

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

MINUTES
June 25, 2025 at 7:00 P.M.

- A. CALL TO ORDER: 7:00 PM
- B. ROLL CALL: GUSTAFSON X LEEHY MEYER X
MIELKE X WASSENBERG

STAFF PRESENT: LINEHAN X

- C. APPROVAL OF AGENDA
Linehan: amended to include the closed session.

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

- D. PRESENTATION

- E. APPROVAL OF MINUTES:
1. June 4, 2025 City Council Workshop Meeting Minutes
2. June 11, 2025 City Council Regular Meeting Minutes

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

- F. PUBLIC HEARINGS:

1. Bond Series 2025A Tax Abatement Hearing

Linehan explains this is a combination of a general road bond and a tax abatement bond. Entails abating the property taxes the city receives annually on a specific parcel. Larpenteur Manor was identified as a larger multifamily parcel that fits this purpose well. Nothing will change for the owner and tenants. The city will no longer receive the property taxes directly; instead, they will go towards financing the tax levy.

Todd Hagen from Ehlers further notes that tax abatement bonds are often used for financing recreational facilities. The proposed abatement bonds will not affect tax rates for the abatement parcel.

Councilmember Meyer motions to approve Resolution 25-65 Approving Property Tax
Abatements
Approved 3-0

2. Comcast Franchise Agreement Renewal Consideration

Linehan: Anytime a private utility company wants to operate in the public right-of-way the city oversees this. The franchise agreement helps regulate this. Following a formal renewal

process and subsequent informal negotiations, the current cable franchise agreement with Comcast was adopted in 2017. It remains one of the strongest cable television franchise agreements in the metro area. The agreement is currently set to expire in 2027. The City of Falcon Heights is a member of the North Suburban Communications Commission (NSCC), a joint powers entity representing nine cities, collectively known as NineNorth. The NSCC negotiates and administers cable television franchise agreements on behalf of its member cities. Comcast provided notice to renew the agreement for 5 years.

Mielke, who is the City Representative on the board, notes there have been no changes to the agreement, and it's good to extend it for 5 more years.

Meyer wonders why it is only 5 years and not 10 years. Linehan answers that the industry generally pushes back on the agreement as it has requirements for the utility company. But it is a benefit to the community.

Councilmember Mielke motions to approve Ordinance 25-04 Franchise
Extension Agreement;
Approved 3-0

G. CONSENT AGENDA:

1. General Disbursements through 6/18/25: \$676,755.34
Payroll through 6/17/25: \$25,004.18
Wire Payments through 6/17/25: \$16,164.98
2. Approval of Resolution 25-65 Supporting Application for Be Active! Be Green! Bench Grant Consideration
3. Approval of Community Park Stormwater Maintenance Agreement Between Rice Creek Watershed District and the City of Falcon Heights

Councilmember Meyer motions to approve the consent agenda.
Approved 3-0

Gustafson highlights that the stormwater agreement is related to the Community Park renovation. The city received benches from the Be Active! Be Green! Bench Grant Initiative in previous years. The city applied for 3 benches this year, which, if received, will be placed at the Grove Park.

H. POLICY ITEMS:

1. Approval of Ordinance 25-05 Updating City Commissioner Code

Linehan explains that the idea of compensating commissioners was originally brought up by Mielke during budget discussions in the previous year. The city then budgeted \$21,000 annually, based on meeting attendance and commission structure. The stipend will be \$50 per meeting attended. This concept required changes to the City Code and provided an opportunity to update grey areas related to commissions in the Admin Manual, which guides staff related to operational procedures. A section was added that focuses on city commissions, outlining the appointment process, term structure, and other procedures related to the commission. Pay will start in August 2025 to allow staff time to set up payroll.

Mielke is hopeful this compensation removes barriers and allows more to participate in city commissions. Gustafson and Meyer agree.

Councilmember Mielke motions to approve Ordinance and Summary Ordinance 25-05
An Ordinance Amending Chapter 2 of the Falcon Heights City Code to Establish
Compensation for Commission Members and Add a Youth Commissioner Role;
Approved 3-0

2. Consideration of July 4th City Hall Holiday Beginning on July 3 at 1:00 PM

Linehan explains that staff realized July 4th falls on a Friday this year, and traditionally, holiday pay is assumed to be 8 hours. During summer hours, staff work 4 hours on Fridays and would lose 4 awarded hours. To account for this, staff is proposing to recognize the holiday on Thursday, July 3, and close City Hall at 1 PM. Council agrees.

Linehan will take the council's recommendation to add this to the Admin Manual in the future, when other changes will be made to the document.

Mayor Gustafson motions to recognize the 4th of July Holiday to Begin on Thursday,
July 3rd, 2025 at 1:00 PM;
Approved 3-0

I. INFORMATION/ANNOUNCEMENTS:

Mielke notes that the State Fair Task Force met, and State Fair leadership attended the meeting to discuss changes and improvements they are making for the upcoming fair. They seemed open to a joint power agreement, like what they have with St. Paul and Roseville. She also attended the Strong Towns conference in Rhode Island and attended great sessions. Lastly, she encourages residents to sign up for the first Lawn & Garden Tours that will take place on July 19.

Meyer explains that the Planning Commission met and worked on updating and modernizing the City Code. Lynch has done a great job guiding this. Changes will be brought forth at a future council workshop.

Gustafson points out that Restoration Day will take place on July 6, and Unity Day on July 7. There will be a community BBQ at Falcon Heights City Hall, hosted by the Castile Family. He will be attending the League of Minnesota Cities annual conference in Duluth.

Linehan informs the Council that the Ice Cream Social will be at Falcon Heights City Hall on July 17 from 5 to 7 PM. Staff met with the general contractor for Community Park renovation, where they discussed a general timeline. It is dictated by the delivery of the shelter materials. Staff also met with S&P Global for a new bond rating; they are hopeful of maintaining the AAA bond rating. Staff will meet with various stakeholders and partners related to the sale of the Les Bolstad golf course. No formal action has been taken, but the next steps will be publicized to the public once known.

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. CLOSED SESSION

- a. Closed Session to review confidential or protected nonpublic appraisal data and to discuss offer for the purchase of real property located at 1407 Larpenteur Avenue, in Falcon Heights, pursuant to Minn. Stat. 13D.05 Subd. 3(c)(1) and (2).

L. ADJOURNMENT: 7:46 PM

Mayor Gustafson motions to adjourn the meeting;
Approved 3-0



Randall C. Gustafson, Mayor

Dated this 9th day of July, 2025



Jack Linehan, City Administrator