



DRAFT

Approved:

**CITY OF ARDEN HILLS, MINNESOTA
SPECIAL CITY COUNCIL WORK SESSION
JANUARY 3, 2023
5:00 P.M. - ARDEN HILLS CITY COUNCIL CHAMBERS**

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Mayor Grant called to order the City Council Work Session at 5:00 p.m.

Present: Mayor David Grant; Councilmembers Tom Fabel (arrived at 5:03 p.m.), Brenda Holden, Tena Monson and Emily Rousseau

Absent: None

Also present: City Administrator Dave Perrault; Public Works Director/City Engineer David Swearingen; Finance Director Gayle Bauman; Community Development Director Jessica Jagoe; City Attorney Joel Jamnik; Assistant to the City Administrator/City Clerk Julie Hanson; Brian Johnson, SRF Consultants; and Brian Isaacson, Ramsey County Public Works Director

Mayor Grant noted the special work session was being televised and there would be a number of issues discussed this evening. He explained for those viewing the meeting that because this was a work session, there would be no final decisions made and that there would be no voting as such. He explained that work sessions are casual and that because the meeting starts at 5:00 p.m., Councilmembers may be seen eating as they may have come directly from work.

1. AGENDA ITEMS

A. County Road E and Old Snelling Intersection Improvements Discussion

Public Works Director/City Engineer Swearingen introduced the item and noted that Brian Johnson of SRF Consultants and Brian Isaacson, Ramsey County Public Works Director, were also present. He referred the Council to the memo which contained a bullet point history of this project.

Brian Johnson, SRF Consultants, stated that he has been working on this project along with the City and Ramsey County for about a year and a half. He noted that tonight's presentation before the City Council was a compilation of previous presentations and provides the history on the

project, including cost estimates, information about the Lindey's location and how the project would be constructed.

Mr. Johnson noted this is an important intersection in Arden Hills that used by many different entities, and it presents some challenges as it is heavily used by cars, bicyclists, and pedestrians alike. He stated that there was a traffic study performed pre-pandemic, in 2018, that included an initial analysis which resulted in the recommendation of a roundabout as the optimum form of traffic control at this location. He stated that during COVID, the numbers did go down due to less traffic but another study was performed in 2021 that showed traffic had returned to pre-pandemic levels, if not increasing. He noted the 2021 study results also resulted in the recommendation of a roundabout as the preferred method of traffic control.

Mr. Johnson continued to review Attachment A, including the various public input efforts facilitated regarding the project. He noted they have met with residents one on one when requested and also with the City Council, which provided a resolution last spring in support of the project. He indicated that Bethel University and the University of Northwestern were supportive of this project. He commented on the reasons why the project was needed, which included reducing delays during peak traffic times.

Mr. Johnson stated a roundabout was being pursued because it was the optimum solution for this intersection and he was pleased to report the intersection has enough right of way to support a roundabout. He noted that roundabouts cost more to install up front but would cost less to maintain long term. He indicated the City has jurisdiction of one leg of this intersection (the southern leg – Old Snelling) and the County has jurisdiction over the other three legs. The cost estimates for the project were further reviewed with the Council.

Councilmember Holden stated the right of way expenses were a surprise to the City, noting this information was brought to the Council three or four weeks ago.

Mayor Grant reported because of addition, there had been an 82% increase in the cost for this project to the City. He explained this project would be considered by the Council on the January 9 agenda. He requested the County speak further to the right of way costs.

Mr. Johnson stated the \$926,000 in right of way costs would be split between the City and the County on a 50/50 basis.

Brian Isaacson, Ramsey County Public Works Director, commented on how the County went through the right of way process with Lindey's. He reported an access issue had to be corrected at Lindey's, which required their parking lot to be reconfigured.

Councilmember Fabel asked what the unsafe situation was at this intersection.

Mr. Isaacson stated the access point from Lindey's into the intersection was unsafe.

Councilmember Fabel questioned if there had been lots of accidents at this intersection.

Mr. Isaacson stated there had not been, to the best of his knowledge.

Mr. Johnson commented on how a roundabout would require delivery trucks to move through the Lindey's parking lot for all future deliveries, which required the parking lot to be redesigned.

Councilmember Fabel inquired why a truck could not pull into the remaining driveway and then back in.

Mr. Johnson stated he was uncertain if trucks could make this maneuver. He commented on the turning radius that was required for semitrucks and fire trucks.

