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**CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a regular meeting on Tuesday, October 8, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor John LeTourneau
Councilmember Nadine Heinrich
Councilmember Mark Kuzma
Councilmember Jeff Menth
Councilmember Debra Musgrove
Councilmember Chris Riley

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Civil Engineer IV Leonard Linton
Administrative Services Director Colleen Lasher
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Economic Development Manager Sean Sullivan

1. CALL TO ORDER

Mayor LeTourneau called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor LeTourneau.

2. PRESENTATION

2.01: Oath of Office for a Patrol Officer

Police Chief Katers welcomed Officer Jordan England, who has completed his training to be the newest member of the Police Department. He commented that the department is grateful for the continued support from the community. He stated that Officer England has always had a dream of being a Police Officer and is humbled and excited to begin serving Ramsey.

Mayor LeTourneau administered the Oath of Officer to Patrol Officer Jordan England.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

Motion by Councilmember Kuzma, seconded by Councilmember Heinrich, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Kuzma, Heinrich, Menth, Musgrove, and Riley. Voting No: None.

5. CONSENT AGENDA

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to approve the following items on the Consent Agenda:

- 4.01: Approve Licenses
- 4.02: Adopt Resolution #19-247 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 19, 2019 through October 8, 2019
- 4.03: Adopt Resolution #19-211 Approving Code Enforcement Action Plan at 8700 171st Avenue NW
- 4.04: Adopt Resolution #19-223 Appointing Election Judges for the Special General Election on November 5, 2019
- 4.05: Adopt Resolution #19-243 Approving Final Plat and Development Agreement for Ellis Addition
- 4.06: Adopt Resolution #19-244 to Approve the 2019 Amended and Restated Joint Powers Agreement for North Metro Mayors Association
- 4.07: Adopt Resolution #19-246 Updating 2019 Committee Appointments
- 4.08: Adopt Resolution #19-249 Authorizing Consolidated Rail Infrastructure and Safety Improvements (CRISI) Transportation Grant Application for Ramsey Gateway Highway 10 Improvements
- 4.09: Adopt Resolution #19-250 Rescinding Resolution #19-222
- 4.10: Report from the Public Works Committee Meeting dated September 17, 2019:
 - 1) Consider Lowering Speed Limit on Residential Roads – *The Committee directed staff to bring the topic back for consideration in six months.*
 - 2) Recommend City Council Approval of Funding Program for Variolite Street Reconstruction, Improvement Project #20-01– *Ratify the recommendation of the Public Works Committee to approve of a funding program for the Variolite Street Reconstruction Project, Improvement Project #20-01, not including special assessment, and to consider amending the assessment policy to provide flexibility in cases where it would not make financial sense.*
 - 3) Recommend City Council Approval of Ramsey Town Center 9th Addition Pond Lining Improvement, Improvement Project #19-06 – *Ratify the recommendation of the Public Works Committee to approve of Ramsey Town Center 9th Addition Pond Lining Improvement, Improvement Project #19-06.*
 - 4) Recommend City Council Approval of Germanium Street Drainage Improvements, Improvement Project #19-09 – *Ratify the recommendation of the Public Works*

- Committee to table the Germanium Street Drainage Improvements, Improvement Project #19-09.*
- 5) Recommend City Council Approval of Hedgehog Street Drainage Improvements, Improvement Project #19-10 – *Ratify the recommendation of the Public Works Committee to approve the Hedgehog Street Drainage Improvements, Improvement Project #19-10.*
 - 6) Recommend City Council Approval of Water Efficiency Grant Application – *Ratify the recommendation of the Public Works Committee to approve a Water Efficiency Grant Application in the amount of \$50,000.*

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Riley, Musgrove, Heinrich, Kuzma, and Menth. Voting No: None.

