 - **Read Brave: Immigration** (April 18). Nobody is registered so far. Should we cancel? Michael will contact presenter, let them make the decision on whether to cancel, postpone, or record for viewing at a later time.
 - **Local Media** (May 2). Panel from Bugle, Monitor and Star Tribune ready to go; already have people registering.
 - **Urban Wildlife.** Trying to line up Mary Henke-Haney from Parks and Recreation, who did a presentation a few years ago. We are getting more calls and emails from residents about coyotes, deer, turkeys, etc. in the neighborhood.
 - **Mapping Prejudice:** We have initial version of a Como map (though it is not interactive). Trying to get folks from U of M and St. Kates to follow up on presentation they gave in November, this time focused on Como.
- **Public art project:** Sarah, Jenne and others are trying to pull together a project related to home/Mapping Prejudice, ideally using BIPOC artists. They also have other ideas – such as community healing circles – that is making it hard to decide on focus.
- **Ice Cream Social(s):** Neighborhood Relations is looking into a mobile version this year, with ice cream trucks going to different parts of neighborhood with popsicles.
- **Lake Clean-Ups:** Environment Committee will discuss on Wednesday.
- **Neighborhood Garage Sale.** Survey of 150 community members show the vast majority would not be comfortable at least until June. Neighborhood Relations is taking a month by month approach on making a decision on whether to promote one or not.
- **Citywide Drop Off/State Fairgrounds.** Public Works is planning on Sept. 18.

Financials

- **Audit committee:** Met 4/12, planning to meet again 4/15. Michael will ask if we will we have a chance to read report before annual meeting. Intent is to vote to receive the report; Michael and officers will respond to findings and recommendations, depending on timing.
- **Grants update.**
 - City Engagement grant has been signed; still need to receive a purchase order number before we can submit reimbursements. Currently have about \$15,000 in accounts receivable.
 - Still waiting on city approval of Innovation grant.
 - Michael submitted city recycling grant; preliminary numbers are \$2,000 less than we budgeted, primarily because of scaled-back Drop-Off.
 - Michael signed modified Partner Grant with the Watershed District. They did not approve the amount we requested for educational mailings, but we changed language so they will investigate additional funding sources and/or make the grant flexible enough to shift Lake Clean-Up funding if there is any left over.

Next meeting: Tuesday May 11, 5:30 p.m.

Annual Meeting (April 20).

Tentative agenda:

- Introductions
- Election tellers. We need two (plus Michael) to be at Streetcar Station to count paper ballots and verify downloaded results from online ballots. Melissa will ask outgoing board members; then board members not up for election.
- Annual Report: Draft of script is almost complete; Michael will try to pull together slide show to go with it. Marika will run slide show while Michael does election duties. (Because Olivia will be up north, Marika will read Olivia's portion if internet connection fails.)
- Audit Report. Will 10 minutes be enough?
- Election results. Fewer paper ballots this year could make counting easier, make it easier to announce results before end of annual meeting. Downloads from five online ballots are relatively easy to compile. As of this morning, we had 214 ballot requests, and 92 ballots cast. Voting closes at 7 p.m. April 20.
If Jill and Jenne are elected as officers, we will need to have a special election in May for At Large and Sub District 3 seats. Chair will announce need for candidates for special election, and for committee opportunities. We will have action item ready to approve paper and online ballots for any special election. Remember, sitting board members remain in office until April 27.
- Community feedback

Board Meeting (April 20)

- Action items that we know of so far:
 - Officers: Letter of support for PASP Neighborhood Start Grant (retroactive)
 - Officers: Mission/Vision statements. Seek approval to finalize the work that's been done, rather than leave it to the new board.
 - Officers: Create personnel committee to hire new executive director
 - Officers: Special elections?
 - Land Use: Rezoning of 1053 Dale (retroactive)
 - Land Use: Beer and wine licenses for Bole

Other Business

- **Executive director search.** Michael, officers will look at existing job description, make revisions as necessary. This is different from list of duties. Michael needs to phase out in early May; need to figure out how to balance vacation days and transitional work. Recommendation is for officers and chairs to lead search group, application review, interviews. But entire board should help recruit and promote. Likely will post job through Minnesota Council of Nonprofits, Pollen, CURA, other district councils. Should we pay to raise its visibility on MCN and Pollen?
- **Organizer interviews.** Kathryn Murray from D12 and Michael interviewed three candidates. We are both recommending Jessica Willman – who as it happens, lives in South Como near Orchard Park. We still need to do basic check of job history and get personal references. Officers recommend offering job pending reference check. Get as early a start as possible; make sure Jessica knows Michael is leaving, there will be possibility of adding hours during transition; additional hours will be appreciated.
- **Onboarding new board members.** This, and establishment of board buddies, is on hold until after special election(s) in May
- **Policy** on promoting volunteer opportunities, job vacancies, fund-raisers of partner organizations. On hold until May

Next meeting: Tuesday May 11, 5:30 p.m.