Mayor Grant noted how the parking lot would have to be upgraded to support a semitruck for the delivery area.

Public Works Director/City Engineer Swearingen explained the estimates for the parking lot were a worst case scenario and reported the City's cost could be reduced if the soils under the parking lot were better than anticipated.

Councilmember Holden questioned when Lake Johanna Boulevard would be redone by the County.

Mr. Johnson indicated this roadway would be redone in 2028. He commented on the sidewalk project that would be completed in conjunction with the roundabout project.

Councilmember Monson asked when the pavement at this intersection would have to be replaced if the roundabout did not move forward.

Public Works Director/City Engineer Swearingen estimated the roadway would have to be milled and overlaid in the next three years because the pavement was in poor condition.

Mr. Johnson discussed how the project would be staged and noted the project would take all summer long. He reported it was the County's hope to begin this project early in order to have the intersection reopened before school starts.

Mayor Grant questioned if Lexington Avenue would take another construction season to complete.

Mr. Johnson stated it was his understanding Lexington Avenue would be completed early this summer.

Councilmember Holden asked if insurance would cover any damage to the Lindey's building, if it occurred.

Mr. Johnson explained Lindey's would have to hire a contractor for the work on their site noting the County would be responsible for the work up to the right of way line.

Councilmember Monson recommended the City have an agreement in place that controls the scope of the project for the Lindey's property.

Mayor Grant stated it was his understanding there was a gas station at this intersection. He questioned if there were underground tanks below the Lindey's parking lot.

Mr. Johnson reported an environmental site assessment had been done and noted there were no concerns raised regarding underground tanks.

Councilmember Rousseau asked how long this project would take to complete.

Mr. Johnson anticipated the project would take 20 weeks to complete.

Councilmember Rousseau questioned what grade this intersection was operating at currently.

Mr. Johnson indicated the intersection was a B average but was forecasted to be a D or F in the next five years. He stated peak times were the greatest concern.

Councilmember Rousseau inquired what the price difference was between the traffic signal and the roundabout.

Public Works Director/City Engineer Swearingen stated based on the ICE report the cost estimate for a traffic signal would be \$300,000 to \$400,000 and the roundabout would be \$1.2 to \$1.5 million. He suggested these costs be increased by 30% due to the increase in costs over the past two years. He noted these costs do not include right of way. He explained the Lindey's access issue and parking lot would still have to be addressed if a traffic signal were installed instead of a roundabout.

Councilmember Monson questioned what the maintenance costs would be for the traffic signal.

Mr. Johnson reported traffic signals require annual maintenance, lighting, and computer technology whereas roundabouts only require LED lighting around the intersection.

Councilmember Holden asked what the lift expectancy was for a roundabout.

Mr. Johnson stated roundabouts had a life expectancy of 20+ years.

Further discussion ensued regarding the capacity of signalized intersections versus roundabouts.

Councilmember Monson inquired why the City was required to fix Lindey's parking lot as part of this project.

City Attorney Jamnik stated a County acquisition was involved due to the condemnation of an access point into Lindey's within the right of way. He reported if an access point was closed, the property owner will claim damages. He explained the City could hold firm, but if the matter were reviewed by a condemnation commissioner the City would be paying attorney fees and costs. For this reason, the County was recommending the City and County share the costs to renovate the parking lot as proposed.

Councilmember Fabel explained he understood the County has negotiated a new parking lot for Lindey's in order for them to accommodate their delivery truck. He commented on how uncertain condemnation cases can be. He agreed it would be best for the City to share the agreed upon costs with the County for the parking lot. He stated he would like to see the work the County Attorney did to analyze the whole access/condemnation process.

Mr. Johnson stated he could provide this information to the Council, noting his staff had done a fair amount of work to get to this number. He reported the County has a right of way specialist that conducts this work.

Councilmember Monson recommended a baseline be taken for both the parking lot and the Lindey's building before any work begins on this site.

Councilmember Holden suggested a baseline also be taken for the landscaping.

Public Works Director/City Engineer Swearingen provided the Council with basic information on MSA funding describing how and when it can be used, and commented on the MSA funding that could be utilized for this project.

Mayor Grant reported the City received \$314,000 in MSA funding each year. He noted this intersection was one of the routes that could utilize MSA funding. He explained the City was in arrears with MSA funding.