6. PUBLIC HEARING

6.01: Adopt Resolution #19-236 Adopting Assessment Roll Certifying Assessments for Improvement Project #19-01, Ford Brook Estates Street Reconstructions

Presentation

City Engineer Westby reviewed the staff report and recommendation to Adopt Resolution #19-236 adopting the final assessment roll certifying assessments for Improvement Project #19-01, Ford Brook Estates Street Reconstructions.

Councilmember Heinrich asked if staff could review the amount of funds used from the stormwater funds.

City Engineer Westby replied that \$26,284.49 was funded through storm sewer funds. He explained that typically those costs are split between the stormwater utility and stormwater management funds.

Public Hearing

Mayor LeTourneau called the public hearing to order at 7:26 p.m.

Citizen Input

Kathy Kruger, 18012 Krypton Street, stated that the main concern of her and her neighbors is the cost as they were told originally the cost would be \$3,900 but the cost has now increased by \$1,200. She stated that perhaps additional time could be given to provide residents with three years of interest free payments because of the added cost.

City Engineer Westby replied that the option would be to pay the assessment in full prior to November 15th or to let the amount default onto the taxes which would have an interest cost associated. He noted that residents can pay the remaining amount in full and forego the remaining interest charges.

Mayor LeTourneau asked if there have been other financing options in the past.

City Administrator Ulrich confirmed that these have been the only payment options. He noted that some cities have chosen to extend the financing term but noted that would also increase the amount of interest over that period.

Ms. Kruger noted that the residents planned for \$3,900 and would like additional time to come up with the remaining assessment payment in order to avoid interest.

Mayor LeTourneau asked staff for additional information on how the preliminary assessment amount is communicated with residents.

City Engineer Westby explained that when the preliminary assessment amount is adopted a statement is made that the amount is preliminary, and the amount can change due to actual construction costs. He confirmed that those elements are typically out of the control of the City.

Councilmember Heinrich asked if the City has ever reduced the interest rate for residents or extended an interest free timeframe to pay an assessment.

City Engineer Westby explained that the City has not varied from the interest rate offered. He stated that the Finance Director prefers to keep the rate for construction project assessments at ten years and noted that has remained consistent for the past five years of the program.

Councilmember Heinrich asked if an extended repayment period would be desirable.

City Engineer Westby explained that if the term is extended, the residents would pay more because interest would be charged throughout that extended term.

Councilmember Riley stated that the Council spent a long time discussing this case prior to tonight. He noted that a larger assessment of \$6,600 was originally discussed and that amount was decreased to the assessment proposed tonight. He noted that residents could pay the \$3,900 prior to the November deadline to minimize the amount that would carry forward and that would be charged interest.

City Engineer Westby commented that it is his understanding that residents can either pay the full amount or let the total assessment go onto the taxes. He noted that residents could still continue to save in order to pay off the amount early.

City Administrator Ulrich stated that staff could look into the option to possibly payoff a portion of the assessment upfront and let the remainder go onto the taxes.

Councilmember Kuzma stated that past assessments have followed the 25 percent assessment rule and there was robust discussion on this case. He stated that he was overruled, and the decision was made to lower the assessment to the proposed amount.

Ms. Kruger stated that there has never been a jump of this amount from preliminary to final assessment.

Councilmember Kuzma recognized that and noted that the Council did make an adjustment to the final assessment amount.

Lavonne Klucking, 180183 Krypton Street, stated that the neighborhood only has eight properties and is mainly composed of seniors and retirees. She felt that the residents were pushed into this project without control for how things were completed. She did not feel that this was correct and believed that the assessment should stay at no more than \$4,500. She stated that this has never happened before, to have this high of a jump from preliminary to final assessment.

Mayor LeTourneau recognized that this is a challenging issue. He stated that the reality is that the City did not have control over the cost.

Ms. Klucking stated that if the residents would have known that the assessment would be this high, they would have objected to the project. She stated that the project is complete, and the drainage issues are still not correct. She commented that no one has been out to the properties for two months to observe the issues. She commented that the City of Ramsey installed the road incorrectly to begin with and did not believe the residents should be responsible for the corrections.

