

## EAST BETHEL CITY COUNCIL WORK MEETING

January 12, 2011

The East Bethel City Council met on January 12, 2011 at 6:00 PM for a work meeting at City Hall.

MEMBERS PRESENT: Bill Boyer                      Bob DeRoche                      Richard Lawrence  
Heidi Moegerle                      Steve Voss

ALSO PRESENT: Dave Schaaf, Acting City Administrator  
Mark Vierling, City Attorney

Call to Order      The January 12, 2011 City Council work meeting was called to order by Mayor Lawrence at 6:00 PM.

Adopt Agenda      Boyer asked why are items 4.0 through 8.0 on the agenda, we did not request these items to be on the agenda. Moegerle said maybe these items were not to be on agenda. Voss said items 3.0 through 5.0 were discussed at our regular meeting on January 5<sup>th</sup> when we set this meeting to be placed on the agenda. He said item 8.0, City Administrator Compensation was to be placed on the next regular meeting agenda.

**Moegerle made a motion to adopt the January 12, 2011 Work Meeting Agenda including items 1.0 through 5.0 and item 9.0, deleting items 6.0, 7.0 and 8.0. DeRoche seconded. Boyer, nay; DeRoche, Lawrence, Moegerle and Voss, aye; motion carries.**

Planning,  
Road and Park  
Commission  
Interviews      Lawrence asked should we start with the interviews for the Planning Commission. Voss said he hopes this doesn't take an hour and a half, as it is noted on the agenda. Schaaf said you can take this by commission. He said most have applied for a certain commission. Schaaf said the Planning Commission is made up of seven members, you have three vacancies. He said you have new applicants, and then you have two residents reapplying for their positions. Schaaf said also you have two residents that expressed interest tonight in applying. He said also staff was contacted today by a resident who indicated that the former mayor was given her application and it was not in the information provided to us, so the resident provided it today and it has been handed out. Schaaf asked how Council wants to do this, do you want the new applicants to go first and then the people that are reapplying. Council consensus was to take the applicants alphabetical, have them step forward, introduce themselves and then answer a few questions.

Steve Channer of 21572 Tyler Street NE said he guesses one reason he put in for the Planning Commission is he has previous experience on the commission, he enjoys looking at subdivision plats. He said he is interested in how things are triggered such as variances, although he realizes we can't do them because of case law, but he likes the ability to serve the community. Channer said he had three years on the commission, one year as the chair and he would enjoy to do it again. Lawrence asked is this the only commission you are interested in serving on. Channer said yes, this is the only commission he applied for. DeRoche asked where do you see East Bethel in 10 years. Channer said he definitely thinks sometime in the next 10 years we will increase in population some. He said in most places he thinks we are tapped out in the home market, but he thinks there are businesses that will come here. DeRoche asked what do you think is most important issue for the Planning Commission at this time. Channer said he thinks we want to revisit the comp plan and

ordinances. He said he thinks we want to go through those and decide what to keep and what to change.

Tiana Channer of 21572 Tyler Street Ne said she has applied for the Planning Commission because she has lived in East Bethel for almost seven years and her kids are growing up and she is getting more involved in community activities and she feels like the commission is a way to get involved in the growth of the City. She said her work experience is in the medical device field and a large part of her work is interpreting compliance. DeRoche asked where do you see East Bethel in 10 years. Channer said growth is inevitable. She said she believes we need to involve the citizens to make sure growth is managed in a smart way. Channer said who knows with the economy, she can't predict x numbers of residents and businesses will come here, but we need to manage it appropriately within the rules and laws. Lawrence asked would you consider any other commission. Channer said she would be open to discussion about other commissions, but the Planning Commission is what she is most interested in.

Jessica Kloss couldn't attend the interviews.

