

CITY OF FALCON HEIGHTS  
Regular Meeting of the City Council  
City Hall  
2077 West Larpenteur Avenue

AGENDA  
May 22, 2019 at 7:00 P.M.

- A. CALL TO ORDER:
- B. ROLL CALL: Vacant \_\_\_ LEEHY\_X\_\_ HARRIS\_X\_\_  
MIAZGA\_X\_\_ GUSTAFSON\_X\_\_

STAFF PRESENT: THONGVANH\_X\_\_

- C. PRESENTATION  
1. Year End 2018 Annual Audit Report

Matt Meyer (KDV)

Everything on the report is accurate and a real picture of the city results for the public. The general fund budget revenue is \$2.4 million, expenditures are \$2.4 million, net transfers out is \$48 thousand, and no change in fund balance. The actual revenue came at \$2.5 million and is \$88 thousand higher than anticipated for miscellaneous and reimbursements. The expenditures are \$2.3 million, which is \$94 thousand under the budget. This is from all the departments (public works, parks and rec, public safety, general government, etc.). The net transfers out were made as budgeted and there was a \$183 thousand increase in the fund balance.

The City of Falcon Heights general fund balance has grown gradually over the last five years. As a result, the city's fund balance has improved, and the cash balance was a little over \$2 million at the end of 2018. There was a sign of change in operations, which means actual revenue went up 21.5%, and spending went up 19.5%.

The general fund revenue is broken down into six categories. They are general property taxes (60%), licenses and permits (3%), intergovernmental revenue (28%), charges for service (3%), fines and forfeitures (2%), and miscellaneous (4%). In 2017, general property taxes were 56%, and intergovernmental revenue was 32%. The spending increased by 19.5%, which are public safety (58%), public works (10%), parks and recreations (3%), and general government (29%). In 2017, public safety was at 50% of the budget and the spending on public safety increased up to 58%. This was due to the change of police contract from St. Anthony to Ramsey County.

The sanitary sewer fund revenue is \$945,893, total expense is \$708,321, depreciation is \$12,620, operating income with depreciation is \$237,572, and operating income without depreciation is \$250,192. The storm drainage fund remains healthy even though there is some increase. The revenue is \$169,172, expense is \$156,170, depreciation is \$50,677, operating income with depreciation is \$13,002, and operating income without depreciation is \$63,679.

Mayor Gustafson

The audit reports are available on the City's website under City Government. Thank you, Roland, and his intern for putting everything together for the auditors.

Council Member Harris, Approved 4-0

- D. APPROVAL OF MINUTES:
1. May 8, 2019 City Council Meeting Minutes
    - Sent the errors to City Administrator.

Mayor Gustafson Moved, Approved 4-0

E. PUBLIC HEARINGS:

F. CONSENT AGENDA:

1. General Disbursements through: 5/16/19 \$173,909.26  
Payroll through: 5/15/19 \$19,718.64
2. 6-Month Performance Evaluation for Justin Markon, Community Development Coordinator
3. City Hall Summer Hours
4. Increase Petty Cash for Parks and Recreation Programs

City Administrator Thongvanh

I want to thank Justin for being an excellent employee and a great team player. He is dedicated to providing resources to city staff, residents, and councils. Justin brings in many great ideas for the City, Planning Commission and the Environment Commission.

Council Member Harris wants to thank Justin for being an excellent staff liaison to the Planning Commission. Justin is very knowledgeable, goes beyond by providing much information and resources, and is well experienced in this field. I am very impressed with him and happy to have Justin in our City.

Council Member Leehy Moved, Approved 4-0

G: POLICY ITEMS:

1. Conduit Bonding - Amber Union (1667 Snelling Ave-Formally TIES Building)

City Administrator Thongvanh

The City received a request from Buhl Investors for the issuance of Conduit Revenue Bonds for a multifamily housing development. The building will turn into a 106-unit multifamily housing facility. In order to submit an application to Minnesota Management and Budget (MMB) for volume cap allocation, the City must adopt an inducement resolution. The resolution will allow the Borrower to reimburse itself out of Bond proceeds for the cost incurred before the issuance of the Bonds.

Pete Deanovic, Buhl Investors

The inducement is tied to the timing of the bonding, the council's approval when it occurs; and when those bonds can be issued. Unfortunately, we did not get the USDA, nor did any group in Minnesota receive it. It is an exciting opportunity for us to move forward with a plan that can maximize taxable dollars to the city by bringing housing and parking lot. This will allow the city and the developer to have some flexibility. The city will still hold the full authority to review the plans, determine how you feel, and what fits with the community.