Mayor LeTourneau recognized the comments made, noting that he has experienced similar issues during his time in Ramsey. He questioned how the roads were allowed to be constructed in the 1970's and 1980's, recognizing that the community now has to solve that problem. He stated that the City is sharing 75 percent of the cost across the entire City.

City Engineer Westby provided details on the bidding process followed by the City as outlined through State bidding law. He explained that the City does not have control over who submits bids on the project, noting that only two bids were received.

Mayor LeTourneau stated that the community has worked together to develop the assessment process for road reconstruction and road maintenance. He explained that policy has been used for the past five years on road construction and recognized that this is a very challenging issue across the City. He stated that the City has remained consistent in its application of the policy throughout the past five years. He noted that five years is ending, and the discussion will continue on road financing.

Ms. Klucking asked if there have been any other projects that have come in overbid similar to this project.

Mayor LeTourneau commented that most projects did not come in at the preliminary amount because there are variations in the actual project costs.

Ms. Klucking referenced the cul-de-sac and asked why that improvement was completed when staff was aware of the higher cost.

City Engineer Westby explained that the bids were significantly over the estimate well before construction began. He stated that the final cost is based on the contractor's bid and highlighted the bid items that were higher than the estimated amounts. He confirmed that there was not a second neighborhood meeting after the bid was received.

Ms. Klucking stated that although they would have been in agreement with \$3,900, the residents would have objected to the project with the higher assessment amount.

Councilmember Heinrich asked if there was a mention of the assessment not exceeding \$4,500.

City Engineer Westby replied that nothing was provided to property owners in the amount of \$4,500. He noted that it was mentioned that this project was similar to Jarvis Street, which had an assessment of \$4,500.

City Administrator Ulrich stated that he spoke with the Finance Director whom stated that the County does not allow partial payment on assessments so full payment needs to be made in order to avoid interest charges.

Councilmember Musgrove referenced the initial notice sent to residents with the preliminary assessment amount and asked if that indicates a timeframe when residents should expect to find out the actual cost.

City Engineer Westby explained that the preliminary assessment notice stated that the final assessment hearing would be held on October 8th. He stated that the same process has been followed for the past five years.

Councilmember Menth asked for clarification on when the final assessment notices are sent.

City Engineer Westby replied that the final notices are sent once the project is substantially complete and the final costs are generally well known.

Councilmember Kuzma asked the anticipated improvement to the property values for the project area.

City Engineer Westby deferred back to the special benefit consultation report that was completed for the Jarvis Street project which estimated an increase of \$7,500 to \$8,500 in value to the properties.

Lisa Monserud, 5725 180th Lane NW, asked if the possibility of a franchise fee still exists. She asked if the assessment is paid, would then residents in this area then not have to pay franchise fees.

Councilmember Riley stated that the Council is still discussing the option of franchise fees, noting that there is an option to rebate the franchise fee during the 10-year period for properties paying assessments.

Ms. Klucking asked for information on franchise fees.

Mayor LeTourneau stated that the City has been working through the road reconstruction process for the past five years, noting that plan is ending, and the City is discussing additional road financing options. He noted that a franchise fee is one option that is being discussed, among other options. He stated that part of that discussion involves a possible rebate for residents that have already paid assessments, should another option be chosen to ensure that residents that have paid assessments are not double charged.

Councilmember Riley commented that the City has learned that those assessed do not like the process and that is why discussions continue.

John Klucking, 18013 Krypton Street, used the example of someone bringing their vehicle into an auto shop and being quoted \$2,500 and authorizing the repair and then returning in five days to have a price of \$5,000. He stated that he has lived in his home since it was constructed, and the water has run from the west to the east. He stated that after the cul-de-sac was reconstructed, they are receiving 480 gallons of water on a one-inch rain event. He commented that they have never had 4.5 inches of water standing on the corner of their property. He stated that his biggest concern was to get the water off the driveways but noted that the cul-de-sac is designed to tip into their property. He commented on Saturday he took pictures of his property and his neighbor's property noting that while the neighbor's property was wet and spongy, his property held 4.5 inches of water. He suggested that the stormwater fee be removed from his assessment. He stated that he and his wife are on a fixed income and cannot afford the increased assessment. He stated that because there are only eight homes, it is an unfair assessment amount.