Brian Mundle, Jr. of 24159 Pierce Street NE said he believes he will bring a new and fresh perspective to the Planning Commission. He said he has been a resident most of his life, if not a resident he has been involved in community organizations. Mundle said he attended Independent School District 15, then Mankato State where he graduated with a Bachelors of Science in Construction Management and he is currently employed by BDM who builds in East Bethel. He said he is their construction manager, he does a lot of remodeling. Mundle said he would like to serve on the Planning Commission, he likes East Bethel, it is a great town and his and his skills sets are a good background for the Planning Commission. DeRoche asked where do you see East Bethel going and in 10 years. Mundle said between Isanti and Ham Lake. He said in 10 years, well in the marketing meetings he has been to, as far as construction and the housing market, the outer tier will probably not see sales for five years or more, and if nothing big happens by 10 years out, there will be more growth, depending on what happens with sewer and water, there will be more growth. Lawrence asked where he got his information. Mundle said seminars he has been attending. Moegerle asked about his work in Isanti County. Mundle said that is where his office is. Moegerle asked do you have opinions on Isanti and East Bethel, comparisons. Mundle said that is where he works. Moegerle asked compared to, what are East Bethels strengths. Mundle said East Bethel is a rural community, it has Hwy. 65 and a lot of people like East Bethel because it is rural, and there is not a lot of City sewer and water, people like it because it is rural. He said we are close to shopping in Blaine, it is only 15 minutes away and we are within 45 minutes to the cities and watching a show. DeRoche asked what are the most pressing issues for the Planning Commission. He asked if there was one project you wanted to do, what would it be. Mundle said he would have to look at the traffic a bit, he said there has been a lot of talk about the Coopers Corner intersection, and the 221<sup>st</sup> Avenue and Highway 65 intersection and he hasn't seen anything go on about that. Moegerle said she has to ask this, are there any other commission you would be willing to serve on. Mundle said he would be interested, he is would like to serve the City, he would like to give back, but he would be most interested in the Planning Commission.

Dana Straubus is the applicant that Council just received her application today. She could not attend the interviews.

Dale Voltin of 190 Grove Road NE said just in case you didn't have enough help, he thought he would apply, but if you need help in other areas he would be interested in other areas

such as economic He said he has not served on planning, but has always had good results in what he has done. Moegerle asked what strengths he would bring to the Planning Commission. Voltin said he has a good background in building. He said he has time and education in building and developing, he knows how to read the information and the rules and laws. Moegerle asked what kind of development he has done. Voltin said he subdivided land in Ramsey and Coon rapids. He said he built houses, he has been the financier and the general contactor in Garrison, Aitkin and Crow Wing County. Lawrence asked size of the subdivision. Voltin said the one in Ramsey was 67 acres in and in Coon Rapids it was an old homestead seven7 lots. Moegerle said so you have experience in commercial development, so where do you see East Bethel in 10 years. Voltin said he doesn't see much happening soon. He said if we have sewer and water it will happen, but not much in 10 years. Voltin said he thinks it will take a good five years for recovery to happen and development to happen.

Tom Ronning of 20941 Taylor Street NE said he was under the impression there was a little more time so he doesn't have a resume to give Council, but he will have something to staff tomorrow. He said he would live to be considered for the Planning Commission because he would like to be part of what is happening with the community. He said he spent 37 years with Ford. Ronning said he was on the Blue Cross/Blue Shield Board of Directors in Michigan, and he went to Detroit and was with the United Autoworkers, and he spend his last three years there training people at plants on problem solving and he worked with consultants out of Princeton. He said he then did 10 years of arbitration, he was the head of the arbitration department, and then was the assistant director to the director overseeing the health and safety department, this is job security, he oversaw the collective bargaining. Ronning said his International Union time was in Detroit, Michigan. He said he has a substantial background from writing grievances, to settling contracts. Moegerle asked him what is the greatest strength he would bring to the Planning Commission. Ronning said he ran the arbitration, so he had to learn to listen, to content and context, and problem solving is something everyone should take in high school. Moegerle asked would you consider being on another commission. Running said he would prefer the Planning Commission. Moegerle asked where do you think East Bethel will be in 10 years. Ronning said he is a pessimist. He said he doesn't think the economy has bottomed out yet. Ronning said they are forecasting minimal job growth. He said and when you hear there are 250 homes foreclosing, and almost zero building permits in East Bethel, he thinks we are going to have to buckle down and figure out what there is to do about it.