Daniel Burns, Briggs and Morgan

The issuance of the Bonds will not affect the Issuer's credit rating on bonds it issues for municipal purposes. It also does not apply on the \$10 billion bank qualification limit and is not payable from or charged upon any of the Issuer's funds. No bondholder will have the right to compel the city, the issuer of its taxing powers. The bonds will not constitute a charge lien or encumbrance legal equitable upon any property of the issue. This places the city in a unique role as the conduit issuer.

Council Member Miazga Moved, Approved 4-0

2. State Bonding Application for Falcon Heights Community Park

City Administrator Thongvanh

Council Member Miazga and I have been working on this bond for the past few months. The Community Park building needs major repairs. Many residents and guests have expressed this concern since 2014. We also have been working with the U of M to get a letter of support for the Community Park. Once we get the letter from the U of M, then I will submit the application. Community Park is the central gathering point for most city events, community functions, and a social gathering point for many in the community.

Council Member Miazga Approved 4-0

H. INFORMATION/ANNOUNCEMENTS:

Council Member Miazga

- Environment Commission met on Monday, May 13, and they are continuing to do great work for the city.

Council Member Leehy

- Cultivating a Caring Community part 1 is tomorrow from 7pm - 8:30pm. It will be at City Hall. The guest speaker is Ron Rabinovitz, "Letters from Jackie" who was a pen pal to professional baseball player Jackie Robinson. The next event will be on July 6, and it will focus on "Healing and Understanding." Our guest speakers are Hawa Samatar, Valerie Castile, and John Thompson. It will be from 6:30 - 8:00pm at City Hall. July 6 is also our second annual Restoration Day.
- Park and Recreation Commission is meeting on Monday, June 11 at 6:30pm. Our Garden-in-a-Box is getting off to a good start. City staff picked up the boxes and placed them around the city. If anyone wants to volunteer and help, please contact City Hall.

Council Member Harris

- Planning Commission is meeting on Tuesday, May 28 at 7:00pm. We will also have a public hearing regarding 1667 Snelling Ave N and zoning.

City Administrator Thongvanh

- Curtiss Field basketball court continues to be delayed because the ground is not dry enough.
- The street sweeping will start again, and the city will send updates.
- The Garden-in-a-Box will be at city hall, Curtis field, Falcon Heights Town Square, Falcon Heights Elementary school.
- We will have a ribbon cutting at Falcon Heights Elementary School at 9 am for the mural project. Minnesota Chambers of Commerce will provide the ribbon and CTV will record it.
- Larpenteur Avenue will close next week. Ramsey County crews will be replacing the concrete in all four lanes of Larpenteur Avenue from Malvern Street in Lauderdale to Snelling Avenue. The work is expected to begin on May 28. The Hendrickson apartment building will start connecting underground utilities from May 31 to June 3. Both eastbound lanes of Larpenteur Avenue between Fairview Avenue and Fry Street will close beginning at 6:00 p.m. on Friday, May 31. The signed detour will use Fairview Avenue to County Road B to Snelling Avenue.
- The city provides fire inspection to rental housing of 1-4 units but does not inspect businesses and multi-family rental dwellings such as Larpenteur Manor. This year, we sent a letter informing businesses and multi-family rental dwellings what we are looking at beginning these inspections in the future. I will bring this item to our next workshop and will look at the details. The purpose of the fire inspection is to make sure our residents and guests feel safe.
- Amanda and Nalisha are working on a communication plan, which includes social media, website, policy, programs, and services. In addition, Amanda created a dashboard on the city website. It will show the council priorities for this year. She is still currently working on it and hopes to have it up on Tuesday. We will announce it on our E-newsletter and social media.

Mayor Gustafson

- Community Engagement Commission met on Monday, May 20. We had many great discussions.
- Spring Together is on Saturday, June 8 from 11am - 2pm at Curtiss Field. It is a potluck event and encourages everyone to bring a dish to share. The city will provide cookies, water, plates, utensils, activities, and a bounce house. Ramsey County Sheriff's Office and Falcon Heights Fire Department will also be at Spring Together.
- Cultivating a Caring Community part 3 will be "Grey Area of Thinking". Ellie Krug will be the guest speaker.

I. COMMUNITY FORUM:

J. ADJOURNMENT: 8:28 P.M.

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Randall Gustafson, Mayor

Dated this 22<sup>nd</sup> day of May, 2019

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Sack Thongvanh, City Administrator