

TABLE OF CONTENTS

1. CALL TO ORDER .....2

2. PRESENTATION .....2

3. CITIZEN INPUT .....2

4. APPROVE AGENDA .....2

5. CONSENT AGENDA .....3

6. PUBLIC HEARING .....3

7. COUNCIL BUSINESS .....4

    7.01: Adopt Resolution #21-027 Approving Request for Interest (RFI) for a Dynamic Display Billboard for Retail Advertising on Highway 10 Near The COR.....4

    7.02: Adopt Resolution #21-022 Approving Plans and Specifications and Authorizing Advertisement for Bids for Riverdale Drive Reconstruction, Improvement Project #21-00 .....6

    7.03: Adopt Resolution #21-023 Approving Plans and Specifications and Authorizing Advertisements for Bids for 2021 Crack Seal Improvements, Improvement Project #21-06.....6

    7.04: Introduce Ordinance #20-01 Amending City Code Sections 117-111 (R-1 Residential District) and 117-112 (R-2 Residential District) Clarifying Sub-Districts Based on Lot Size ...7

    7.05: Introduce Ordinance #21-02 Amending City Code Section 117-148 Entitled Mississippi River Corridor Critical Area .....8

    7.06: Receive Request from Planning Commission to Reconsider Bowers Drive Connection9

    7.07: Consider Preliminary Approvals Related to Riverstone South; Case of Capstone Homes/Riverstone Development .....10

    7.08: Approve Revised Cost Share Framework for Riverdale Drive Extension Improvement Project Related to Riverstone South; Case of Capstone Homes and Pearson Properties of Ramsey .....11

8. MAYOR, COUNCIL AND STAFF INPUT .....12

9. ADJOURNMENT .....12

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

The Ramsey City Council conducted a regular meeting on Tuesday, January 26, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma  
Councilmember Chelsee Howell  
Councilmember Debra Musgrove  
Councilmember Chris Riley  
Councilmember Dan Specht  
Councilmember Matt Woestehoff

Members Absent: None

Also Present: City Administrator Kurtis Ulrich  
Police Chief Jeff Katers  
Deputy City Administrator Timothy Gladhill  
City Engineer Bruce Westby  
Economic Development Manager Sean Sullivan

**1. CALL TO ORDER**

Mayor Kuzma called the regular meeting of the Ramsey City Council to order at 7:10 p.m., followed by the Pledge of Allegiance led by Mayor Kuzma.

City Administrator Ulrich read a statement related to the COVID-19 pandemic and local state of emergency. In declaring this Local State of Emergency, the City of Ramsey has determined that in person meetings and meetings conducted under Minnesota Statutes Section 13D.02 are not practical or prudent because of the declared health pandemic emergency.

**2. PRESENTATION**

There were none.

**3. CITIZEN INPUT**

None.

**4. APPROVE AGENDA**

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Musgrove, Howell, Specht, and Woestehoff. Voting No: None.

## **5. CONSENT AGENDA**

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to approve the following items on the Consent Agenda:

- 5.01: Note the Following Boards, Commissions and Committee Meeting Minutes:
- Planning Commission Meeting Minutes dated November 5, 2020
  - Planning Commission Meeting Minutes dated December 3, 2020
  - Economic Development Authority Meeting Minutes dated November 12, 2020
  - Park and Recreation Commission Meeting Minutes dated November 12, 2020
  - Public Works Committee Meeting Minutes dated November 17, 2020
- 5.02: Approve the following Meeting Minutes:
- 1) City Council Work Session dated January 12, 2021
  - 2) City Council Regular dated January 12, 2021
- 5.03: Approve Rental Licenses
- 5.04: Award Sign Addition for Loral I Armstrong Delaney Ramsey Central Park
- 5.05: Adopt Resolution #21-033 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 7, 2021 through January 20, 2021
- 5.06: Adopt Resolution #21-014 Approving an Interim Use Permit for Storage Containers and Gravel Parking at 8049 146<sup>th</sup> Avenue NW (Project 20-137); Case of JBR Ramsey, LLC on behalf of Richard Lee
- 5.07: Adopt Resolution #21-024 Prohibiting Parking on Riverdale Drive between Feldspar Street and Sunfish Lake Boulevard for Improvement Project #21-00
- 5.08: Adopt Resolution #21-025 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement with Gigi's Salon and Spa, Inc. (Portions of case may be closed to the public)
- 5.09: Adopt Resolution #21-028 Authorizing Partial Payment #4 to RJM Construction for Improvement Project #20-07 New Public Works Facility
- 5.10: Adopt Resolution #21-029 Authorizing Final Payment to Northern Lines Contracting, Inc. for Improvement Project #18-09, COR Infiltration Basin Improvements
- 5.11: Adopt Resolution #21-032 Authorizing Partial Payment #6 to Park Construction for Improvement Project #20-01, Variolite Street Reconstruction Project
- 5.12: Adopt Resolution #21-034 to Approve the City's 2021 Union Contracts for LELS Patrols and LELS Sergeants
- 5.13: Adopt Resolution #21-035 Directing Staff to Subject the 2021 Pay Equity Report

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Howell, Musgrove, Riley, and Specht. Voting No: None.

## **6. PUBLIC HEARING**

There were none.

## **7. COUNCIL BUSINESS**

### **7.01: Adopt Resolution #21-027 Approving Request for Interest (RFI) for a Dynamic Display Billboard for Retail Advertising on Highway 10 Near The COR**

Economic Development Manager Sullivan reviewed the staff report and recommendation of the EDA that the City Council begin a process seeking interest in construction of a dynamic display billboard on Highway 10.

Councilmember Riley referenced the cost of the sign and asked if that would be funded through private investment rather than by the City.

Economic Development Manager Sullivan confirmed that the City would ask the developer to incur the cost.

Councilmember Woestehoff asked if the sign would meet the current requirements for average signage if it were located on private property.

Economic Development Manager Sullivan stated that included in the RFI there is language related to adjusting or working within the sign ordinance. He commented that he would imagine that the City would need to potentially tweak the regulation if it makes sense.

Councilmember Musgrove stated that she believes this action would be premature. She asked if the plan would be for this to be located on private or public land.

Economic Development Manager Sullivan commented that the City would be asking these companies to provide suggestions as to the best placement of the sign. He stated that the goal would be to have companies present information that the City could evaluate, and this would not commit the City to any action.

Deputy City Administrator Gladhill stated that the design process for Highway 10 will provide a better understanding of the right-of-way needs, which could also create opportunities. He stated that he understands the concern but recognized that this process would take time and the right-of-way needs should be known by that time.

Mayor Kuzma commented that he saw the presentation at the EDA meeting, and this would really help the businesses in Ramsey to have that additional exposure opportunity and therefore he would be interested in receiving proposals.

Councilmember Musgrove asked if it would be more favorable to change the restrictions for business signage rather than having those businesses pay for space on a billboard. She asked if the sign ordinance is too restrictive.

Mayor Kuzma stated that the EDA did not discuss that and instead focused on what the dynamic sign could bring. He commented that the sign would sell to national chains but would also make advertising available on a scale that small businesses could support. He stated that this process

would identify opportunities that the City could review, and it would not bind the City to any action.

Councilmember Specht stated that he likes that the RFI states that space must be reserved for City and local advertising and asked for details on the type of advertising that the City may do.

Economic Development Manager Sullivan replied that they are open to any and all City messaging that could enhance the message the City is attempting to spread, using the example of local events that the City advertises. He stated that if the City is going to move forward, it would be important to identify City input and restrictions along with the time and space that would be reserved for Ramsey businesses. He used the example of the sign in Champlin, which identifies a minimum amount of time and space for local Champlin businesses. He stated that the City can also prohibit content that it does not feel appropriate through ordinance.