- **Mascot.** Decided to put top 5 board recommendations to a community vote. Residents can vote for 1.
- **Covid Preparedness Plan** (on hold)

Staff Report

- **Mapping Prejudice.** Michael is trying to get version of map focused on Como, get information on how residents can invalidate language through program that mayor's office says it is starting with Just Deeds. Michael will write story for website, newsletter focused on Como results, Ramsey County's rollout from April 8.
- **Organics recycling.** City and county seem to have agreed on rebuilding and relocating Beulah Lane site; contract allegedly is being routed for signature. Reminder: we likely will have to formalize MOU with county. Earlier in April, county announced it would accept only food scraps at collection sites – not compostable dishes and utensils, pizza boxes, egg cartons, and other items that have been accepted previously. After Michael and Kris Hageman from Public Works raised questions about how this could undermine 5 years of progress of reducing trash in the waste stream, county reversed course.
- **ComoFest.** Will not happen this year. Only art fair, outdoor movie night at NW Como rec center, and our ice cream social are possibilities.
- **Accord.** This job training program that moved into Energy Park would like us to participate in “grand opening” events it is planning this fall.
- **Naturally Occurring Affordable Housing.** Jill Henricksen and Michael met with city and other district council staff for initial discussions of how to preserve older apartment buildings that have below-market rents (before they are targeted by investors who buy them up, make improvements – sometimes only cosmetic – and drive out previous tenants by driving up rents). Based on city's vague criteria, we may have about 40 such buildings in D10. City would like district councils to gather inventory in their neighborhoods.

Other Business

- Melissa talked with Hamline Midway board member who says they are redoing their bylaws. FYI: They are discovering that some community members say they would be more interested in joining board if they were paid a stipend.
- In response to question, Michael said Dock & Paddle is planning music series this summer.
- Resources for building relationships (on hold)

District 10 Environmental Committee Meeting

Wednesday, April 14, 2021, 7:00 p.m. Zoom

Attendees: Mike Ireland (board), Sara Benzkofer (chair), Dawn Lamm, Bill Niebur, Jennifer Victor-Larsen (board), Michael Kuchta (executive director), Susan Jane Cheney, Rachel Bowers (board), Dan Edgerton (board), Gordon Wrobel, Tom Lucy, Julie Wegscheid, Ryan Hueffmeier (presenter)

PRESENTATION

Ryan Hueffmeier, Boulder Lake Environmental Learning Center, University of MN Duluth

Ryan shared the origins of the earthworm, the different types, what the jumping worm is and how to identify it. He asked for our help in mapping where the jumping worm is by sharing photos if we find them in our yards, and also letting them know if we don't.

More information here: <https://jwp.cfans.umn.edu/jumping-worms-project>

View the recording of the presentation here:

https://drive.google.com/file/d/1WTdoVNA_IN14s1o2BnnEiJNom8Q6fpzF/view?usp=sharing

NEW BUSINESS

Philanthropic Partnership Form (Michael Kuchta)

Michael shared the forms that the Neighborhood Relations Committee has been working on to evaluate what organizations we, as D10, should partner with. We provided some feedback and we should continue to review and provide Michael with any additional feedback we have.

Citywide Spring Clean-Up (Mike Ireland)

Mike asked for volunteers for this event on April 24 from 9-11:30 a.m. Dawn and Bill volunteered.

Como Lake Clean-Up Planning & Possible Collaboration with Paddling with a Purpose (Mike Ireland)

Mike shared that we'll be collaborating our lake clean-ups with the Paddling with a Purpose program. We discussed when to have the first clean-up of the year, and landed on Saturday, May 22. We also talked about making it DIY the following week. We discussed briefly how to leverage both this event and the Como Park Steward Program that will be started soon. Those who volunteered to help on Saturday and with the DIY portion: Tom L., Jennifer V-L, Julie W. Dawn L. and Bill N., Sara B., Rachel B. Michael will begin promoting the event in the newsletter and on social media.

Como Park Steward Program (Jennifer Victor-Larsen)

Jennifer asked the committee to review the map she created outlining what the different areas could be for people to sign up to keep clean. She talked about how the City of St. Paul has a number of resources already in place that will help this program. She said that she needed help with a communications plan (when start, how leverage other events, how make it regional, how to promote, how to recognize those participating, how to involve businesses, etc).

The committee approved endorsing the program. Jennifer V-L will create a formal action item for the full board.

2020 Como Curb Cleanup Results (Mike Ireland)

We ran out of time. This will need to be added to the next agenda.