Finance Director Bauman estimated the City was approximately \$600,000 in arrears. She noted the City would be back to zero at the end of 2024. She explained that the majority of the cost increases in this project would be MSA eligible. She commented further on the upcoming projects that would utilize MSA funding. She noted the City could receive advances for up to five years out if there is funding available from MSA.

Councilmember Rousseau asked what other projects would be completed in the City that required MSA funding.

Public Works Director/City Engineer Swearingen stated Cummings Park Drive, the Lake Johanna Trail, and Red Fox/Grey Fox.

Mayor Grant explained he wanted to make the Council aware of the fact the City had a lot of MSA projects planned for the next five to eight years, and noted the roundabout would push the City out that much further.

Mayor Grant questioned if there was an Xcel gas line at this intersection.

Mr. Johnson reported this was the case and noted the gas line would be under the trail. He explained Xcel was aware of the proposed project and they would be responsible for lowering the gas lines.

Councilmember Monson requested the County provide Council with further information on the condemnation process that was followed with Lindey's.

Councilmember Holden questioned how long this project would be delayed if the Council did not offer their support now.

Mr. Johnson stated he was uncertain how long the project would be delayed.

Councilmember Holden commented on how it benefited the City to bid projects early in January or February of each year for street improvement projects. She questioned what cost increases the County was anticipating for this project if it was not bid until March or April.

Mr. Johnson indicated this was a good point. He noted costs were increasing, along with there being shortages in materials. He anticipated this project would not be bid until late February or early March.

Mayor Grant commented on the costs for this project. He reported the Lake Johanna trail was proposed to cost \$6.5 million and noted this one intersection would cost \$4.2 million.

City Administrator Perrault stated the Lake Johanna trail project was slated for 2028, but was not funded by the County yet.

Councilmember Fabel questioned if Lindey's could move forward with one access point.

Mr. Johnson commented he did not believe this was an option. He stated he would review the documentation and would provide the Council with further information regarding the condemnation process.

Mayor Grant thanked the Ramsey County staff for coming in and hearing the questions and concerns of the Council.

B. TCAAP Process and Term Sheet

City Administrator Perrault stated this item is intended as a preliminary discussion by the City Council for how to approach TCAAP moving forward. The previously approved term sheet with Alatus was reviewed.

Mayor Grant believed it would benefit the Council to agree on a process or plan for TCAAP. He encouraged each Councilmember to consider how the City should move forward.

Councilmember Fabel asked how the Mayor would like to move forward.

Mayor Grant suggested a public process be followed where meetings are held, details are reviewed and the public can make comments. He explained he would like to see new Councilmembers spending time with Stacie Kvilvang.

Councilmember Holden agreed the process should be very transparent, drawings should be brought in for the proposed plans, and all meetings should be open to the public.

Mayor Grant was of the opinion great work was done last May and this work should move forward. He suggested the Council review this information and see which items should move forward. He recommended the process moving forward include resiliency and be environmentally sensitive. He discussed how things had changed since the pandemic occurred and noted this may cause some shifts in the development.

Councilmember Fabel stated it was his understanding there was a breakdown in communication between the City and the County. He understood no meetings have been held. He believed it would be important to reopen this discussion, with the legal discussions occurring under the Joint Development Authority (JDA). He agreed it would be important to get input from the developer, the City's financial advisor and those that put together the term sheet. He supported the JDA being reestablished quickly in order to reestablish communication between the City and the County. After the JDA has been reestablished, then public meetings could be held.

Councilmember Holden reported one of the issues with the JDA was that the County Commissioners don't negotiate, they deferred the work to staff. She indicated the County Commissioners were not willing to come to meetings and talk.

Councilmember Fabel stated he understood this was Councilmember Holden's perspective. He explained he also understood there was another perspective that the City has been unwilling to compromise. He supported getting new players at the table in order to get a dialogue going.

Councilmember Holden agreed a dialogue was needed to occur with the County Commissioners.

Mayor Grant commented that the County funds the JDA and when the County Commissioners quit showing up for meetings, they also canceled the funding. He noted both sides would have to show up.

Councilmember Holden reported this project was very complex and she believed it was important for the new Councilmembers to fully understand the history from both the City and the County.

Councilmember Monson stated she would like to review economic modeling and density information from Stacie Kvilvang of Ehlers. She agreed the JDA was the appropriate place for a lot of the conversations to happen in order to move this project forward.