EDA Chairperson Steffen commented that bringing retail and restaurants to The COR has been a long-term goal of the EDA and Council. He stated that in the past six years the City has added rooftops and therefore he does not believe that lack of rooftops is a continued barrier that the City once faced. He noted that the Armstrong Interchange has also not been the golden ticket in attracting those types of businesses. He stated that the issue at this time seems to be related to visibility and lack of exposure. He stated that RDH has contacted almost every national retailer and restaurant in the country and continues to hear that the businesses are not interested because of the lack of exposure. He stated that this process is simply a request for information for something that would have zero cost to the City. He stated that many businesses do not have the ability to have a sign on their property, if located on the interior of The COR, that could be visible from the highway. He stated that this request for interest will answer some of the questions that have been brought forward tonight.

Councilmember Specht stated that originally, he was not a fan of this idea based on how this would look, but as he hears the feedback from staff, the EDA, and businesses, he would respect the idea of gathering more information. He stated that he will support this effort to gather additional information.

Councilmember Woestehoff stated that he agrees with the comments of Councilmembers Specht and Musgrove. He stated that he has hesitations because of the current sign regulations which do not allow billboards but is happy to entertain what this might look like and how it could help and attract businesses.

Councilmember Howell stated that she was also hesitant about this idea. She asked the radius of local businesses that would be allowed to advertise on the sign.

Economic Development Manager Sullivan commented that the sign would be available to all Ramsey businesses and not just those within The COR. He stated that whatever the design of the sign, it would be complimentary to the existing signage.

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to Adopt Resolution #21-027 Approving Request for Interest for a Dynamic Display Billboard for Retail Advertising Along Highway 10 Near the COR.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Woestehoff, Howell, and Specht. Voting No: Councilmember Musgrove.

**7.02: Adopt Resolution #21-022 Approving Plans and Specifications and Authorizing Advertisement for Bids for Riverdale Drive Reconstruction, Improvement Project #21-00**

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #21-022 approving plans and specifications and authorizing advertisements for bids for Riverdale Drive Reconstruction, Improvement Project #21-00 in accordance with the approved 2021-2030 CIP.

Councilmember Musgrove asked if it is normal to have 90 percent plans.

City Engineer Westby replied that staff would love to have 100 percent plans every time it presents to Council, but they are trying to expedite the process. He stated that typically the best bids are received during the winter (January/February) before contractors have filled their project slate for the year as that relates to better pricing. He stated that if the City waits until March/April to bid projects, it typically receives higher bids. He stated that staff is comfortable presenting these plans tonight and will have plans 100 percent complete by the bid time.

Councilmember Riley commented that the repair crew spent about three weeks on this section of road and about three weeks on Variolite, which has already been reconstructed. He stated that the rest of the City will benefit by having this section of road reconstructed as well as that frees up six weeks for patch work in other areas of the community.

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to Adopt Resolution #21-022 Approving Plans and Specifications and Authorizing Advertisements for Bids for Riverdale Drive Reconstruction, Improvement Project #21-00.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Specht, Musgrove, Howell, Riley, and Woestehoff. Voting No: None.

**7.03: Adopt Resolution #21-023 Approving Plans and Specifications and Authorizing Advertisements for Bids for 2021 Crack Seal Improvements, Improvement Project #21-06**

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #21-023 approving plans and specifications and authorizing advertisements for bids for 2021 Crack Seal Improvements, Improvement Project #21-06.

Motion by Councilmember Howell, seconded by Councilmember Specht, to Adopt Resolution #21-023 Approving Plans and Specifications and Authorizing Advertisements for Bid for 2021 Crack Seal Improvements, Improvement Project #21-06.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Howell, Specht, Musgrove, Riley, and Woestehoff. Voting No: None.

**7.04: Introduce Ordinance #21-01 Amending City Code Sections 117-111 (R-1 Residential District) and 117-112 (R-2 Residential District) Clarifying Sub-Districts Based on Lot Size**

Deputy City Administrator Gladhill reviewed the staff report and recommendation of the Planning Commission to adopt Ordinance #21-01.