Voices to Power Earth Day Event (Michael Kuchta)

After further review by the board's leadership team, a policy needs to be created to inform what external events we support. We will not be endorsing this event.

Woodland Classroom Monitoring Wells (Michael Kuchta)

The DNR is working with Parks and Recreation and Capitol Region Watershed District to install a "nest" of monitoring wells to detect underground water flow in and around Como Regional Park. The wells are scheduled to be installed just outside the Woodland Outdoor Classroom in late summer or early fall. They are eager to do a presentation explaining the project. Photos of the location and potential appearance of the wells are attached.

Native Plant Community Science Project (Dawn Lamm)

With support from a Capitol Region Watershed Grant, the MN SEED Project is helping local residents save seeds from native plants they are identifying and inventorying in 2021. Then, these seeds can be shared and propagated to increase the biodiversity and populations of native plants in our region. Learn more and sign up to be a part of the project here: <https://northerngardener.org/native-plant-community-science-project/>

Composting (Michael Kuchta)

Food scraps: In early April, Ramsey County Environmental Health announced they were restricting what would be accepted at organics recycling sites to "food scraps only." This would have eliminated "compostable" plates, cups, napkins, and utensils; compostable carry-out food containers, including soiled paper and pizza boxes; paper egg cartons; and other items that have been acceptable. They said they were doing this to improve the quality of compost being created, to simplify messaging to residents, and to prepare for implementing residential pick-up of food scraps in 2022. After I and Kris Hageman from Saint Paul Public Works raised questions, and pointed out how this change could undermine years of work and initiatives, the county changed course and "clarified" that traditionally compostable items such as those listed above still will be accepted. The county's website, which had eliminated those items, has put them back on.

Beulah Lane collection site: The county says an agreement with the city, which would relocate and rebuild the site at approximately 1111 Beulah Lane, is being circulated for signatures.

Garden Rules (Michael Kuchta)

The garden management committee has revised a few of the rules for this growing season, primarily to clarify what types of fertilizers and other soil supplements are acceptable. Changes are highlighted in yellow in the attachment.

UPCOMING EVENTS

Virtual D10 Board Meeting, Tuesday, April 20, 7:00 p.m.

Next Committee Meeting Time: Wednesday, May 12, 7:00 p.m.

Supplies: Gardeners are solely responsible for the planning and management of their own plot(s), including providing their own seeds, plants, organic fertilizer, and tools.

Organic Methods: Though the garden is not a certified organic garden, gardeners will utilize organic methods of gardening whenever possible. Basic use of compost, organic mulch, and weeding is allowed. Acceptable use of fertilizers and supplements is outlined in the Appendix. Use of any other fertilizers, pesticides, herbicides, or rodenticides (even if labeled “organic”) is not permitted without express permission from the Management Committee.

Water: Gardeners are responsible for watering their own plot(s). Gardeners will not overwater their plants or leave a hose unattended. The cost of water is included in the cost of plot rental, so any excessive water usage may cause the cost of plot rental to increase the following year.

Tools: Gardeners may bring their own tools into the Garden to use in their plot(s), but may not store tools other than hoses, compost bins, small hand tools, and rain barrels in the garden. Gardeners are responsible for any damage caused by tools they bring into the Garden, so should use them with care. Gardeners may not use any power tools that require gasoline without approval from the Management Committee, and then only power mowers or weed trimmers to maintain the garden area.

Plot Maintenance and Trash: Gardeners will maintain their plot(s) and adjacent paths in a clean and neat fashion. They will promptly remove any weeds, overgrowth, or other waste from their plot(s). Gardeners will promptly harvest edible plants. Gardeners are responsible for hauling and disposing of their own trash, such as weeds, boxes, trays, bags, packets, and similar items.

Summer gardening begins in early spring. Plots should be weeded and planted in a timely manner. Plots not planted will be reassigned. Winter gardening begins in early fall. Your plot should be replanted with a winter or cover crop, amended with compost, or covered by mulch.

Straw, hay, and similar materials are prohibited as winter cover. Gardeners are required to remove these materials at the end of the summer gardening season.

Yearly Cleanup: Gardeners will perform a yearly clean-up on their plots. All fencing, trellises, stakes, and synthetic mulch must be removed from seasonal plots and taken home for the winter.

Compost: A pile of compost onsite is provided by the Ramsey County Yard Waste program for gardeners' use. Do not place any weeds or garden waste in the pile of compost. The garden does not host composting onsite. All weeds and garden waste must be stored within the boundaries of individual plots and removed from the garden.

Absence: Gardeners may not abandon their plot(s). Abandonment is defined as failing to maintain a plot. Gardeners who will be away from the Garden for more than 1 month but less than 3 months must inform the Sponsor. The Gardener and the Sponsor will determine an alternative, such as a temporary substitute Gardener acceptable to both. Gardeners who are away for more than 3 months will lose their plot(s).