Randy Lindberg, 4745 180th Lane NW, asked if the contractor is capped at a certain percentage or whether the contractor would have to "eat" the additional cost above the bid.

City Engineer Westby clarified that if a cost increases during construction or an issue arises, a change order would need to be considered in order to change the contract price. He noted that none of the items came in considerably higher than the bid prices.

Motion by Councilmember Musgrove, seconded by Councilmember Riley, to close the public hearing.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Musgrove, Riley, Heinrich, Kuzma, and Menth. Voting No: None.

The public hearing was closed at 8:14 p.m.

Council Business

Councilmember Heinrich thanked the residents that attended tonight and that have reached out in the past few weeks. She recognized that this is a tough issue that the Council struggled with and ultimately developed a change to the policy. She stated that she was disheartened to learn that

the County does not allow partial payment of assessments. She stated that she is at a loss of how to help but to remain fair with others that have experienced the assessment policy. She noted that the proposed assessment has been reduced already.

Councilmember Riley stated that the final assessment amount was reduced, which was a variation from the assessment policy and away from fairness to residents that have been fully assessed. He commented that this is an imperfect process. He noted that the City of Ramsey is covering 88 percent of the cost of this improvement and only 12 percent of the overall cost is being assessed, even though the policy states 25 percent.

Councilmember Musgrove agreed with the comments of Councilmember Riley. She recognized that this is difficult but provides a better-quality road than previously existed which does provide a return in value.

Motion by Councilmember Musgrove, seconded by Councilmember Menth, to Adopt Resolution #19-236 Adopting Assessment Roll Certifying Assessments for Improvement Project #19-01, Ford Brook Estates Street Reconstructions.

Further discussion: Councilmember Riley stated that he asked staff if the assessment could be split into two assessments for each property which would allow residents to pay off the first amount of \$3900 in full and let the second remaining amount roll onto taxes. City Administrator Ulrich replied that the Finance Director believed that option could exist with Assessment A being \$3,900 and Assessment B being the remaining amount which would give the property owner the option to pay off one and finance the other. The residents in attendance provided consensus in favor of the two-assessment option.

Councilmember Riley suggested amending the motion to split the assessment into Assessment A in the amount of \$3919.90 and Assessment B in the amount of \$1,197.

Motion by Councilmember Musgrove, seconded by Councilmember Menth, to accept the amendment to the motion.

Amended motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Musgrove, Menth, Heinrich, Kuzma, and Riley. Voting No: None.

6.02: Adopt Resolution #19-237 Adopting Assessment Roll Certifying Assessments for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions

Presentation

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #19-237 adopting the final assessment roll certifying assessments for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions.

Public Hearing

Mayor LeTourneau called the public hearing to order at 8:32 p.m.

Citizen Input

There was none.

Motion by Councilmember Kuzma, seconded by Councilmember Heinrich, to close the public hearing.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Kuzma, Heinrich, Menth, Musgrove, and Riley. Voting No: None.

The public hearing was closed at 8:32 p.m.

Council Business

Councilmember Musgrove stated that when she campaigned, she was walking the roads and they look very nice. She commented that the whitewashing also looks very nice.

Motion by Councilmember Musgrove, seconded by Councilmember Kuzma, to Adopt Resolution #19-237 Adopting Assessment Roll Certifying Assessments for Improvement Project #19-03, Chestnut Ridge and Wood Pond Hills Street Reconstructions.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Musgrove, Kuzma, Heinrich, Menth, and Riley. Voting No: None.