Councilmember Riley asked for additional information as this would appear to move 50 foot lots from R-2 to R-1.

Deputy City Administrator Gladhill replied that the Council would still dictate where the subdistrict would go through rezoning. He stated that staff was finding that the 50-foot-wide lots were not reaching the density range in R-2 and therefore it better fits in the density allowed in R-1. He confirmed that the Planning Commission held a public hearing on this issue and recommended approval.

Councilmember Musgrove asked the difference between R-1-1 and R-1-3.

Deputy City Administrator Gladhill recognized that there was a typo noting that it should state MUSA-80, MUSA-65, and MUSA-50. He stated that staff would make that correction before the ordinance comes back for adoption. He stated that by default, R-1 would remain at 80-foot-wide lots and if something less is requested, the developer would still need to go through a rezoning request.

Councilmember Musgrove stated that this references residential MUSA areas and asked if there are areas outside of that.

Deputy City Administrator Gladhill confirmed that there are other areas outside of residential MUSA that would remain unchanged.

Councilmember Specht asked if this change would make it easier for developers to request this smaller lot size.

Deputy City Administrator Gladhill stated that this change would not impact the City's ability to remain more restrictive, it simply provides another tool in the box for the City.

Councilmember Woestehoff commented that this change would clean up the zoning map and would not change anything. He noted that R-1 would become all single family, R-2 would be

townhomes, and R-3 would be condominiums. He commented that this would then be a cleaner way to describe the different zones.

Motion by Councilmember Woestehoff, seconded by Councilmember Riley, to Introduce Ordinance #21-01 Amending Article II Division 4 Section 117-89 (Districts), 117-111 (R-1 Residential District), and 117-112 (R-2 Residential District).

Further discussion: Councilmember Musgrove asked if this would be a housekeeping item to better clarify the areas. Councilmember Woestehoff stated that he views this as updating the glossary of terms. Deputy City Administrator Gladhill confirmed that this would not make any changes and would simply be more tools and placing things in the right area. He confirmed that the Council would still hold control over the ultimate land use.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Riley, Howell, and Musgrove. Voting No: Councilmember Specht.

**7.05: Introduce Ordinance #21-02 Amending City Code Section 117-148 Entitled Mississippi River Corridor Critical Area**

Deputy City Administrator Gladhill reviewed the staff report and recommendation of the Planning Commission to adopt Ordinance #21-02.

Councilmember Riley commented that there is a whole neighborhood that was colored green and asked if that area would become lawful nonconforming.

Deputy City Administrator Gladhill replied that the neighborhood already conforms with the rules as it is developed under rural character. He stated that if there was a deficiency that would create lawful nonconforming, a subdistrict would be applied.

Councilmember Riley stated that he would not be ready to move forward until there is more time to digest the information and the ramifications of these decisions.

Councilmember Musgrove asked if the timing for this is part of the DNR timing or whether it is needed for Riverstone South.

Deputy City Administrator Gladhill replied that the City is required to have this adopted by the end of 2022, as he believed Ramsey is part of the second wave. He stated that the City originally did not anticipate a project coming forward, therefore Riverstone is a driving factor. He noted that the ordinance and development are under review by the DNR. He stated that staff is attempting to meet the schedule of the developer.

Councilmember Musgrove stated that she would also have concerns moving forward tonight and would like additional time to review the information and what it would mean for the City of Ramsey and the impacted developments. She stated that she does not want to deter development but wants to ensure the best decisions are made.

Deputy City Administrator Gladhill confirmed that staff would welcome additional time for review. He stated that the Council could postpone this discussion and forward this to a future worksession.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to postpone Ordinance #21-02 Amending City Code Section 117-148 Entitled Mississippi River Corridor Critical Area and forward it to a future worksession.

Further discussion: Councilmember Specht asked if postponing this action would impact the Riverstone South development. Deputy City Administrator Gladhill provided an update on the case on tonight's agenda and noted that action could still occur tonight. He stated that there is additional time before the Council reviews the Preliminary Plat.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Musgrove, Howell, and Specht. Voting No: Councilmember Woestehoff.