No Personal Property: Gardeners may not keep any personal property on their plots or in the Garden when they are not in the Garden. If Gardeners leave personal property on their plots after the termination of their participation in the Garden, the Sponsor can keep and sell the abandoned property.

APPENDIX

Gardeners can apply the following fertilizers and soil supplements without approval of the Management Committee.

Fertilizers

Commercial fertilizers specifically labeled as organic and derived from vegetable and animal matter. May contain added minerals, but no synthetic ingredients.

Calcium

Elemental, eggshells, foliar sprays, or other supplements such as bone meal.

Pulverized Limestone

Can be used to raise pH if soil pH tests below 6.

Nitrogen

Derived from plant and animal by-products. Examples include fish emulsion, alfalfa pellets, soybean meal, composted manure.

Magnesium sulfate (Epsom salt)

To provide magnesium.

Soil conditioners

Derived from plant or animal materials. Examples include: seaweed extract, worm castings, worm compost, coffee grounds, peat moss.

Use of fertilizers and supplements must comply with these four requirements:

- a) Application must be by hand or spray bottle (no hose-end or tank sprayers).
- b) Nutrients must be "dug-in" so that they don't spread or "run off" during rain/watering (does not apply to foliar sprays).
- c) Commercial products must be used in compliance with label directions.
- d) Fertilizers and supplements must be used in a manner that does not affect neighboring plots or any area outside of the individual Gardener's plot boundaries.

Land Use Committee - District 10 Como Community Council – 4/7/2021 - Minutes

1. Call to order 7:02pm – Online

Present: (D10 Board) Maggie Zimmerman, Debra Verber, Rebecca Calvo, Benjamin Kowalski-Grahek, Michael Kuchta; (presenters) Shelia Lambie, Lelna Desta, Josh Williams, Ofelia Ponce, Inti Martinez-Aleman; (neighbors) Laura Oyen, Ted Benson, Kim Lieberman

2. Amend/Adopt Agenda

Agenda adopted without amendment.

Minutes taken by Rebecca Calvo and are not official until approved by the board.

3. Land Use Voting Procedures Reminders

4. New Business (7:10pm)

a. Traffic and Pedestrian Safety (Sheila Lambie SPPD):

Ms. Lambie is Commander of the Traffic and Pedestrian Safety unit and part of SPPD for 29 years. Unit has been downsized over the last several years. Right now, there are four total sergeants assigned to TPS, one is an acting sergeant. There are five traffic officers for the entire city, and eleven parking enforcers.

No fatal pedestrian accidents have occurred this year in the Western police district, which includes District 10/Como neighborhood. There has been an increase in the number of traffic accidents involving pedestrians over the last four months. Ms. Lambie reviewed the more serious accidents that have occurred in St. Paul since December 2020.

SPPD is working to educate drivers about changes to speed limits and on traffic safety and regulations. Most roads have a speed limit of 25mph. Unless otherwise noted, the default speed limit is 20mph. Many accidents are caused by distracted driving, many others involve alcohol. There is no apparent pattern in terms of age or race with the drivers that cause these accidents. There are instances where pedestrians were at fault for causing the accident, so SPPD also educates pedestrians and cyclists on traffic safety and regulations.

Street racing is a problem in District 10. SPPD does a “street-racer” detail until 2am on Friday nights beginning in March and ending in October. At least four officers are involved in this detail. Parking enforcement is another problem. Call 651-291-1111 for parking complaints and officers will be dispatched as necessary for urgent problems. Fewer officers are available for deployment on traffic and parking violations during the trial of Derek Chauvin.

Q: Are there common features to the locations where pedestrians are struck? Something lacking? Something you'd like to see improved?

A: In some cases, accidents may be diminished by adding more flashing lights at crosswalks, more education and police presence at high-traffic areas.

b. Bole Ethiopian Cuisine (Lelna Desta):

- Request to waive 45-day waiting period for beer, wine and patio licenses

Moved that the Como Community Council supports waiving the 45 day waiting periods for beer, wine, and patio licenses at Bole Ethiopian Cuisine. (Maggie Zimmerman, Benjamin Kowalski-Grahek)

Discussion: Ms. Desta has been working with Bole for the past three years. Seating arrangements and hours for patio is still tentative. They will be planting new flowers and sprucing it up. The old location of Bole had a license for beer and wine. Other restaurants at the new location (Foxtrot, Delicata, Como Park Grill) have had liquor/beer & wine licenses before. The council is not aware of any complaints related to alcohol service at that location. Bole will look to include coffee and ice cream on their menu.