Harley Hansen of 1960 221<sup>st</sup> Avenue NE said he has a brief resume he will pass out. He said as you notice he operated his own business for many years and worked for several construction companies. Hansen said he has had schooling in talking and reasoning with people and so forth, his sales rep job was to deal with the public and actually set up dealerships, he worked the five-state area. He said it was very trying to raise a family at that time, so he moved into something else. Hansen said he worked as an adult education teacher in the evenings for many years in Minneapolis. He said has been very active for the last 15 years, he thinks he moved up here in 1996. Hansen said Booster Days was a big part of his doings. Moegerle asked and how does your direct experience relate to the Planning Commission. Hansen said he has been in construction and self-employed, he had to do bidding and cost analysis, it all relates. Moegerle asked him if he pulled the permits for the construction. Hansen said yes he did for a 20 year period. DeRoche asked where do you see the City in 10 years. Hansen said he hopes it goes in the right direction. He said you have to look at the floor mat and how you lay your plans out. Hansen said he has started an organization in the City, a business organization, he has consulted with a number of business

people and he is very excited about it. He said he understands there are 60 or more people to contact.

Eldon Holmes of 2773 222<sup>nd</sup> Lane NE said he has been on the Planning Commission for seven years and has been the chair a couple times. He said he has always tried to do what is right for the City as far as the ordinances and always tried to remain neutral for decision making. Holmes said he has went against most of the people on the commission, he has volunteered for other committees for the City and is currently on the GRE committee. Lawrence asked where do you see East Bethel in 10 years. Holmes said he would like to see the City grow, but the financial situation we are in is a big factor. He said he would like to see it grow but still retain the rural factor. Holmes said he would like to stay on the Planning Commission, he likes the Planning Commission, his background is in construction and he will do the best he can. He said he was the chair last year and three years ago. DeRoche asked what is the most important issue the Planning Commission is facing right now. Holmes said the GRE project is a big project, but it is not a straight answer right now. He said another thing is traffic areas, he said he hears this from his neighbors all the time. Holmes said and the water and sewer is a big issue, City Center, comp plan, they are all big issues and all are important. He said they all have to be tackled and tackled properly.

Lori Pierson of 22707 London Street NE said she has been on the Planning Commission for 8 or 10 years. She said we owned a business in this City for 19 years, and she works for a current business in this City and would like to stay involved. Pierson said she comes from a construction background. Moegerle asked what is the most important issue the Planning Commission is facing right now. Pierson said the biggest issue is sewer and water. She said she is aware of businesses that want to come to this City, if you build the water and sewer they will come. Pierson said there are more than one, but if you build it they will come.

Joseph Pelawa of 20948 Davenport Street NE said he was hesitant about applying before with all the turmoil going on. He said he served on the Road Commission and he currently works for Hakanson Anderson which is the City engineer and in times it was difficult since he worked for the City. Pelawa said he wants to contribute to the City. He said there are a lot of good candidates, but he hopes Council will consider him. Moegerle said it looks like you have a lot of road experience. Pelawa said yes, he does. Moegerle asked why are you interested in Planning Commission, not the Road Commission. Pelawa said his experience in planning when his house burned down and he went through the rebuilding, and his work experience, he feels he has another perspective in what he was put through and along with his experience, including with the communities he works with and what is working and not working, he has a lot to bring to the commission. Moegerle asked for an example of what is working. Pelawa said what is working in East Bethel in regards to properties and lot sizes, is allowing the size of lots, but also having a minimum lot size, not putting houses in the middle of where roads should be, don't box yourself in, Highway 65 is a prime example, a large corridor. He said what is not working, we need an overpass on 221st and Hwy. 65.

Schaaf explained that the Road Commission is made up of seven members, and we have three seats to fill.

