

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

MINUTES
October 9, 2024 at 7:00 P.M.

- A. CALL TO ORDER: 7:02 PM
- B. ROLL CALL: GUSTAFSON_X_ LEEHY_Arrived 7:05 PM_ MEYER_X_
WASSENBERG_X_ MIELKE_X_

STAFF PRESENT: LINEHAN_X_

- C. APPROVAL OF AGENDA

Councilmember Wassenberg Motions to Approve the Agenda;
Approved 4-0

- D. PRESENTATION

- E. APPROVAL OF MINUTES:
 - 1. September 4, 2024 City Council Workshop Meeting Minutes

Councilmember Meyer Motions to Approve the Meeting Minutes;
Approved 4-0

- F. PUBLIC HEARINGS:
 - 1. 2024 Pavement Management Project (PMP) Assessment Hearing

Mayor Gustafson explains the public hearing process. Interim City Engineer Lowry describes the hearing is in regards to a mill and overlay project of Roselawn Avenue between Snelling and Hamline Avenues. The project was completed in partnership with Roseville, as Roselawn is a shared jurisdiction. She explains the improvements made to the street. The final project costs came in a little over \$100,000. The total assessable cost is around \$88,000, and the assessment amount of that is roughly \$30,000. The remainder of the project is funded by the Municipal State Aid System and the Local Street Fund. Per the assessment policy, all parcels are residential lots and are assessed at 40% of the improvement cost for the street. Streets are assessed by the front footage of each lot. Residential corner lots are assessed 100% for the long side and 0% for the short side. Four adjacent parcels to the project are not assessed, as their adjacent side is the short side. Lowry provides an overview of the assessment roll. There is a total of 13 parcels. The final assessment rate is \$18.76/ft, and the average assessment is \$2,381.95/parcel. Once the assessment is approved, residents can pre-pay partially or in full, interest-free until November 8th. Afterward, the assessment rolls will get sent to Ramsey County to be added to property taxes with an interest rate of 5.91%. The length of the payment is recommended to be 7 years. There is the option for a hardship deferral. Lowry also explains how to appeal to the district court.

Gustafson opens the public hearing.

After multiple calls, there are no petitioners requesting to comment.

Councilmember Leehy Motions to Close the Public Hearing;
Approved 5-0

Councilmember Meyer is appreciative of the improvements, and that the project came in under budget. He wonders if additional signage to alert drivers of an upcoming pedestrian crossing is possible to be added.

Mayor Gustafson is appreciative of the swiftness of the project and that it came in under budget.

Administrator Linehan adds no objections were received from residents.

Councilmember Meyer Motions to Approve Resolution No. 24-54
Resolution Adopting and Confirming Assessments For
2024 Pavement Management Project – Roselawn Avenue;
Approved 5-0

G. CONSENT AGENDA:

1. General Disbursements through 10/4/24: \$95,118.02
 - a. Payroll through 9/30/24: \$24,736.56
 - b. Wire Payments through 9/30/24: \$15,798.61
2. Resolution in Support of Bay West's Application for Ramsey County's Environmental Response Fund Grant Program for 1407 Larpenteur

Councilmember Mielke Motions to Approve the Consent Agenda;
Approved 5-0

H. POLICY ITEMS:

1. Order of Feasibility Report for the 2025 Pavement Management Project (PMP)
Linehan explains ordering the report is the first step in the process for the 2025 PMP. The city has planned and budgeted for this project. Over time, the city conducts road quality assessments, and it was determined Garden Avenue and the streets in Falcon Woods are in critical condition. Garden Avenue was reconstructed recently, and streets in Falcon Woods and east-to-west streets in Northome are up next. Maintaining roads is critical for funding the city receives from the state.

Lowry notes Northome Streets will be a mill and overlay, and Falcon Woods will most likely be a reconstruction, but further testing will determine the full scope. The feasibility report is expected to be presented on December 11 and will provide more detail on project needs and cost as well as preliminary assessment.

Councilmember Wassenberg wonders if the alleys in Northome will be included. Linehan explains there are 2 challenges in doing both; 1. Accessibility for residents to their homes and 2. Assessment costs, therefore the alleys are not included with this project but will need to be included in future projects. Council further discusses the alleyways.

Councilmember Mielke notes she received concern from residents about the assessment costs. Gustafson points out he understands the concern, they all share that, but the roads are in need of improvement.

Councilmember Wassenberg motions to Approve Resolution 24-56 to Order Feasibility
Report for Falcon Woods and Northome Pavement
Management Project (Project FH 25-01);

2. Livable Communities Act (LCA) Pre-Development Grant Program Award
Linehan explains The City of Falcon Heights and Buhl Larpenteur West, LLC have received a grant from the Metropolitan Council's Livable Communities Act Pre-Development Grant program for the Amber Flats project at 1644 Snelling Avenue. He provides a short history of this grant award. The City wants to ensure the investors create a pleasant and livable community for the residents and have a commitment to improving the property. Buhl Investors learned they needed to be more involved with the property, changed management, and addressed code violations.

Councilmember Leehy thanks everyone involved for getting the issues resolved.

Council discusses the property management office hours, the tenant vetting process, and how everyone can help create and maintain a pleasant community to live in.

Councilmember Leehy motions to approve Resolution 24-57 Authorizing Metropolitan Livable Communities Act Grant Agreement for Amber Flats and Resolution 24-58 Approving Subgrant Agreement with Buhl Larpenteur West, LLC for Metropolitan Livable Communities Act Grant Funds for Amber Flats

Approved 4-1
(Gustafson; Leehy; Meyer; Wassenberg Aye)
(Mielke Nay)

I. INFORMATION/ANNOUNCEMENTS:

Mielke explains they are creating a 75th-anniversary video with NineNorth to interview past mayors and council members. Reminder about Falcon Heights Trivia on October 29 at Stouts from 6:00 – 8:00 PM.

Wassenberg notes the Parks Commission met and discussed the Fall Fest activities, which will take place on October 26 at Falcon Heights City Hall from 2:00-5:00 PM in conjunction with the 75th-anniversary that will be from 1:00 - 2:00 PM.

Gustafson explains the City has commissions and some have vacancies and he encourages residents to apply and help better the community. The Fall newsletter has arrived. The Truth-in-Taxation meeting will be on December 11. There is also early voting at various locations in the county.

Linehan informs the council of staff projects. Public Works installed a new sidewalk at Curtiss Field to connect the trail system, they are also gearing up for winter, such as preparing the ice rink. The Community Engagement Commission is meeting on the 21st to further discuss Human Rights Day. The Environment Commission will next meet on the 14th to talk about trees. The City is interested in becoming a partner city for tree sales. The Planning Commission will have a workshop to further discuss cannabis regulations. The State Fair Task Force will continue to discuss survey results and next steps.

J. COMMUNITY FORUM:

Please limit comments to 3 minutes per person. Items brought before the Council will be referred for consideration. Council may ask questions for clarification, but no council action or discussion will be held on these items.

K. ADJOURNMENT: 7:57 PM

Councilmember Meyer motions to adjourn;
Approved 5-0



Randall C. Gustafson, Mayor

Dated this 11th day of December, 2024



Jack Linehan, City Administrator