7. COUNCIL BUSINESS

7.01: Roof Replacement for Old Town Hall

Public Works Superintendent Riemer reviewed the staff report and stated that staff feels that the roof should be replaced at a minimum to protect the rest of the structure from water damage, until a full restoration plan can be formalized and budgeted for in the future.

Councilmember Kuzma stated that he does not want to see the building demolished and would like to see it repaired as it is an important part of Ramsey's history. He asked the funding source.

Public Works Superintendent Riemer replied that the facilities fund would be used.

Councilmember Musgrove asked the process that would be used to assess the boards and whether that cost would come before the Council or would be added to the final cost.

Public Works Superintendent Riemer explained that he could not leave the roof open long enough to wait for a Council meeting to consider approval of the boards. He noted that the estimated cost for boards is \$5 per linear foot.

Councilmember Menth asked the number of bids received.

Public Works Superintendent Riemer replied that three contractors were interested in the project but only one bid was submitted to the City.

Councilmember Heinrich commented that this is an important part of Ramsey's history.

Motion by Councilmember Heinrich, seconded by Councilmember Musgrove, to enter into a contract for the amount of \$10,050 with McPhillips Brothers Roofing to perform the necessary roof repairs to the Old Town Hall as outlined in the RFP.

Further discussion: Councilmember Menth asked when the work would be completed. Public Works Superintendent Riemer replied that he would contact the contractor the following day to determine a timeframe. Councilmember Riley asked if a price should be set for board replacement. Public Works Superintendent Riemer stated that it would be hard to know the condition of the boards until the roof is removed. He stated that perhaps there would be an additional cost for board replacement of about \$1,000 to \$2,000. City Administrator Ulrich suggested placing a cap of 25 percent of the contract amount for board replacement.

Councilmember Riley suggested an amendment to the motion that the contract amount not exceed 25 percent above the contract amount for board replacement.

Motion by Councilmember Heinrich, seconded by Councilmember Musgrove, to accept the amendment to the motion.

Amended motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Heinrich, Musgrove, Kuzma, Menth, and Riley. Voting No: None.

7.02: Adopt Resolution #19-245 Approving Authorization to Add Back Parcels Into TIF District #14

Economic Development Manager Sullivan reviewed the staff report and recommendation to adopt Resolution #19-245 approving authorization to add back parcels into TIF District #14.

Councilmember Riley asked for additional details on the process.

Economic Development Manager Sullivan explained that the City would work with Briggs and Morgan to file a court case in County court to show what transpired, what was missed, and what would be needed to bring the values back to where they ought to be. He explained that a court order would be needed to change the process and the value within the TIF District.

Councilmember Riley asked if there would be four parcels added back into the district.

Economic Development Manager Sullivan explained that more than four parcels would be added in. He provided additional details, noting that one original parcel was subdivided into about 70 for townhomes.

Councilmember Riley asked if an estimate of 100 hours would be accurate to file this information.

Economic Development Manager Sullivan stated that the City's TIF counsel provided this estimate based on the length of time needed to complete a similar process in Andover.

Councilmember Kuzma commented that when the properties were removed in 2014, there was a huge financial obligation to leave those properties in and removing the properties provided relief to the City. He asked if putting these properties back in would result in financial obligations to the City or property owner.

Economic Development Manager Sullivan stated that there would not be material impacts to these properties moving forward. He commented that the costs for TIF counsel would be reimbursed through the TIF revenue.

Councilmember Menth asked what would happen if this did not move forward.

Economic Development Manager Sullivan commented that there are a number of projects, specifically using Affinity at Ramsey, which has a TIF note and there are TIF obligations. He explained that parcel is currently not within the TIF District and therefore there would be an impact. He noted that the other parcels proposed to be included would also generate revenue within the TIF District that would be used to pay TIF obligations.

Councilmember Musgrove asked and received confirmation that when the parcels are added back into the TIF district the City would capture additional tax revenue.

Economic Development Manager Sullivan confirmed that the City would receive that additional revenue and reviewed some of the obligations that can be funded through that TIF revenue.

