

CITY OF FALCON HEIGHTS
City Council Workshop
City Hall
2077 West Larpenteur Avenue

MINUTES
June 10, 2026
6:00 P.M.

- A. CALL TO ORDER: 6:01 P.M.
- B. ROLL CALL: GUSTAFSON X MAY X
 MIELKE excused absence MOGEN X WASSENBERG X
- STAFF PRESENT: LINEHAN X
- C. POLICY ITEMS:
1. Les Bolstad Golf Course Sale Discussion (6:00 P.M.)

Linehan provided an update on the University of Minnesota's selection of Rachel Development as the buyer for the Les Bolstad Golf Course site, announced the previous Friday. The University had received five proposals and evaluated them based on fit with the City's vision, price, and financial stability of the developer. The Board of Regents Finance and Operations Committee was scheduled to review the proposal the following day, with a full Board vote anticipated at the end of June or in July. Linehan noted that once the Board approves the sale, the project effectively transitions from a University matter to a city-led process.

Linehan introduced a RACI matrix framework (Responsible, Accountable, Consulted, Informed) as a potential tool for clarifying roles among the City Council, Planning Commission, Community Advisory Committee (CAC), Technical Advisory Committee (TAC), and other commissions throughout the development process. He explained that a key principle of RACI is that only one party holds responsibility and one holds accountability for any given task, preventing overlap and confusion.

Mogen sought clarification on the CAC's specific role, noting that while they would not formally approve items such as an Environmental Assessment Worksheet (EAW) or an Alternative Urban Areawide Review (AUAR), they would be doing substantive preparatory work toward a master plan recommendation.

Linehan confirmed the CAC's role is advisory and recommending — they would work through the details with the developer and recommend a master plan to the City Council and Planning Commission, who hold formal approval authority.

Wassenberg agreed that the RACI framework was well-suited to distinguishing who does the work from who makes the final decision, and suggested that commissions may serve a "support" function distinct from being formally consulted. He recommended that

staff prepare a first draft of the completed RACI matrix for council review, rather than working through it line by line during a meeting.

May agreed with that approach and emphasized the value of linking the RACI matrix to the existing project timeline as a living document. She also highlighted the importance of defining how city commissions, particularly the Environment Commission, given the City's Climate Action Plan, could support their CAC representatives.

Linehan confirmed that periodic check-ins between the CAC, TAC, and City Council were already built into the process map, with the intent to ensure alignment at key milestones.

Regarding the timeline, Linehan noted that the developer's purchase agreement with the University contemplates a contingency period of at least 12 months with multiple extension options, aligning closely with the city's projected master plan adoption timeline of approximately 20 months, placing a potential closing near the end of 2027.

Mogen raised a concern about the Snelling-Larpenteur Corridor Study being treated as a baseline document for the development. He stated that he does not view it as a foundational planning document, and expressed a desire for the developer and the CAC to understand early on that the City's visioning document — not the Corridor Study — should be the primary reference point, so there would be no confusion later about a change in direction.

Gustafson provided context, noting that the Corridor Study had originally focused on blighted properties along Larpenteur Avenue and that the golf course was incorporated somewhat incidentally as it came into consideration during the same period.

Linehan offered that the two documents are not in conflict — both emphasize open space at roughly 18–20 percent of the land, prioritize higher-density housing, affordable housing, green initiatives, and trail connectivity — but acknowledged the Corridor Study's limitations, including that it never resulted in a comprehensive plan amendment or rezoning. The current comprehensive plan still designates the site as a golf course.

Mogen affirmed that while the corridor study has value, the critical point is that the City should communicate openly with the developer early and collaboratively, rather than risk a developer claiming mid-process that they had been working off of a document the City later departed from.

Council reached consensus directing staff and consultants to prepare a draft RACI matrix for council review, with descriptions of key deliverables and identification of major decision milestones. It was agreed that the document would be a living record, updated as the process evolves.

2. Falcon Heights Elementary Backstop (6:30 P.M.)

Linehan provided background on the removal of one of two baseball backstops at Falcon Heights Elementary. He explained that the City and school had historically partnered closely on programming and grounds maintenance, a relationship that had

lapsed in the late 2000s to early 2010s. Re-establishing that relationship had been identified as a City Council goal. When the school received a Tree Trust grant for a tree planting project, Linehan participated on the working group, and the school subsequently asked whether the City could assist with some physical site improvements, including removing a backstop that was interfering with their project area. Staff confirmed the city had no planned programming uses for the backstop and agreed to assist. City crews removed the structure at the school's request, which subsequently generated community concern and questions about who had made the decision.

Council members broadly agreed that the school, as the property owner, had the authority to make that decision, and that the City's involvement was appropriate assistance to a neighbor.

Wassenberg noted that if there was any misstep, it may have been in the school's outreach to the surrounding neighborhood prior to the removal, but that the City had properly acted in a consulting and supporting capacity, not as a decision-maker.

Mogen clarified that he viewed the two underlying questions — whether it was appropriate for the city to use public works staff to assist, and whose decision it was to remove the backstop — as separate issues that had been conflated in public discourse. He expressed no concern about the use of public works for such assistance and said he would like the City to be even more proactive in offering help to the schools where feasible.

May agreed that the school had clear authority over their property, but suggested the Council be informed of such partnerships in advance so they are not caught off guard by resident questions. She also raised the broader concept of developing informal guidelines for when public works assistance to outside entities is appropriate, so that staff have a reference point for future requests — particularly as occasional one-time help could evolve into ongoing service commitments.

Mogen agreed with the spirit of that idea while noting he would not want overly formal processes to slow down the City's ability to be a responsive neighbor.

Linehan used the opportunity to raise the related question of the northeast quadrant's lack of a dedicated city park, noting that Falcon Heights Elementary serves as the de facto park for many nearby residents. He suggested that a future parks master plan — the last one having been completed in 2014 — could explore a formal partnership with the school around shared use and potential city investment in maintenance, in exchange for broader community access outside of school hours.

Council members responded positively to the idea as a longer-term consideration, while acknowledging the inherent constraints of school property use during school hours.

No formal action was taken. Council reached general consensus that the backstop removal was handled appropriately, and that future opportunities for a structured school partnership and a parks planning process merit further exploration.

D. ADJOURNMENT: 6:57 P.M.

Wassenberg motions to adjourn the workshop meeting;

Approved 4-0

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.

Dated this 8th day of July, 2026


Randall C. Gustafson, Mayor


Jack Linehan, City Administrator