#### **7.06: Receive Request from Planning Commission to Reconsider Bowers Drive Connection**

Planning Commissioner Randy Bauer reviewed the staff report and stated that upon a vote of 3-2, the Planning Commission recommended that the City Council reconsider the connection to Bowers Drive, at some form, for public safety reasons. He asked for input from members of public safety and/or public works related to their concerns for not having a second access on Bowers Drive because that was the driving force behind the Planning Commission recommendation.

Police Chief Katers replied that public safety has been consistent in their recommendations for access. He stated that for police, two accesses are better than one and connection between neighborhoods is good. He believed that fire also requires adequate turning radius and dedication of fire access roads. He commented that for public works it is easier to plow a through street rather than a dead end. He stated that he fully understands that this is a nonconforming existing residential neighborhood and that the residents are opposed to this connection.

Councilmember Musgrove stated that she appreciates the concern from the members of the Planning Commission, but when this previously came forward to the City Council through a public hearing, the Council agreed that the development should move forward without that second access. She asked how many Bowers Drive residents are aware that this is up for discussion tonight, noting that she would hate to make a decision on this without allowing those residents to again provide input. She commented that her position on this issue has not changed.

Deputy City Administrator Gladhill stated that the steps prior to this point have been concept planning and setup for Preliminary Plat review. He stated that the Planning Commission held the full public hearing and its last review of the project, therefore the Commission can make that recommendation as they are a recommending body. He stated that staff did not choose to notify the public for this discussion. He stated that if the decision of the Council changes, the residents would again be notified for the next review. He stated that if the Council chooses to take no action and move forward without that additional connection, that would be fine.

Councilmember Specht commented that he has received phone calls with concern over a second connection and many residents spoke at the last public meeting expressing their concerns. He stated that his position remains unchanged.

Motion by Councilmember Specht, seconded by Councilmember Howell, to affirm the previous direction of the Council to not require a second connection to Bowers Drive.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Specht, Howell, Musgrove, Riley, and Woestehoff. Voting No: None.

Deputy City Administrator Gladhill confirmed that this action reaffirms the previous direction of the Council and would most likely satisfy the Bowers Drive residents that may be present at the meeting tonight.

Councilmember Specht acknowledged that residents took time out of their night to attend and welcomed any input they may wish to provide.

Carol Larson, 14480 Bowers Drive, commented that she has been a resident on Bowers Drive for nearly 57 years and has seen many changes. She stated that adding 12 homes to Bowers Drive has added a significant amount of traffic and many young children. She stated that she was concerned that level of traffic and pedestrian traffic would increase significantly if Bowers Drive were connected to Riverstone South which would create a safety issue. She was thankful that the Council is not accommodating that connection. She thanked the Council for its continued support.

**7.07: Consider Preliminary Approvals Related to Riverstone South; Case of Capstone Homes/Riverstone Development**

- 1. Adopt Resolution #21-015 Approving Comprehensive Plan Amendment from Low Density Residential to Medium Density Residential for Detached Townhome Section**
- 2. Introduce Ordinance #21-03 Approving Zoning Amendment from R-1 Residential (MUSA – 80) District to R-1 Residential (MUSA – 65) District, R-1 Residential (MUSA – 50) District and R-2 Residential (Detached Townhome) District**

Deputy City Administrator Gladhill reviewed the staff report and recommendation of the Planning Commission to approve the Comprehensive Plan Amendment and Zoning Amendment. For future reference, the Planning Commission recommends approval of the Preliminary Plat at a future date following completion of the required EAW and with the contingencies noted in the case.

Councilmember Specht commented that this is a good plan and an area that can accommodate smaller lots, especially in the area near the solar farm. He believed that this is a good compromise for the adjacent residents of Bowers Drive and supports the changes.

Councilmember Howell stated that she is concerned with the smaller lot sizes. She commented that she recognizes that this is a compromise and likes the acreage that would be set aside but is concerned with the City's ability to maintain that and therefore is hesitant to support this.