Kathy Paavola of 213 Hawthorne Road NE said she is just finished serving an elected term of 8 years on Council. She said she did her first year as the Road liaison and did her last year as Road liaison. Paavola said she served on all the commissions during her time. She said she would like to serve on the Road Commission, not knowing a whole lot about roads, she has learned a lot, and it is a way to stay involved and to give a little bit of herself to the community. Paavola said that is where she would like to stay, if at all possible because she is

learning a lot. Lawrence asked here how long she has served on the Road Commission. Paavola said she served two years on the Road Commission as a liaison. She said her first year and this last year. She said she saw great changes, not just in how things were done, but people that were working in that area. Paavola said one of the biggest things we deal with at the Road Commission is the safety of the community and how the roads are kept up. She said we have a lot of issues, she has been on tours and there are some really bad areas in the community and she would like to see that we take care of all of those that are issues in community. Moegerle asked would you tell the rest of these people to get them to apply to roads. Paavola said it is a great place to start and the people are great to work with and she has learned a lot, her biggest was bituminous, and learned how a road an as-built. Moegerle asked what road project do you think has to be of high priority. Paavola said Coon Lake Beach is a big issue, that road project has been put off for 7-10 years and that has to be looked at immediately as far as she is concerned. She said that is a big one. Paavola said if anyone ever drives through there in the summer the roads are falling apart, that is a big issue. Schaaf said you live in that are the residents eager for street assessments to get them fixed. Paavola said she doesn't know, but if you want them fixed you will have to pay for that, and something has to be done. Voss said East Bethel doesn't assess for this. Boyer said unless it is a rare case of a gravel road that is being paved. Paavola said that is her biggest concern. Boyer said the former Council woman is being modest about her knowledge of roads.

Al Thunberg of 22965 3<sup>rd</sup> Street NE said he has been on the Road Commission for three years and he served the last year as the chair. He said he is interested in the safety of the roads, the commission is a group of guys, and it was all guys at that time, that looked at the safety of the roads, looked at biggest issue of the safety of the roads. Moegerle asked him for his background. Thunberg said he works at the City of Minneapolis, been there 10 years, his youngest child is in college now. He said he is in Public Works. Moegerle asked him what projects are important for the Road Commission. Thunberg said the 221<sup>st</sup> and Highway 65 signal light project, that was a really important project and now that signal lights are slated to go there now in 2013 or 2014, we would have liked it to go in earlier, but that is good that this is going forward. He said also he agrees with Paavola that something needs to be done at Coon Lake Beach. Thunberg said also, Klondike, off of 65, maybe we need to close it off, close the access from Highway 65, but it is a bad intersection. Boyer said yes, we had an accident off of there about a year and half ago. Thunberg said in most of those cases they are heading to cross the highway and someone is in the turn lane and they can't see, and that causes the accident. He said he knows most people don't want more lights on Highway 65, but it would be safer.

Schaaf explained that there are seven commission members on the Park Commission. He said we have three seats to fill.

Tim Hoffman had an emergency and could not attend.

Sue Jefferson of 20610 East Bethel Blvd. said she has been on the Park Commission for 20 some years, she is not really sure how long. She said it has been a long time, she has seen a lot of City Council's, different people, different positions, she never joined Parks because she had something to gain from it, and she did it because she thought it was the right thing to do to be a good citizen. Moegerle asked what were the easiest, most fun and hardest things to do for the Park Commission. Jefferson said it is hard to plan into the future without knowing what the funding is going to be. She said the plus is with the economic situation we have a good City that has a comprehensive plan and parks does too. DeRoche asked as far as the current parks are any of them unsafe and/or is the equipment unsafe. Jefferson said we take a tour of our parks every year and we look at that. She said not all of our parks

are in good shape, some are more than others, and we do what we can with our budget. DeRoche said provided you had the money, what would be your goal. Jefferson said just trying to keep the equipment safe and trying to get parks and trails in here according to our comp plan, with green space in the future.