Councilmember Musgrove asked how that would benefit the City overall.

Economic Development Manager Sullivan explained the intent of TIF, to use those funds to assist in developing additional tax capacity value through development.

Motion by Councilmember Kuzma, seconded by Councilmember Musgrove, to Adopt Resolution #19-245 Approving Authorization to Add Parcels into TIF District 14.

Further discussion: Councilmember Riley stated that he is uncomfortable with the up to \$30,000 estimate and would like to see additional breakdown of hours and costs. City Administrator Ulrich stated that it is consistent to use an estimate from the consultant used by the City. He noted that this process involves about 80 parcels with different legal descriptions attached. He stated that the City could make it clear that it would prefer to stay on the low-end of the estimate.

Economic Development Manager Sullivan stated that he asked that question. He noted that this situation does not occur often, but the problem needs to be solved. He stated that the consultant based the estimate off a similar process in Andover completed in the early 2000's. He stated that he can certainly speak with the consultant to indicate that the City would like to bring the cost down. He noted that if there is any assistance, he can provide inhouse, he would be willing to do that. Councilmember Heinrich asked if it would be possible to pursue a few additional bids to provide comparisons. City Administrator Ulrich stated that it would depend upon the time restrictions to file this and based on the process to file. He noted that there are dates that the City needs to be aware of. Economic Development Manager Sullivan commented that staff could obtain additional bids if desired, but noted that staff followed the current process and this consultant has experience with Ramsey and are experts in the field. He stated that action is not needed at this meeting, but for the County it would be helpful to have this implemented payable for 2020 and it could be problematic to bring this forward in December. Councilmember Kuzma stated that this consultant has worked with the City for a long time and he would not be in favor of changing that counsel at this time. He called the motion to question. Mayor LeTourneau agreed that the consultant has experience with Ramsey and is knowledgeable and would therefore not be interested in seeking additional bids.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Kuzma, Musgrove, Heinrich, and Menth. Voting No: Councilmember Riley.

7.03: Adopt Resolution #19-248 Accepting Proposals and Awarding Contract for Improvement Project #19-12, Centralized Water Treatment Facility Preliminary Design Report

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #19-248 accepting proposals and awarding a contract to SEH Inc. for Improvement Project #19-12, Centralized Water Treatment Facility Preliminary Design Report.

Councilmember Musgrove asked if any of this information went before the Public Works Committee.

City Engineer Westby confirmed that this information has not been before the Public Works Committee as staff desired to move this forward as quickly as possible.

Miles Jensen, SEH, stated that he assembled the team that would handle this task for the City, and they look forward to this project as they have watched it for some time. He stated that they are very familiar with this process, having completed similar activities in other communities. He stated that as they look forward to the plant and layout, they would look at other contaminants that may not be known as well as the possibility of mixing surface water and groundwater.

Councilmember Heinrich asked for past experience related to public engagement.

Mr. Jensen replied that while the water team does not have much experience with public engagement, they have brought on a public engagement specialist from their transportation department to assist.

Councilmember Kuzma stated that the City entered into a study with a few other cities about potentially using water from the Mississippi and asked if that would be part of this process.

Mr. Jensen confirmed that those results would be used in conjunction with the work they will do.

Councilmember Riley asked other surrounding communities that the company has worked with.

Mr. Jensen provided examples of local municipalities and other metro communities.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to Adopt Resolution #19-248 Accepting Proposals and Awarding Contract for Improvement Project #19-12, Centralized Water Treatment Facility Preliminary Design Report.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Riley, Musgrove, Heinrich, Kuzma, and Menth. Voting No: None.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

Motion by Councilmember Musgrove, seconded by Councilmember Heinrich, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 9:27 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple

TimeSaver Off Site Secretarial, Inc.

A recording of this meeting is available for viewing online at www.qctv.org
<<http://www.qctv.org>>. Recordings are available for 36 months after the date of the meeting.