

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

MINUTES
June 11, 2025 at 7:00 P.M.

A. CALL TO ORDER: 7:03 PM

B. ROLL CALL: GUSTAFSON_X_ LEEHY_X_ MEYER ___

MIELKE ___ WASSENBERG_X_

STAFF PRESENT: LINEHAN_X_

C. APPROVAL OF AGENDA

Councilmember Leehy motions to approve the agenda;
Approved 3-0

D. PRESENTATION

1. General Obligation Improvement Bond 2025A Pre-Sale

Linehan explains Todd Hagen of Ehlers will be present to go over the bond pre-sale information and answer questions the Council may have. The city is preparing for the issuance of a bond to finance 2 major projects: the 2025 Pavement Management Program (PMP) and the Community Park Renovation Project. The city is in good financial shape to finance this bond sale without a major impact on the debt levy.

Hagen notes this is a combination of two bonds combined into one. The financing plan includes both improvement bonds and tax abatement bonds:

- \$1,005,000 in improvement bonds supported by assessments and utility revenues (2025 PMP)
 - While the total project costs are higher than the bond, the city can use other funds to lower the bond amount. Debt service will be paid over 10 years from special assessments and taxes. The property taxes may be reduced with available water, sanitary sewer, and storm sewer revenues.
- \$1,050,000 in tax abatement bonds supported by the city's tax levy (Community Park Renovation)
 - The city is funding part of the project with reserves and the other part with a bond. This will be a 15-year bond. Hagen explains what a tax abatement bond is, and how they calculated it. It's a good use to finance recreational facilities.

Falcon Heights is "AAA" rated, the highest rating. The city will request a new rating for the bonds. Ehlers reviewed outstanding debt for Falcon Heights and there are no refunding opportunities at this time. Hagen provides an overview of the schedule.

Wassenberg wonders if funds to pay off the bond can come from elsewhere as well. Hagen answers yes, that is possible. He also wonders why the coupon rate increases with the length of the bond. Hagen notes that this is related to market expectations, of money being valued higher, the longer it is tied up.

The council thanks Todd Hagen.

Councilmember Leehy motions to approve Resolution 25-61 Providing
for the Issuance and Sale of \$2,055,000 General Obligation Tax Abatement and
Improvement Bonds, Series 2025a;
Approved 3-0

Councilmember Wassenberg motions to approve Resolution 25-62 Calling for a
Public Hearing On Proposed Property Tax Abatements;
Approved 3-0

E. APPROVAL OF MINUTES:

1. May 14, 2025 City Council Regular Meeting Minutes
2. May 28, 2025 City Council Regular Meeting Minutes

Councilmember Wassenberg motions to approve the meeting minutes;
Approved 3-0

F. PUBLIC HEARINGS:

G. CONSENT AGENDA:

1. General Disbursements through 6/4/25: \$186,083.77
Payroll through 6/3/25: \$24,627.35
Wire Payments through 6/4/25: \$17,401.82
2. Approval of City Licenses
3. Approval of Senior Maintenance Worker Dean Pope 18-Month Step Adjustment
4. Approval of Administrative Services Director/Deputy Clerk Kelly Nelson 18-Month Step Adjustment
5. Approval of Assistant Finance Director Alyssa Landberg 6-Month Step Adjustment
6. Approval of Resolution 25-XX Accepting the Retirement of Finance Director Roland Olson Under the Voluntary Early Retirement Incentive Program
7. Approval of Setting Public Hearing of June 25, 2025 for Comcast Franchise Agreement Renewal Consideration
8. Approval of Pay Estimate #1 for Bituminous Roadways for the 2025 Pavement Management Project
9. Acceptance of Quote from Bituminous Roadways for the 2021 Pavement Management Project Restoration in the Amount of \$99,585.00
10. Accept and Approve the 2024 Audit Results

Mayor Gustafson motions to approve the consent agenda;
Approved 3-0

Gustafson thanks Dean Pope, Kelly Nelson, and Alyssa Landberg for their work for Falcon Heights. He also thanks Roalnd Olson for his 29 years of service.

Linehan agrees city staff has been great, and everyone is maturing in their roles. He also thanks Roland for his time and experience. The acceptance of a quote from Bituminous Roadways (BR) is related to the 2021 Pavement Management Project restoration. The City reached a settlement agreement with Granite Inc., the performance bondholder of the 2021 PMP Contractor, for \$50,000 in late 2024. BR will fix deficiencies related to the 2021 road project.

H: POLICY ITEMS:

I. INFORMATION/ ANNOUNCEMENTS:

Leehy notes that on June 16, the Community Engagement Commission will meet at 6:30 PM. There are still openings for commissioners. On July 6 and 7, there will be Restoration and Unity Day.

Wassenberg attended the Northeast Youth and Services meeting, and they closed on the sale of their building, which will provide long-term financial security so they can continue to provide services to Falcon Heights residents.

Gustafson adds that the annual Ice Cream Social will be on July 17 at Falcon Heights City Hall. The city also learned that the Les Bolstad Golf Course is up for sale. Programming will continue through this year, as well as the cross-country races. In 2024 Falcon Heights completed a Larpenteur and Snelling Corridor Study, utilizing public input.

Linehan agrees the city was proactive with the corridor study, but some parts that will be up for sale were not included in the study. It creates an initial view of what the area could look like. Next, the University will release an RFP to developers. The sale of a property of this size will take much longer than the sale of a single-family home. The city will be proactive in its planning and is looking forward to working with developers, the University, and the community in this process. Back to the Fifties will be taking place the 3rd weekend of June, and the contractor will hold off on the final paving of the roads in the Northome neighborhood until the event ends. Linehan shares that the parking ambassador job positions have been posted to hire. He says that the Environment Commission met and discussed plantings at Community Park as part of the renovations, the Planning Commission will meet and discuss City Code updates, and the State Fair Task Force will meet next week, with leadership from the State Fair attending.

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.

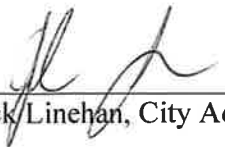
Chuck Long - 1717 Albert St.

Chuck applauds the city and council for starting the exploratory process of purchasing and cleaning up the property at 1407 Larpenteur Ave. It has been sitting vacant, has deteriorated, and has invited vandalism. Chuck and his neighbors expect to be active participants in the process. He also supports the pay-by-mobile parking program.

K. ADJOURNMENT: 7:59 PM

Councilmember Wassenberg motions to adjourn the meeting;
Approved 3-0

Dated this 25th day of June, 2025



Jack Linehan, City Administrator



Randall C. Gustafson, Mayor