The motion is called to a vote.

The motion passes without opposition or abstentions.

c. 1053 Dale St. N (Ofelia Ponce and Inti Martinez-Aleman; Josh Williams):

- Rezoning request from R4 Single Family to T2 Traditional Neighborhood.

Moved that Como Community Council supports the rezoning request to transition 1053 Dale St. N property from R4 Single Family to T2 Traditional Neighborhood classification. (Maggie Zimmerman, Rebecca Calvo)

This is a commercial building, used as such for more than sixty years. Owners would like to rezone as T2 to correct the improper zoning history of the building and to allow for more uses at the property. Looking for tenants that need office space, but are encountering many prospective tenants that would like to open businesses at the location that are not currently allowed based on current zoning.

Q: What would the parking situation be like at that location if, say, a coffee shop moved in?

A: No additional parking would be required by the city if the parcel were rezoned as T2. There is ample on-street parking. There is mixed zoning in that area, and could be appropriately classified as T2. Sometimes, there is more than one possible zoning classification for a property. Nearby properties and their zoning class is taken into account when deciding on changes to zoning.

Two neighbors spoke in support of the rezoning application. The committee received one email from a neighbor in opposition to the rezoning application and one email in support of the rezoning application.

The motion is called to a vote.

The motion passes without opposition or abstentions.

5. Staff Reports - Executive Director Michael Kuchta (8:20pm)

a. DEVELOPMENT

- **Universal Engineering (1611 Wynne Ave.)** Rebuilding on site that burned down in 2020. Smaller building, more outdoor yard. Went through site plan review meeting March 30. Biggest issue? Trying to keep Snelling Ave. address rather than Wynne address. Company does a lot of testing, engineering and prototyping of components in industries such as electric vehicles and offshore wind turbines.

- **1550 Midway Parkway** We'll start to see real progress this month. Construction crews will begin re-roofing the buildings next week, followed by interior shell stabilization later in April, then masonry sawing (especially on the Midway Parkway side of the property) to add windows and HVAC units. Actual interior framing is scheduled for June.

- **Essence Event Center (1217 Bandana Blvd. N)** Pulled building permit in March for additional interior work. Should see applications for liquor and entertainment licenses in the next few months.

- **1015 Bandana Blvd.** The proposed apartment building on top of the parking ramps is on hold for now, according to developer Jim LaValle. He says the debt equity markets are a mess.

- **Hmong College Prep Academy (1515 Brewster)** Michael is still trying to obtain the draft of the traffic management plan, so we can weigh in to address the bus queues eating up parking,

blocking access to Como Park Apartments, and causing traffic congestion and safety concerns.

- **International Institute (1694 Como Ave.)** Interior and exterior construction underway; expect to reopen by end of November.

b. PROPERTY ISSUES

- **1008 Grotto** Revocation of certificate of occupancy is pending. City inspectors have been trying to reach owner since Aug. 2020 for routine renewal inspection; have been unsuccessful in reaching owner, who lives in Oakdale. Next inspection scheduled for April 14.

- **963 East Como Blvd.** Property owner Michelle Schumacher had until March 24 to get permits and other paperwork in place to demolish the building. She intends to build a new house on the site. No update.

- **671 California Ave.** After a visit from a fire safety inspector, tenants have said they will move their disruptive music activities offsite. Michael is still working with Ward 5 office to set up a meeting with landlord.

c. LICENSES

- **Half Time Rec** Continue to talk with Ward 5 office to get City Council approval of the new license conditions we negotiated last summer. As part of that agreement, we are supposed to hold a community meeting before April 30. Also, that agreement requires the bar to “go back” to a 1 a.m. closing time beginning April 15 (though the current 2 a.m. closing time is wiped out by Covid restrictions).

- **975 Montana Ave. W** The resident has applied for a backyard chicken permit. Typically, these receive routine administrative approval.

- **H&M Auto Body** The auto repair and paint shop licenses for this body shop at 867 Dale are up for renewal on April 18.

- **Como Park Golf Course** The liquor, Sunday liquor, and entertainment licenses are up for renewal on April 18.

- **Gabe’s By The Park** The liquor, Sunday liquor, entertainment, 2 a.m. closing, patio, and gambling licenses for the restaurant at Lexington and Energy Park Drive are up for renewal on May 5.

- **Como Lakeside Pavilion** The liquor, Sunday liquor, outdoor liquor, and entertainment licenses for the restaurant now known as Dock & Paddle are up for renewal on June 4.