Mayor Grant anticipated the numbers had changed and parameters would have to be adjusted. He believed Ehlers was a premier company in providing financing models and he believed having these financing models would assist the City in making data driven decisions.

Councilmember Monson suggested Bob Lux attend a future work session as well.

Councilmember Fabel agreed Bob Lux had to be involved in discussions quickly.

Councilmember Holden stated she believed the Council owed it to the Arden Hills taxpayers to review the profit margins for this project.

Mayor Grant noted the Council used to hold JDA work sessions in the past. He stated it was his understanding the JDA would function similar to a Planning Commission.

City Attorney Jamnik reported this was the case.

Mayor Grant provided further history on the TCAAP project noting the County had agreed to the proposed density for the project in December of 2016.

Councilmember Rousseau requested further information on how the JDA would function.

Mayor Grant explained the JDA was a legal entity of its own. He reported the JDA's function was to oversee the development of the TCAAP property and would act similar to a Planning Commission.

City Attorney Jamnik advised the JDA allowed for joint action. He stated the City and the County make up the joint development board. He indicated the Joint Powers Act was a mechanism by which the JDA could be formed and the Joint Powers Agreement outlines the authority conferred to the authority by the City and the County. He stated the JDA gets its own insurance rather than being insured by the City or the County. He indicated this group could also have its own attorney as well.

Councilmember Monson questioned if the JDA could make its own decisions.

City Attorney Jamnik reported the JDA can make the decisions the City and County specify it can make. He noted other matters have to be referred back to the City for formal integration into the Comprehensive Plan.

Mayor Grant explained without the JDA, matters would be reviewed by the City because only the City has zoning authority. He indicated the JDA was a way to share certain authority with the County. He stated if the JDA were to reengage, the group would have to hire an attorney and purchase insurance. He did not believe it would be onerous for either party to meet the requirements within the JDA documents. It was his hope that both sides would work together to make sure all requirements are being met.

Councilmember Monson asked if there was anything on the City's side that had to be done prior to reengaging the JDA.

City Attorney Jamnik noted the JDA was still in place and viable. He stated notice would have to be made for hearings, but legally there was nothing impeding meetings starting up again.

Mayor Grant explained the County told the City to negotiate with Bob Lux. He stated the City met with Bob Lux in order to come up with a plan that was acceptable to the City. He reported the City did not previously meet with Bob Lux because he was the County's buyer. However, after the court proceedings were finished, the City was told to meet with Bob Lux. He anticipated the first issue that would have to be addressed by the JDA was affordable housing. He indicated the affordable housing aspect was one where the County would say no to the City. He stated it would be good to figure this aspect of the development out first. He understood Bob Lux wanted to

build a first class, exceptional development. He commented further on how the affordable housing would play into the financial models for the project.

Councilmember Holden encouraged each of the new Councilmembers to meet with Stacie Kvilvang in order to better understand the financial models for the project.

Councilmember Monson suggested the Council hold a work session with Stacie Kvilvang.

Mayor Grant reported if this were done, all of the City's financial models would become public record, which may make it more difficult for the City to negotiate with the County going forward.

Councilmember Monson questioned if the Council could hold a closed meeting to review the financials with Stacie Kvilvang.

Mayor Grant stated unfortunately this was not an option. He explained closed meetings were reserved only for personnel matters, litigation matters and to negotiate the purchase of property. He recommended the new Councilmembers meet with Ms. Kvilvang separately versus holding a public meeting.

Councilmember Fabel commented on the previous structure that has been followed by the City Council for the JDA, which was made up of two Councilmembers and one member of the public. He stated the ultimate goal was for the JDA to come to an agreement with the County and this agreement would have to be approved by the entire City Council.

Mayor Grant discussed how the process evolved over time for the JDA. He reported in the beginning the City zoned the property and the County negotiated the price.

Councilmember Monson requested further information regarding the MDA.

City Attorney Jannik explained the master development agreement would be executed between the developer and the County and be primarily a land transfer. He stated the City and the County would have a separate standalone cooperative agreement on the infrastructure financing. He reported this path was chosen because the transaction was effected by the tranch phase acquisition program for the real estate transaction. He noted separate from this was the spine road, utility and water tower financing, which led to the decision to split these items out. He reported the financing of the infrastructure was in flux, along with who would complete the work.