City Administrator Ulrich clarified that the second action would be to introduce the ordinance rather than adopt it tonight.

Motion by Councilmember Specht, seconded by Councilmember Riley, to Introduce Ordinance #21-03 Amending Section 117-90 “Map” of Chapter 117 of the City Code of Ramsey, Minnesota, and Adopt Resolution #21-015 Granting Comprehensive Plan Amendment Approval, Preliminary Plat Approval and Determining that an Environmental Impact Statement is not Necessary for Riverstone Addition.

Further discussion: Councilmember Musgrove asked if the right action would be to introduce both items. Deputy City Administrator Gladhill confirmed that the recommended action in the case and as proposed is correct, to introduce the ordinance and adopt the resolution.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Specht, Riley, Musgrove, and Woestehoff. Voting No: Councilmember Howell.

**7.08: Approve Revised Cost Share Framework for Riverdale Drive Extension Improvement Project Related to Riverstone South; Case of Capstone Homes and Pearson Properties of Ramsey**

Deputy City Administrator Gladhill reviewed the staff report and recommendation of the Public Works Committee to approve the revised Cost Share Framework without the need for financial underwriting. The Public Works Committee feels that a contribution to a collector roadway has a broader public benefit and that the revised cost share framework is close to the original framework originally approved (non-binding) by the City Council and that additional underwriting is unnecessary.

Councilmember Riley commented that Public Works Committee had a robust discussion on this item. He noted that the previous concept split the cost into thirds between the three parties. He stated that the only change is related to the County parcel, but the cost still remains close to the one third split with the potential grant funds that could be used for that purpose. He stated that all parties continue to support the framework split as proposed.

Councilmember Musgrove asked if the City must purchase the property rather than having a right-of-way.

Deputy City Administrator Gladhill replied that the property was purchased through the RALF program with the County as the lead party for the purpose of a potential river crossing. He stated that the reaction of the County is if improvements are made to that property that aren't related to the river crossing those RALF dollars would need to be paid back. He stated that staff will continue to push on that and continue discussions.

Councilmember Musgrove asked how the solar garden interplays with that. She commented that she has a hard time with the County land being a hurdle. She recognized that if the parcel is required to be purchased, the City could have additional revenue potential from development in the future.

Deputy City Administrator Gladhill replied that the solar farm is a lease, similar to City leases that exist within properties the City purchased with RALF funds. He stated that right-of-way would be acquisition, which is different than a lease. He stated that the County does not have funds to contribute through its capital improvement plan and therefore their solution was that the City purchase the land to provide that connection for the roadway.

City Administrator Ulrich noted that the draft resolution was not included in the case and the motion would actually be to approve the revised Cost Share Framework as outlined in alternative 6A.

Councilmember Specht asked if more details for the road layout would be identified in the future.

Deputy City Administrator Gladhill confirmed that this is a conceptual higher level planning layout and details would be determined as this continues to progress.

Motion by Councilmember Specht, seconded by Councilmember Woestehoff, to Approve the Revised Cost Share Framework for the Riverdale Drive Extension Related to Riverstone South as described in alternative 6A.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Specht, Woestehoff, Musgrove, and Riley. Voting No: Councilmember Howell.

## **8. MAYOR, COUNCIL AND STAFF INPUT**

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Specht encouraged people to try the Police Citizens Academy, noting that it is an amazing opportunity.

## **9. ADJOURNMENT**

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

Motion carried.

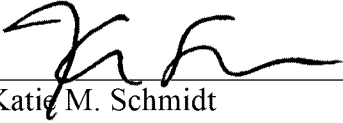
The regular meeting of the City Council adjourned at 9:02 p.m.

Respectfully submitted,



Kurtis G. Ulrich  
City Administrator

ATTEST:



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Katie M. Schmidt  
Deputy City Clerk

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)  
<<http://www.qctv.org>>. Recordings are available for 36 months after the date of the meeting.