Denise Lachinski of 22286 Vermillion Street NE said she is directly behind the City Hall building here. She said she has 22 years retail experience working with a \$29 million dollar budget in research and development and she ended her employment, she told people where to put it and left. Lachinski said she has children in an age range that are using parks. She said she would like to maintain the parks system. Lachinski said she read seven years of minutes and it seems a common theme was SSA and skate park. She said we need to start putting our best foot forward and we can help with this. Lachinski said the North Metro Soccer Association used to play her. She said we don't have maintained soccer parks although there are two fields in Booster West. Moegerle said is that because of condition there are in. Boyer said he thinks it had a fair amount to do with membership in North Metro, a lot of their membership is in Andover. Lachinski said we have a lot of children not using our parks because of organizations fighting, there would be less vandalism if we are using our parks. Boyer said if we are not irrigating we can't use the parks for certain things. Lachinski said all the notes brought up SAA, but we have seniors that want to use the trails, but there is no where on the trails for them to sit. She said our kids want to use the fields but there is not a bathroom, we need to get people back in the parks, right now people don't realize what we have. DeRoche asked what she suggests can be done about the vandalism. Lachinski said it is possible to get a grant through Tony Hawk organization to rebuild the skate park. She said we send our kids to skate park in pairs because of older kids. DeRoche asked her if she sees that as an enforcement issue. He asked her if we need patrols on the trails. Lachinski said we need people on the trails, then we wouldn't have issue, they would be used, so they wouldn't be able to be out there. She said we don't have a warming house, outdoor rinks. DeRoche asked when did the vandalism issue come about. Boyer said it has gotten worse in the last year. Lachinski said you can have someone park there, but in the middle of the night someone can come with a can of spray paint. She asked what do they do about this at Coon Lake Beach. DeRoche said believe it or not, there is not a lot of damage that happens at Coon Lake Beach. Lachinski asked not a lot of damage or unreported damage. Boyer said we have an issue with street signs disappearing at the beach. He said more we are looking at proposals from the Public Works Manager at the moment to install cameras at the parks. Boyer said he guesses it is a fad to climb on pavilions, use shingles as Frisbees, the kids were posting these videos on U-Tube. Lachinski said these things are based on T.V. program. Boyer said we are talking about five kids. Voss said we had cameras in Booster Park before, and we did get a recording and found out who it was. Schaaf asked looking out window how much do you see a deputy sheriff. Lachinski said we just saw last a deputy last week. Moegerle asked about after school programs. Lachinski said they are non-existent. She said maybe we need a teen center. Lachinski said you are going in the right direction, but you need to take it further. Moegerle said if we did a weekly Friday night movie, would there be an interest for that. DeRoche said there is a trend in that, more and more things are being taken away for kids to do. Lachinski said Coon Rapids where we lived before had some good things to do that we might be able to incorporate here, maybe one night a month movie night, she would like to be involved in it.

Theresa Martin of 1130 233<sup>rd</sup> Avenue NE said she lives by John E. Anderson Park and everyone in her neighborhood is everyone keeps reminding her that the park is not hers. She said the biggest problem we had there is vandalism. Martin said her goal is maintenance of parks, just like our homes, we need to maintain them. She said she treats the park like her

home, the community needs to understand the park is your park, not just the City's park, you pay taxes if you live in the City so the park belongs to you. Martin said she has talked to many kids and told them if you wreck something in the park your parents are paying for it. Moegerle asked and how well is that received. Martin said they are usually very respectful. She said the park was redone, it has improved. Martin said we had vandalism on a bathroom window, but it happened because cameras were not put up.

Greg Vokovan was not present, he indicated on January 5, 2011 that he probably would not be present.

Brian Bezanson of 22337 Quincy Street NE said he has served on every one of these committees, and a little over 8 years on City Council. He said at one time we had a horse committee that was part of the Planning and Zoning and in his younger days he was a horseman so he also served on that. Bezanson said he has a construction background, he knows way too much about these processes. Lawrence asked what commission would you like to serve on. Bezanson said he would like to serve on Planning, but he thinks you should serve where you are asked to serve. Moegerle said we had so many applicants for Park and Planning, tell me about your views of the Road Commission. Bezanson said he was on the commission when it was roads and bridges, the they took the bridges off, probably because we don't really have any bridges. He said his experience with that commission was what it really does is budget setting and equipment planning function, there used to be a lot of crossover and head butting between Planning and the Road Commission, but he is under the impression that has gone away. Bezanson said he knows way too much about soils, he worked for general contractors and worked across the spectrum and put in lots of roads. He said it is an important commission and he thinks what he saw was good leadership on the budget and making sure maintenance superintendent had their ducks in a row for equipment and roads, even though the engineer had to build the roads, or make sure the plans were in.