Councilmember Fabel spoke to the Rice Creek Commons Master Agreement Summary and the Master Development Agreement from November 2018 and asked what the status was of these documents.

City Administrator Perrault reported the PowerPoint in the Council orientation was from the JDA meeting from September 4, 2018. He indicated this was the framework approved by the JDA on a 3-2 vote and these were the most recent documents approved by the JDA. The master development agreement from Alatus was considered execution ready by the developer, but it was not approved by the County or the City. He explained litigation began shortly thereafter.

Councilmember Fabel asked who drafted this agreement.

City Attorney Jamnik explained the base document was drafted by Jenny Boulton from Kennedy & Graven but noted the red lines were from Jay Lindgren, Alatus' attorney. He stated in November of 2018, the County stated their circumstances had changed and they were not willing to move forward and litigation commenced in March of 2019.

Mayor Grant reported when the City put together the May 2022 proposal, Jay Lindgren took part in these discussions.

City Attorney Jamnik commented further on how the developer was proposing to finance and complete some of the infrastructure.

Councilmember Monson asked why the City was unable to finance the infrastructure.

City Attorney Jamnik reported the main issue was the financial risk exposure of putting in infrastructure if the development stagnates. He stated if the City were to bond to complete the infrastructure, the property would have to develop in a timely manner in order to generate revenues to pay off the bonds. He explained the County, at one point, was working on a mechanism to guarantee the fiscal position of the City, but the details had not been worked out in 2018. He indicated this has always been an acknowledged concern of the City in negotiations. He reported the Bob Lux/Alatus proposal and term sheet addresses this stability concern.

Councilmember Holden stated it was common where developments are started, Cities get stuck paying for infrastructure and the development fails. She noted the City of Ramsey had to be bailed out by the State of Minnesota.

City Attorney Jamnik commented on several residential developments that stagnated in 2007 and 2008 after the market crashed.

Councilmember Fabel inquired if the County or the City had ever been on board with the draft master development agreement.

City Administrator Perrault explained the City agreed with most of the execution ready master development agreement from Alatus.

Mayor Grant stated the Council wanted to see the development move forward.

Councilmember Holden agreed, noting the City had its part of the agreement done.

Councilmember Monson asked what other financial offerings the County made to the City.

City Administrator Perrault stated the only other financial offerings were through the 429 assessment process. He explained the issue was the County did not want to be assessed for any of the infrastructure improvements even though they were the property owner. He reported the County did agree to the 429 process in the summer of 2018.

Councilmember Monson believed the next steps were for the new Councilmembers to meet with Stacie Kvilvang.

Mayor Grant agreed. He noted the Council would also have to decide how to move forward with the Civic parcel. He appreciated the information that had been discussed at this meeting for the new Councilmembers in order to understand the history of this project. He was of the opinion Bob Lux would still stand behind the terms sheet. He believed it would be an advantage for the TCAAP project for the entire City Council to support whatever moves forward. He asked if the new Councilmembers would support holding public meetings regarding this project.

Councilmember Fabel supported the JDA beginning to meet in order to get discussions started and recommended public meetings be held after these meetings are established.

Councilmember Holden feared that this would not be transparent for the public.

Councilmember Monson asked if the JDA meetings were public or if the negotiations with the County would be closed to the public.

Councilmember Fabel stated these would all be public meetings.

Councilmember Holden expressed concern with the fact Councilmember Fabel was proposing to negotiate and make decisions with the County and would then report back to the Council and public on what has been decided.

Councilmember Monson reported she believed Mayor Grant and Councilmember Fabel were saying the same thing. She stated information had to be gathered before information could be presented to the public.

Councilmember Holden disagreed, stating Councilmember Fabel has suggested the Council meet with the County prior to speaking with the public.

Councilmember Rousseau asked if this was how the term sheet from May was created.

Councilmember Holden reported this was the case, noting the terms sheet was based upon the density feedback and data received from the public. She explained when the City was in the midst of the lawsuit, she received emails that recommended the City stay the course.

Mayor Grant indicated Bob Lux came to the Council recommending the terms sheet include a density of 1460 and not the other way around.

Councilmember Fabel stated this was a different story than he received from Bob Lux. He was told Bob Lux wanted 1900 units and he fought for six months to get the City up to 1460.

Councilmember Holden asked staff if this was accurate.

City Administrator Perrault commented he was not privy to the discussions in 2016 and 2017.