- **Pope Automotive** The auto repair shop license for this business at 991 Front Ave. is up for renewal on June 13.

d. ZONING STUDIES

- **Parking.** Public comment now being taken on proposed revisions that would reduce or even eliminate off-street parking requirements in many situations. Webinars are scheduled for April 15 and April 20; link:

https://forms.office.com/Pages/ResponsePage.aspx?id=5um_2dUkQ0SXFFRogaxp1QvNv8HNAmRKk2m-ZEb6MGRUMTA1VjVQVTQ4VkvCSkVZT09QT1NSWkiXTi4u. Public hearing is scheduled for April 30.

- **Infill Housing.** Planning Commission approved formal study to revise city zoning code to allow more density in single-family residential districts. City staff will examine options such as duplexes, 3- and 4-unit buildings, and cluster, cottage, and courtyard projects. Among potential benefits: updating the city's housing stock, and increasing density, affordability, home ownership opportunities, and community and individual wealth. The study is expected to have 2 phases: the first focuses on transit corridors, the second would look at broader revisions in single-family districts (which is how most of Como is zoned).

- **Intent of Zoning.** City staff are undertaking a general review of the city's zoning code, much of which dates to 1975. Initial outline was presented to Planning Commission in January, but staff have no update on when this study will begin taking public input.

e. OTHER

- **Speeding on Grotto St. (between Front and Como)** Residents concerned about speeding between Front and Como are looking into either an all-way stop sign at Grotto and Hatch, or turning Grotto into a one-way (presumably southbound) to deter/prevent cut-through traffic from Front. Commander Lambie said an officer observed minimal violations, but this was not during afternoon rush hours, when residents say motorists cut through from Front to avoid long wait at Dale stoplight.

- **Performance survey for Dock & Paddle** Need to pursue getting Lancer to begin work on the annual performance metrics survey that is required in the lease. With the restaurant now open on weekends, we have begun getting inquiries about the promenade not being open to public during restaurant hours.

- **Twin Cities German Immersion School vehicle queues** No word yet from Traffic Engineering about monitoring the traffic impacts of the school's vehicle queues, especially in the afternoon.

- **Mapping Prejudice** The map of Ramsey County properties with racially restrictive covenants is scheduled to be unveiled Thursday evening. Sneak previews show that an extensive number of properties in D10 north of Midway Parkway and in the Chelsea Heights area have these covenants in their property deeds. I am working to get access to the map so we can do further research on the extent of these covenants in Como. Our Anti-Racism Work Group intends to follow up with educational strategies, including an art project and a program in which present-day property owners can have these covenants invalidated.

- **Naturally Occurring Affordable Housing** Board member Jill Henricksen and Michael sat in on a discussion with city staff and other district council staff on March 24. NOAH properties tend to be older apartment buildings, typically less than 16 units, where rents are below market averages. They are vulnerable to developers who buy them up, do some upgrades or updating, then raise rents substantially, which prices out current tenants. City is looking for ways to preserve these buildings by partnering with nonprofit or other developers willing to accept incentives and smaller returns. City is very much on the ground floor; they are asking district councils to identify properties in their neighborhoods. This is an opportunity for us to do an inventory of the specific properties that might qualify in D10. Depending on how you define it, we probably have about 40 of these buildings in the district. This does not count duplexes, triplexes and four-plexes that might qualify; nor does it include single-family rentals that might qualify.

6. Coming events

- a. Next Board Meeting – April 20th @ 7pm – Virtual
- b. Next Land Use Meeting - May 5th @ 7pm - Virtual

7. Adjourn 8:47pm

Neighborhood Relations

April 6, 2021 / Online

Present: Sarah Reuter, Jill Henricksen, Jenne Nelson (board), Betsy Wehrwein (community), Michael Kuchta (staff)

Art project proposed by ARWG. Planning group meets April 12, only 2 days before AARP Challenge Grant, which has wide scope, including public art with race-equity focus, fits within their guidelines. ARWG members will apply; if selected, D10 board would need to approve contract. Challenge is we don't have overly defined project at this point. Sarah will put forth more structured outline before April 12. Michael will send access information to work group and community members.

Hmong College Prep: Jenne heard back from Dr. Christianna Hang; they don't have any project we can tie into right now, but are interested in working more closely with D10. Ice Cream Social/Como Connect could provide tabling opportunity (would need to invite all other charter schools), but that is them doing something for us rather than us doing something with them. Could we reach out to them intentionally with new mission statement, do one-to-one with them as an organization, build longer-term connection? There also are AAPI kids at HCPA, Como HS, Como Elementary. How can we make them aware of our statement, show support, reach out to all schools, ask what we can do? Hate behavior still taking place, even in St. Paul. Book readings, movies, Sunday Series could help break ice. Sponsor performance Hmong theater group? Sharing food, stories always works. Also need to be more encompassing, call out specific groups that are/have been targeted. But don't be superficial; have to show investment in additional leaders in neighborhood.