Voss said every year we look at applications for commissions and it seems every year we get more and more applications, and we used to have to recruit. He said it is a great thing to have to make choices. Voss said and in case everyone is not aware, we are not making decisions tonight. Boyer said and we will still need volunteers for our schoolhouse project.

#### 2011 Comp Plan Review

Moegerle said she asked that this be on the agenda because in the 2008 adopted Comprehensive Plan, Chapter 9 there is a requirement that states: The Comprehensive Plan will be reviewed on an annual basis to insure that the plan remains as an effective development guide for East Bethel. As necessary, corrections will be made to deal with unforeseen circumstances. She said she understands the Maxfield study was done as a keystone for the comp plan and so she asked that it be placed here so we can get guidance on how this was used. Schaaf asked the Council Members with the most experience if they could tell us how this study was used in the comp plan. Voss said it was one of many items used as a development tool of the comp plan. Moegerle asked what other items were used for development of comp plan. Boyer said we had many meetings, he thinks they were every fourth Wednesday, and he thinks we had a consultant as well, Bonestroo, and we developed a lot of numbers, had a lot of discussions of the City plan, and an RFP for developing the comp plan. He said as he remembers, we interviewed all of them for 25 minutes each. DeRoche asked was there a study done after 2006. Boyer said this study cost \$20,000 he thinks. He said there has not been another study done in a formal way, he went to grad school for this, and he is hesitant to say this, but he did an informal study in 2007, he found the same numbers. Boyer said but it was not a formal study.

Voss said this study was done for the City Center plan. Moegerle said when she read this

what she saw was the growing population, now what the question is, should we redo the market study and see what it says after the economy has taken this downturn. Boyer said in a certain sense Council would view this as a market tool, we were handing this out to potential developers. DeRoche said his concern is this, in 2006 the economy was doing pretty good, in 2007 it was okay, but since then it hasn't been very good. He said people are living on unemployment, and they don't have money to spend on anything. Voss asked how does that have to do with anything. DeRoche said so this has to do with sewer and water. He asked so do we have enough people to pay for system. DeRoche said with this study being from 2006, it is no good. Voss said with any study you do as soon as printed will be outdated. He said the question is what is the community's vision as far as long term development of the City, has the vision changed. DeRoche said he would say it changed quite a bit, if the mean income has changed. Boyer said he has heard this statement about 250 foreclosed homes where did that come from.

Marsha Carlson of 150 Maple Road NE said years ago there was emergency assistance you could apply for. She was told it would be \$6,000 to hook up to the street, but if they had to do vertical boring it might be \$12,000, but funds are given to counties in blocks, but if a person can't afford it they will be condemned. Carlson said they can only put out so much for welfare. She has been a welfare worker for 29 years.

Schaaf said the 250 foreclosed homes came from the census returns, the US Census does a running survey and it is constantly updated. Boyer said the City numbers will be released in the census in late February/early March. Moegerle asked should we do another market study. Boyer said you could compare the numbers in the census study to the market study. He said we have four new houses going up, there has been some signs of life. Lawrence said yes, maybe we should get an update on the numbers. Voss said he thought tonight this the review. Moegerle said she thought we were preparing for the review. Boyer said he would think that this would go to the Planning Commission. Voss asked is this required by Met Council. Schaaf said he is not sure. He said can find out what the requirements of Met Council are. Voss asked what is the scope of this review, what do they expect. Moegerle said she read the review expectations from Chapter 9. Boyer said he doesn't think Met Council expects us to reinvent the wheel. Voss said you keep coming back to the economy, in terms of the comp plan, it is nothing more than that, the fuel for the fire. He said the comp plan was developed by the community. Voss said the question we are asking is how fast do we get there. He said the question he is asking is has the community changed the vision for the future.