City Attorney Jamnik reported he did not recall Bob Lux asking for 1900 units, but he did make a request for additional density with a concrete high rise building. He noted the number then evolved into 1460.

Councilmember Holden indicated the number was at 1200 and was brought up to 1460 for Bob Lux because he wanted another building.

City Attorney Jamnik stated this was what he recalled, noting there was movement on the density before the goals were adopted in December of 2015.

Mayor Grant explained his comments were regarding the May terms sheet, noting Bob Lux came to the City and asked to move forward with 1460.

Councilmember Fabel stated he understood Mayor Grant and Councilmember Holden worked very hard to move this project forward but it had stalled. He reported he ran a vigorous campaign that would change direction and get this project done. He stated he would not be resuming the stalled process but rather he would like to bring forward an agreement from the JDA which would receive wide public support. He believed this was both the socially and fiscally responsible thing to do.

Councilmember Holden stated she had an issue with the fact Councilmember Fabel believed this project had not moved forward because it was all the City's fault. She indicated the City moved through different proposals with the County and had begged the County to install Phase I to see how traffic flows. She reported this project could have been built with 3,000 people living on TCAAP, but the County said no.

Councilmember Fabel indicated he did not say that. He understood this project has been stuck since 2018 and he would like this to become unstuck. He anticipated there was plenty of blame to go around.

Mayor Grant stated he hoped the options for moving this project forward would come from the City Council in concert with the residents of Arden Hills.

Councilmember Fabel reiterated that this process has been followed and the process has been stuck since 2018. He stated this process would now move forward.

Councilmember Holden commented on the 36 JDA meetings that the County had failed to attend in order to move this project forward. She questioned how this was the City's fault.

Mayor Grant stated there was a fundamental difference in where the negotiations would go. He asked why the Council was not interested in having the residents a part of this process.

Councilmember Rousseau explained this was why she had asked if a work session could be held with Stacie Kvilvang in order to bring the process to the people. She believed it would be important for residents to learn as she learns.

Mayor Grant questioned how the Council would learn from the public.

Councilmember Fabel stated one way to learn from the residents would be to learn by the votes that were cast in November. He believed the public learned that they do not want this process to drag on for another four years, but rather the election showed the public wants a progressive plan to move forward.

Mayor Grant reported there were 8,000 voters in Arden Hills and only 4,000 showed up. He asked that the Council work to ensure that the TCAAP development was something that all residents of Arden Hills would be proud of.

Councilmember Fabel understood that not every person in Arden Hills would support this project.

Mayor Grant stated he would like to see this project move forward with public feedback.

Councilmember Monson commented she believed the Mayor was asking a question that was trying to corner the new Councilmembers. She noted she had no further comments on this topic. She believed the JDA needed to have the appropriate people appointed and she needed more information before information was brought to the public. She reported this process would not work in a vacuum but rather would be done at public meetings and public comment would always be welcome.

Mayor Grant explained he was not trying to corner everyone, but rather was hoping public feedback would be a part of the TCAAP process moving forward.

Councilmember Holden reported she understood how Councilmember Fabel campaigned, but stated she still believed public comment would be a valuable part of the TCAAP process.

C. Remote Meeting Discussion

City Administrator Perrault stated the City Council will want to discuss if, and how, remote meetings will occur going forward. State Statute does provide the option for remote meetings via interactive technology. It should be noted that if the Council continues to allow for remote meetings, the option would be extended to all participants assuming the requirements are met. In short, meetings of public entities must meet these guidelines to meet remotely:

- All members of the body participating in the meeting, wherever their physical location, can hear and see one another and can hear and see all discussion and testimony presented at any location at which at least one member is present;
- Members of the public present at the regular meeting location of the body can hear and see all discussion and testimony and all votes of members of the body;
- At least one member of the body is physically present at the regular meeting location;
- All votes are conducted by roll call so each member's vote on each issue can be identified and recorded;
- Each location at which a member of the body is present is open and accessible to the public.

City Administrator Perrault explained the two items that would have to be dealt with should remote meetings be allowed long-term is (1) having a staff member manage and monitor the Zoom platform, and (2) we may need to purchase an additional camera to assist in meeting the requirements for work sessions. He noted it was not overly burdensome for staff to manage this aspect, and the camera likely wouldn't be too expensive, but both were in-addition to how meetings were run today.

Councilmember Rousseau asked if this would apply to Councilmembers and work sessions.

