

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

MINUTES
July 9, 2025 at 7:00 P.M.

- A. CALL TO ORDER: 7:01 PM
- B. ROLL CALL: GUSTAFSON_X_ LEEHY_X_ MEYER_X_
MIELKE_X_ WASSENBERG__

STAFF PRESENT: LINEHAN_X_

- C. APPROVAL OF AGENDA

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

- D. PRESENTATION

1. Proclamation Recognizing St. Anthony Police Sergeant Jim South

Gustafson invites St. Anthony Police Chief Jeff Spiess.

Spiess provides a summary of the incident that took place on the evening of May 5th, highlighting Sergeant South's empathy for a person in crisis and expertise in crisis negotiations, resulting in a peaceful resolution. He exemplified what the department stands for, and they will continue to participate in crisis training. He appreciates the support from all the officers who showed up at the meeting tonight.

Gustafson reads the Proclamation Recognizing St. Anthony Police Sergeant Jim South.

Councilmember Mielke motions to approve Resolution 25-67 Recognizing St.
Anthony Police Sergeant Jim South;
Approved 4-0

Sergeant South is appreciative of the honor and thanks the council, the department, and others who were involved that evening.

Council expresses its gratitude for Sergeant South's work, the department's expertise and training opportunities, and for having them back serving Falcon Heights.

2. Bond Series 2025A Sale

Linehan explains that as part of the Bond sale, the city went through a revised credit rating through S&P Global. They reaffirmed the City's AAA rating, which is rare for a community of this size. Bond interest rates change daily, and because of this volatility,

the sale was finalized the day of the meeting. The lowest bidder was Baird, out of Milwaukee, offering an average interest rate of 3.484%. This amount was significantly less than the original estimates of 4%. Additionally, \$170,000 was reduced off the bond amount due to the premium bid discount, which is where bidders offer cash considerations as well. The City utilizes this amount to reduce the bond down to \$1,885,000.

Todd Hagen, Bond Consultant, explains that because the city has not gone out for a bond sale in a while, it was important to get a new rating. He also provides an overview of what the process of a bond rating looks like. He highlights the sale day report. Regarding the bond, there were a total of 5 bidders. The best bid is from Baird, out of Milwaukee. This will close on July 24th.

Council thanks Todd Hagen, Ehlers, and the finance staff for their assistance with the bond sale.

Councilmember Leehy motions to approve Resolution 25-68 Accepting Proposal on the Sale of \$1,885,000 General Obligation Tax Abatement and Improvement Bonds, Series 2025a, Providing for Their Issuance and Pledging for the Security Thereof Special Assessments and Abatements and Levying a Tax for the Payment Thereof;
Approved 4-0

E. APPROVAL OF MINUTES:

1. June 25, 2025 City Council Regular Meeting Minutes

Councilmember Meyer motions to approve the meeting minutes;
Approved 4-0

F. PUBLIC HEARINGS:

G. CONSENT AGENDA:

1. General Disbursements through 7/2/25: \$11,672.41
Payroll through 7/1/25: \$24,214.60
Wire Payments through 7/3/25: \$17,525.17
2. Approval of City Licenses
3. Approval of Resolution 25-69 Accepting the Resignation of Sophie Nagel from the Environment Commission
4. Approval of Resolution 25-70 Reappointing Beth Mercer-Taylor to the Environment Commission
5. Approval of Pay Estimate #2 to Bituminous Roadways, Inc. for the 2025 Pavement Management Project

Councilmember Meyer approved the consent agenda;
Approved 4-0

Gustafson thanks Sophie Nagel and Beth Mercer-Taylor for their work on the Environment Commission.

H. POLICY ITEMS:

1. Approval of Resolution 25-71 Confirmation of Intent to Not Pursue Purchase of 2275 Larpenteur - Les Bolstad Golf Course Property

Linehan explains that on Friday, June 6th, the City of Falcon Heights was notified of the University of Minnesota's intent to pursue the sale of the Les Bolstad Golf Course property. As part of the University of Minnesota's policy for disposing of surplus property, the U of M offers the property to the city, county, and state in which the property lies for consideration of purchase at fair market value before going to the market. The price will be determined by two appraisals for fair market value, which have not yet been completed.

The city does not have the financial ability to purchase the entire property. It is important to note that the City's subdivision ordinance requires 10% of land in a development to be dedicated to parkland and open space, or roughly 14 acres. The City Council's declaration of no intent to pursue the purchase of the golf course property does not remove the City's ability to consider purchasing portions of the property in the future.

Meyer wonders about the parkland dedication. Linehan notes that this is in the city code. When public land gets subdivided or sold to a private party, it will go through the subdivision ordinance. It is a requirement for the developer to dedicate land to parkland. 10% is the minimum.

Leehy wonders if the University reached out to everyone at once or started with the city and then moved up to the county and state. Linehan answers, they reached out to everyone at the same time.

The Council agrees it is not feasible for Falcon Heights to purchase the Les Bolstad golf course, but they will have active participation in the process. Linehan adds that as interested parties are starting to reach out to the city, it's in the very early stages for the city as well. The corridor study helped with preplanning. As of now the intent of the U of M is to sell the entire property to one buyer through an RFP process.

Councilmember Mielke motions to approve Resolutions 25-71 Confirming Intent Not to Pursue the Purchase Of 2275 Larpenteur Avenue - Les Bolstad Golf Course Property;
Approved 4-0

I. INFORMATION/ANNOUNCEMENTS:

Leehy thanks all the residents who participated in the Restoration and Unity Days.

Meyer is looking forward to Ice Cream Social at Falcon Heights City Hall, on July 17 from 5 - 7 PM. He encourages Night to Unite registration that is happening in August.

Mielke highlights the city's first lawn and garden tour on Saturday, July 19, where residents can learn from their neighbors about everything in the gardens.

Gustafson also appreciated the Unity Day event and looks forward to the garden tour and the Night to Unite.

Linehan explains that Bituminous Roadway put down the final layer of pavement in Falcon Woods, and the final layer will be added in the Northome neighborhood in the following week. Staff is also getting ready for State Fair mailings for resident passes, and they also started the recruitment process for parking ambassadors.

J. COMMUNITY FORUM:

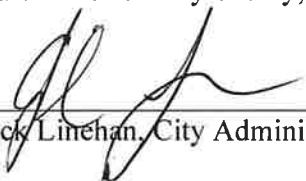
Please limit comments to 3 minutes per person. Items brought before the Council will be referred for consideration. Council may ask questions for clarification, but no council action or discussion will be held on these items.

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: 7:57

Dated this 23th day of July, 2025



Jack Linehan, City Administrator



Randall C. Gustafson, Mayor