DeRoche said there are wants and needs, we have to look at what we want to do and say is this practicable, we have to look at the budget and everything around and see if we have to do some rethinking here. Voss said everyone should have a vision of how they want to retire, everyone wants to retire sooner than they can, there are a lot of folks that have to put that off, because of the means to retire might have been changed by the economy, but I bet no one has put off their vision to retire because of what has happened, so the vision remains the same. He said just how you are going to get there has changed. Voss said it was the community that set the goals and objectives long term for the comp plan. He said and as far as the market study, the economy might affect how we get there, and in terms of comp plan review, has the vision changed. Moegerle said that is a great question, how do we ask it. She said her thought is when the economy changed, the vision might have changed. Moegerle said she is not saying it did change, but it might have changed. Boyer said are you prepared to do that, another 30-40 meetings, etc. He said say we have two meetings about this, it couldn't be the same as 30-40 meetings and 10 town hall meetings and consultants, etc., it

won't give the same information.

DeRoche said he is still working on the analogy of the retirement thing. He said so he is saving for retirement and he loses his job, well then things change and he wants the City to slow down, put on the breaks and say the economy has changed, he want to see it develop, but he doesn't want to see it turn into the City of Blaine, it would be nice to see businesses. Boyer said it would lower our taxes. Schaaf said as he understands the direction to staff is explain to Council what is expected from Met Council on the comp plan review. Voss said and statutory how much of the comp plan has to be updated. He said every communities comp plan has to be updated every 10 years, but we had to do it this time because they changed the process and we were the first City to submit it and the second to be approved. Voss asked what constitutes a review. He asked what is the process, not Met Council's intent. Tom Ronning said he remembers in 2006 at a number of town hall meetings, on of the that came out was they were forecasting around a population of 30,000 by 2020. Boyer said he remembers a number being talked about for ultimate phase one build out, the state demographer for 2020 is 30,000. Ronning said and part of that was an overpass on 221<sup>st</sup> and Klondike. Boyer said at one point council was certain about an overpass at 221<sup>st</sup>.

Bezanson said as someone who was involved with two comp plans before this one, at some point you are having a failure to communicate, the comp plan is supposed to drive where development occurs, but not drive development. He said he never heard anyone up there say, let's turn this into a big City faster. Bezanson said he heard Evelyn Bond say she wanted to see senior housing and she passed away in her house. He asked when did we have this big push to become urbanized. Bezanson said he wants to figure out when it happened that there was a big push to become urbanized. He said insofar as growth, there is no question that money is cheap right now, one of the reasons he is retired only is because right now money is cheap, but you have to be golden to get it. Bezanson said in the building trades you are dealing with more than 30% unemployment. He said he was the 17<sup>th</sup> house coming from county road 30 years ago, almost all of us were in construction. Bezanson said not anymore. He is asking Council to lower taxes, stop growth, don't get more services and keep the budget stays the same.

#### City Water and Sewer

Schaaf asked was the Maxfield report used in how big the sewer plant was going to be constructed. Voss said it was geared towards the City Center. He said he doesn't believe the engineers used it. Voss said it was done to provide developers background. Boyer said along those lines, virtually any developer will use their own numbers. He said Walgreens uses car numbers. Boyer said all developers use different numbers. Moegerle asked what numbers were given to the engineers. Voss said the comp plan. Moegerle said so nothing more than the comp plan. Boyer said and the areas to be served. Schaaf said what he is trying to decide is how they felt comfortable with a \$20,000,000 Wastewater Treatment project, SAC fees, etc. Boyer said the engineer developed the numbers, we went through many projections. Schaaf said he spent a couple hours with Kreg from Bolton and Menk and said he did x and z and after two hours the answer was we had in-depth conversations with City Council. Voss said eh is at a loss why you are asking this question. He said he knows it is on agenda and not sure why. Schaaf said we need to know more information so he can advise Council on how to move forward. Voss asked why is this on the agenda. Lawrence asked Schaaf to get more information.