City Attorney Jamnik reported this would apply to all City elected and appointed bodies, including the City Council, Commissions and Committees.

Councilmember Fabel asked how the City defined a public space.

City Administrator Perrault explained this would be a publicly accessible space, such as a library, and could not be a Council or Commission member's home.

City Attorney Jamnik noted that staff members and members of the public could attend meetings from their home.

Councilmember Monson stated she could support the City moving forward with remote meetings. In addition, she supported the City allowing the public to call in remotely for the Public Comment Forum.

Mayor Grant explained this matter was brought forward by Susan Johnson and the previous Council recommended this Council make a decision on how to proceed.

Councilmember Fabel questioned if the City could set limits on the number of members that could attend remotely.

City Attorney Jamnik advised the City Council could set a procedure rule that facilitates remote participation by less than four. He reported this would require notification that some members would be attending remotely and where this location was prior to the meeting being held.

Mayor Grant commented he did not support the Council defining how many people could attend meetings remotely.

Councilmember Rousseau asked how difficult it would be to administer a meeting if public comment was allowed to be taken remotely.

City Administrator Perrault stated this would not be too difficult, noting he or the City Clerk would have to manage those who participate via Zoom.

Councilmember Rousseau suggested the City could have an advance line up for those that want to speak via Zoom.

City Administrator Perrault commented this could be done in advance, but noted there may be people that show up at the meeting online that also want to speak and this would have to be allowed.

City Attorney Jamnik discussed how technology difficulties can occur during virtual meetings and the City would have to plan for this, should a problem occur.

City Administrator Perrault commented on the numerous ways residents are able to contact staff and the City Council prior to meetings if they want to make a statement and are unable to attend virtually.

Councilmember Fabel explained he believed in the rule of relevancy and believed this may be applicable here.

City Administrator Perrault reported the meeting had gone beyond 8:00 p.m. He asked that the Council make a motion to extend the meeting.

MOTION: **Councilmember Holden moved and Mayor Grant seconded a motion to extend the meeting to 8:20 p.m. The motion carried (5-0).**

Councilmember Rousseau stated she supported the public being able to attend meetings via Zoom for public comments.

Councilmember Monson agreed.

Mayor Grant suggested the City Council give this a try. He asked if the Council wanted to move forward with remote meetings.

Councilmember Fabel stated this does not strike him as being very practical.

Councilmember Rousseau supported the City making changes in order to allow for remote meetings.

Councilmember Monson also supported the City allowing for remote meetings going forward.

The consensus of the Council was to move forward with remote meetings as well as allowing the public to attend meetings via Zoom for in order to make public comments.

D. Upcoming Items Review: Pay Equity Report and Plat Filing Extension

City Administrator Perrault provided the Council with a verbal update on the upcoming Pay Equity Report and Extension for the filing of the DD Skittles First Addition Final Plat with Ramsey County.

Community Development Director Jagoe commented further on the DD Skittles First Addition Final Plat, noting this project was brought forward by Launch Properties. She reported due to market changes, a new car wash tenant was being secured. She indicated the applicant was asking

for an additional 180 days in order to secure the new tenant and record the final plat with the County.

Councilmember Fabel asked if staff believed the 180 day extension was reasonable.

Community Development Director Jagoe stated she believed the extension was reasonable.

Finance Director Bauman commented on the pay equity report noting this study has to be completed every three years. She reported the final report would have all of the job classes and shows that the City is in compliance.

2. COUNCIL COMMENTS AND STAFF UPDATES

Councilmember Fabel reported he submitted a letter to the Mayor today with seven motions that he would like to have considered at the January 9 City Council meeting.

Mayor Grant stated he would work with the City Administrator to add these motions to the agenda.

Councilmember Fabel commented on the amendment to the Ordinance that would be considered by the Council on Monday and asked that staff prepare the necessary Resolutions for this Ordinance, with the understanding the final vote would be taken at a future Council meeting.

Councilmember Holden requested staff speak with the County in order to learn more about their plans for the intersection at Highway 10 and County Road 96.

Mayor Grant noted he and Community Development Director Jagoe met with Coldwell Banker Realty this morning where he gave a presentation on the City's upcoming projects.

ADJOURN

Mayor Grant adjourned the City Council Work Session at 8:20 p.m.

Julie Hanson
City Clerk

David Grant
Mayor