Mission, vision, values: How do we live this out strategically; engage whole board in process of reintroducing ourselves. Reach out to schools, Booth Brown, congregations – it will be good to find one liaison, but has to evolve beyond one-to-one so we create lasting bridge between organizations. Also need to be comfortable in having discussion with neighbors. Ice Cream Social seems perfect opportunity to talk with community members.

Ice Cream Social: Have map for people to place dot where they live, so we know who shows up from where. Can we have post-it notes to ask people about what they want for future of neighborhood – what kind of structure can we use?

Logistics for ICS may be last-minute – sandwiches or prepacked something instead of serving scoops. Is this the time and year to do something new? Need to expand where we go out to people, instead of expecting them to come to us. Can ARWG go out to community with popsicles? Tell them we can connect them with other people interested in the same thing (not that we tie them into a committee). Similar to eat-and-greets and Orchard Park social in pre-Covid days. Need to do better job at collecting names, contact information to build connections, build on Como Connect? Create a board buddy system to take lead in this deliberate work. Separate, small events in each subdistrict, tie into Parks and Rec events, local bands, etc.? ICS has \$1,700 budgeted; eat-and-greets have \$750. Hire a truck to come out to each event, hire a restaurant to cater, just pull up on street, into parking lot, quick easy ice cream with opportunity to interact. Bicycle carts? Covid-friendly way to create opportunity for people to have dialogue, build it over time; schedule each ICS and follow-up date. How much board participation should we expect? Maybe use summer to targeted outreach, bring people together at parade. Don't forget Kiwanis kite-flying possibility. How do we celebrate businesses that have survived (by subdistrict)? Include board in discussion, encourage leadership

within subdistrict and across committees (though it is a NR committee line item, so committee has latitude). Finalize details in May, ask to include specific discussion time at board meeting. How to build interaction – new flier, sandwich board (carried by mascot)?

Sanneh: Scheduled through April, don't know if they have funding beyond that. Always new logistics to deal with. Since they started delivering milk, we have to worry about milk spoiling in warming weather, and have to get Sanneh to pick up pallet so it doesn't get left in temple parking lot.

Scorecard: Environment is talking about it in April.

Mapping Prejudice: Big reveal on April 8. St. Paul looks very different than Minneapolis; Como has huge portions (Frankson and Chelsea Heights). Not a lot of rest of St. Paul does. We also need to get information from Ramsey County for checklist or tool kit for residents to invalidate covenant language (similar to Just Deeds in Minneapolis), educate people here how to do it.

Mascot: Got 18 suggestions, committee whittled it down to 11. Board will vote for 3; top 5 will be sent to the community to vote.

Garage Sale: 149 people took poll; 4 percent said no garage sale, 19 percent said May, 48 percent said June, 29 percent said later in the year. Should we leave it up to people to decide independently? Is there board liability in promoting it? Push off decision a month, or schedule it for September? Still a lot of variants in MN. Is it worth the work that goes into it? Deferring decision.

Know Your Como: Stories still coming

Parade: Amy Perna and Sarah met with city officials; got all the information needed on permits, etc. Need to keep it under 1,000 people, or things get more dicey. Penciled in for Oct. 2 from Como HS to Como Regional Park. Sarah will email out information. Lot more information to collect. Floats won't be able to stay at picnic pavilion, will have to go back to HS. Use neighborhood socials to inspire each neighborhood to get involved.

Anti-Racism Work Group

March 31, 2021

Online

Present: Jenne Nelson, Sarah Reuter, Dan Edgerton, Betsy Wehrwein, Bri Blake, Jill Henricksen, KC Harrison, Janet Pope, Suzanne Rhees, Kim Lieberman (Michael Kuchta, staff)

Introductions, discussion of where everybody's energy is today, including:

Terms "people of color"/BIPOC too monolithic, lumps everyone together, doesn't represent individuality

people getting Covid shots

people feeling like they haven't gotten tasks done

trying to wrestle with frustrations and hope being displayed during Chauvin trial
attack on Asian woman in NYC

Updates:

Naturally Occurring Affordable Housing. Hannah Chong from PED had discussion with representatives from district councils. Often these properties are affordable because they are older and sometimes not in great shape. City looking for ways to preserve properties, explore different ownership models. They would like district councils to identify these properties in their neighborhoods. City is very early in process; doesn't have a lot of data, doesn't have a clear definition, doesn't have information on rental rates, doesn't seem to include single-family properties into equation. Unclear how this ties into Ramsey County efforts, inclusive zoning initiatives. Unclear how to leverage nonprofits, market to renovate properties. City seems to be wrestling with what kind of interventions could work, expand base beyond Aeon and Common Bond. Reality is that cities that have much looser zoning seem to have more options, more affordable housing. Tight zoning drives up costs and price. More inclusive zoning, fewer parking requirements could help. Sustain St. Paul is working on infill zoning study: 2-phase process – second phase is what focuses on single-family. We have opportunity to build information: what are properties in D10, who accepts Section 8, who are managers? The more we know the more we have the ability to drive conversation. This is perfect topic for Land Use.

