

CITY OF FALCON HEIGHTS
City Council Workshop

City Hall
2077 West Larpenteur Avenue

MINUTES
Wednesday, February 11, 2026
6:00 P.M.

A. CALL TO ORDER: 6:01 PM

B. ROLL CALL: GUSTAFSON_X__ MAY_X__
MIELKE_X__ MOGEN_X__ WASSENBERG_X__

STAFF PRESENT: LINEHAN_X__

C. POLICY ITEMS:

1. Les Bolstad Golf Course – Master Plan Process & Update

Linehan explains the city hired a consulting firm, Bolton & Menk, to assist with the Les Bolstad Golf Course Development. To assist with developing a master plan, Consultant Andrew Dresdner recommends forming two committees: a Technical Advisory Committee (TAC) and a Community Advisory Committee (CAC). The TAC will consist of governmental agencies, Falcon Heights staff, and other parties for technical expertise. The CAC will serve as community experts and ensure the development aligns with the guiding principles.

Dresdner explains that Bolton & Menk were hired to assist with the planning process when the University chooses a developer, and the development gets turned over to the city. Numerous stakeholders will need to be involved as it is a large project. It will be important to build a “big tent” of partners (community, county, watersheds, state, etc.) to improve the end product and expedite matters. On the developer side, their understanding is that the developer works with the university’s real estate office. In the future, they will recommend a developer to the Regents. Dresdner provides a draft schedule involving all parties, outlining how they will help the developer with master planning. The Community Advisory Committee will meet monthly with the developer for about one and a half years, facilitated by Bolton & Menk. The Technical Advisory Committee will meet every other month to discuss the nuts and bolts of master planning. Additionally, the developer needs to create an engagement plan and potentially involve the other city commissions. The master plan process will happen alongside an AUAR process. Following this, the city will have to create the zoning and a Comp Plan amendment.

Linehan adds that staff are looking for direction from the Council around the Community Advisory Committee.

Mogen would prefer the organizations that will be included in the TAC to be shared with the Council. He wonders how including the developer in the master plan

process would change the outcome, as he's familiar with other sites where the master plan was completed prior to the developer coming onboard. Dresdner answers that this should force the developer to be more open to community input. Mogen notes this is different than other sites, such as Hillcrest and the Highland Bridge project, and that should be taken into consideration, but will help reach both the developer and the city's goals.

Wassenberg appreciates getting representatives from neighboring communities. Because the Grove residents are eager to get involved, one committee representative should be a resident from that neighborhood. Mielke agrees, one from each commission, and a representative from the Grove. Dresdner emphasizes that these committee members should represent the greater good and not just their own interests. Mogen believes that seven members are small, like a representative from each commission and surrounding communities, and including someone from the Grove, plus including more at-large, and make it a nine or ten-member body. Georgiana adds that having a member from each commission could cover the geographical distribution, but that the council should be involved in selecting them. Mogen wonders what happens if no one is interested, given the large time commitment. Gustafson asks what kind of expertise we are looking for and whether an application can help narrow down the selection. Dresdner answers, being an expert on the community's values and representing the community's interests as a whole, so geographical distribution is important. The application is helpful, followed by the council appointing each member. Gustafson wonders how representatives from surrounding cities will be selected. Linehan recommends that the other cities formally appoint their representative and that the city's own commission have each of them nominate a candidate. Council notes it's important to include a synopsis of the role of the CAC, including the meeting times and time commitment.

Mogen suggests creating a subgroup that will review applications and make recommendations to the council. Gustafson suggests the council rank each application. Council discusses having the respective council liaisons, staff liaisons, and commission chair interview the interested commissioner. Then they wonder if they should add the criteria to have a geographical distribution. Wassenberg suggests we can widen the search to people who have served on commissions in the past, in case current commissioners are not interested. Council discusses the need to have a representative from St. Paul, which would allow for more regional thinking. Mogen doesn't understand why we are securing a spot for a St. Paul representative but not from anyone from the Falcon Woods neighborhood or anyone else from Falcon Heights. Gustafson adds that selecting someone from the St. Anthony Park neighborhood, which would also be impacted, ensures working in good faith with neighboring communities.

Linehan, no matter the pre-selection, the council should formally create the committee and appoint each member. Gustafson wonders about offering a stipend. Linehan answers that it is possible. Gustafson suggests adding an at-large member from the city to create a 9-person body. The City Council can review applicants from the at-large member, the surrounding cities will review their representative, and the commissions will review their own.

The consensus direction was for staff to bring back a proposed CAC formation/selection process for Council consideration at the February 25th workshop.

2. 2026 Legislative Priorities

Linehan provides an overview of the legislative priorities but is unsure about how many of these items will be a priority this year. Mielke suggests adding support for an eviction moratorium. Mogen expresses concern about the eviction moratorium and Just Cause Evictions; he supports the idea but has concerns about the ability to actually manage it.

Linehan agrees that some need more discussion and suggests discussing further at the next meeting. May wonders about any transportation or bonding priorities. Linehan notes there are no current ones that impact Falcon Heights, but there are uncertainties around Local Government Aid, which is important funding for Falcon Heights.

3. Future Workshop Agenda Topics – Request for Special Workshop

Linehan explains that there is a request to have a special workshop to further discuss standing rules and goal setting. The special workshop will be on Wednesday, March 4, at 6:30 PM.

D. ADJOURNMENT: 6:57 PM

Councilmember Mogen motions to adjourn the workshop;
Approved 5-0

DISCLAIMER: City Council Workshops are held monthly as an opportunity for Council Members to discuss policy topics in greater detail prior to a formal meeting where a public hearing may be held and/or action may be taken. Members of the public that would like to make a comment or ask questions about an item on the agenda for an upcoming workshop should send them to mail@falconheights.org prior to the meeting. Alternatively, time is regularly allotted for public comment during Regular City Council Meetings (typically 2nd and 4th Wednesdays) during the Community Forum.



Randall C. Gustafson, Mayor

Dated this 25th day of February, 2026



Jack Linehan, City Administrator