Voss said if you want to get these answered, the consulting engineers would be able to give answers. He asked why aren't Bolton and Menk here. Schaaf said he asked him this and all Kreg from Bolton and Menk could tell him is they had lengthy discussions with City

Council. He said and if he comes here, he would have to say he told me something else. Voss said he gave us different scenarios and went through them. DeRoche asked what did the Council give them for a financial feasibility study for them to decide the residents could pay for it. Voss said you have been asking these questions right. DeRoche said he asked Council Members and asked staff. He said the minutes are wrong, they don't say what really happened. He said he has been before Council many times and he is not in the minutes. DeRoche said and they were told not to talk to him. Voss said the engineer made presentations, all that information is available, and the history is available. He said if you want to ask the question of how the numbers were arrived at the meetings were in November of 2009, they had to come back twice. Lawrence asked who generated those numbers. Voss said Bolton and Menk.

Lawrence said all he is asking and the residents are asking, how does the system pay for itself, we are looking for the process of how the system pays for itself. Voss said he thinks just this last October, if you want hard numbers those were presented to the City and we tabled action and brought in the businesses that were going to be affected. Lawrence asked but where did the numbers come from. Boyer said Bolton and Menk. Moegerle said a work meeting or regular meeting. Boyer said a work meeting. DeRoche said how did we go from we are assessing this to the business owners, to raising taxes and levies. Voss said you are mixing two different subjects. He said our concern for the longest time was who funds the project, a policy was developed, and the utility project is only paid for by actual users. Voss said a legitimate concern the people had is why if I live on Fish Lake should I pay for sewer on Highway 65. He said the second part is the bond sale, if the bonds don't make the payment schedule the first source of revenue is the users, the second is interest, and third is taxpayers. Boyer said that is assuming we didn't have enough hookups. Schaaf asked him to explain. Boyer said that is assuming we have assessed the property owners. Lawrence said he thinks it is assuming we don't have enough hookups. Voss said we discussed these scenarios with Bolton and Menk, what the ramifications are if we don't have the hook ups in 3 or 5 years. Moegerle asked did they have our budget, etc., did they just assume because we can pay it. Lawrence said we need to get Bolton and Menk in here. Voss said he would suggest we do it before the next meeting. Schaaf said normally you would send a staff person over to discuss this with them. He said the City Council has determined that they are going to pay for it with hook ups, now how do we determine that x will come. Schaaf said he thinks he knows how to ask questions, think they used the PFA (pluck from air) determination. Boyer said he is not used to a City Administrator advocating opinion. Schaaf said he does not believe the engineer had viable numbers. Boyer said you are not a voting member of this body.

Voss said the newly seated Council has questions about this. He said he has heard since the campaign that you don't understand, you deserve to understand. Voss said Bolton and Menk can give you a scope of what you are looking at. From a year and a half ago, from rosy picture to doomsday. He said he thinks that would be very enlightening. Boyer said he would suggest the 4<sup>th</sup> Monday of the month. Council consensus was Wednesday, January 26<sup>th</sup> to have Bolton and Menk in to do a presentation. Schaaf said he thinks three members are trying to determine how they came up with numbers and of how they determined connections. DeRoche said an how are you going to pay for this thing, that wasn't discussed. Moegerle asked and was there a marketing plan. Voss said all he is hearing is it doesn't matter what they are going to say. DeRoche said they didn't say how they came up with their numbers. He said someone should have done a current financial study on the City before they came up with the numbers.

Adjourn

**Boyer made a motion to adjourn at 8:32 PM. DeRoche seconded.** Schaaf asked why the

other agenda items were removed. Voss said the expectation is when we receive an agenda we want to know what to expect. He said he doesn't know what the other items are about. Voss said we want the background so we can make decisions and review. Schaaf said the ramifications of the actions the Council took at the last meeting are very significant. He said he wanted to discuss these things with the Council. **All in favor, motion carries.**

Attest:

Wendy Warren  
Deputy City Clerk