Springboard for the Arts: Gave Sarah two strategies for Home project:

- A lot of a little (divide up pot – maybe \$10,000 -- among numerous artists, but may not get much community engagement through this route)
- Cohort model (\$30,000-\$40,000; 3-4 artists, they define the project but we set up parameters) Will be easier to create partnerships with private rather than public land; could get a variety of results.

Sarah will seek out details on how to use their toolkits, use them as adviser, etc. Still need to figure out funding: local creativity fund, grants (Cultural Star, Metropolitan Regional Arts Council); maybe get St. Kate's involved through their Welcoming the Dear Neighbor/Mapping Prejudice project. Next steps: come up with outline of parameters for cohort model (history of exclusive neighborhood, making room for education and community engagement); start chasing money. Betsy has a potential contact in neighborhood to invite to next planning meeting. Sarah will set up scoping meeting.

Rent Stabilization: Housing Equity Now Saint Paul collecting signatures for charter amendment to restrict landlords to 3 percent annual rent increase. Michael points out context that about 18 months ago, District 10 had discussion with Mitchell Hamline professor Anne Jeurgens, who helped establish legality of rent control when working in Oakland, CA. She believes rent control is at best a short-term solution, and requires robust enforcement infrastructure. She believes there are better approaches long-term, some of which are included in city's SAFE Housing tenant protections. HENS initiative is coming from communities of color, working with Housing Justice Center; if we bring Anne back, should have counterpoint. Maybe as white organization, we yield to their requests.

Mapping Prejudice: Ready to roll out results from search of racially restrictive covenants on property in Ramsey County. Sneak peek Friday at noon; more formal presentation in conjunction with Ramsey County and Saint Paul evening on April 8. Michael has reached out to folks at St. Kate's who did initial presentation in November to do follow-up presentation for our neighborhood.

D10 mission and vision statements. How do we make sure new statements are not just words, but that we really live into these?

Neighborhoods Now: Jenne and D10 board member Ben Kowalsky-Grahek attended, presented overview of tools to board on March 16. ARWG is important part of this – a real vehicle of this change. We have certain flexibility but also mandate to push work to committees; this work group can be leaders in making solid recommendations to committees. Both internal and external pieces. This group has lot of energy and committed folks – a real asset. But we and board always need to hear more voices from neighborhood; how do we reintroduce ourselves to community, find out what else we need to be lifting up?

Education (which is in current mission statement but not in new proposal) is important, especially in predominantly white, middle-class neighborhood. Of all the signs you see in neighborhood, there is also Como Kindness – all inclusive, a lot of good things happen as a result of being kind, including sidewalk chalk. Same with radical hospitality.

Shift from “increasing confidence” to “addressing injustices” is major.

Could do more meet and greets, like we did at apartment communities, more pop-up events. Can leverage ice cream social – go out, knock doors, personally invite people.

Hard to have empathy without being close to people.

Council does have money in budget for eat and greets for post-Covid. Rent an ice cream truck, or bicycle with coolers. City does have pop-up popsicle truck.

Discussion

Role in D10: Jenne asks about using ARWG to make internal recommendations and help board develop an outreach plan; push housing to Land Use, incorporate anti-racism work into standing committees (outreach in NR, environmental justice in Environment). Working group has members, allies on all committees. Make sure we don't lose opportunity to have relationship with each other and others. Need to continue work that builds rather than divides.

Is our focus on housing getting away from real anti-racism work? Shift objectives to Land Use, work in partnership with them, let ARWG work on new initiatives?

Housing is one way to achieve equity, but it is not the only one. Updating the neighborhood plan sets the tone for a lot of this. Lot of work, but could be huge. Michael has requested intern from U of

M CURA to look into Energy Park possibilities; could use this approach to launch new comp plan. Also lot of “vacant” land south of State Fair.

An ongoing challenge: how we onboard new members, get everybody up to speed. For board members, “board buddies”, for others, how do we share with community members which committee they should approach, what is happening in a cohesive way. Kind of overwhelming figuring out which committee is taking on each issue. Cheat sheet?
Bri will send list of questions to help us sort through.

Tasks for next meeting, needs to be fleshed out between meetings.

- NOAH details
- Home art project
- Talk to other committee chairs about specific tasks (Land Use: zoning studies, comprehensive plan, economic scorecard)

For future: How to introduce ourselves at Ice Cream Social.

Utilize Google Drive folder. Create spreadsheet to share individual emails