

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

**AGENDA**  
January 9, 2019 7:00 PM

A. CALL TO ORDER:

B. ROLL CALL: LINDSTROM   X   LEEHY   X   HARRIS   X    
                  MIAZGA   X   GUSTAFSON   X  

STAFF PRESENT: THONGVANH   X  

C. PRESENTATION

D. APPROVAL OF MINUTES:

1. December 12, 2018 City Council Meeting Minutes

Approved 5-0

E. PUBLIC HEARINGS:

1. Proposed Code Amendment Related to Zoning of Adult Day Centers

City Administrator Thongvanh

The City received a Planning Application and request to add an adult day center in Falcon Heights. City staff reviewed City Codes, and it read that childcare facilities are allowed in business districts as a conditional use but it does not address adult day center facilities. In order to open a center, Falcon Heights must add the language to the City Code. Sherman Associates who are the property owner of 1550 Larpenteur Ave W (Falcon Heights Town Square) is requesting the Council to amend the City Code and open an adult day center on the ground level of their building. City staff researched adult day centers in nearby communities, and it shows that adult care is zoned similarly to childcare in the Twin Cities metro area. In addition, City staff contacted the Minnesota Department of Human Services about numbers of centers and licensing process. There are about 39 adult day care centers in Ramsey County.

Council Member Miazga stated Gargaar has about 16 years of experience in childcare and one year in adult day care; however, there should not be any different. I contacted the Minnesota Department of Human Services, and there were no issues with their license and other records. Council Member Leehy stated that Falcon Heights is approving the location and not overseeing the operations and that Minnesota state will manage the operations.

Council Member Harris Moved Ordinance 19-01 Amending Sections 113-177, 113-178, and 113-179.

Council Member Harris Moved, Approved 5-0

2. Consider Request for Conditional Use Permit for Adult Day Care Center at 1550 Larpenteur Avenue (Falcon Heights Town Square)

Brad Goering (Sherman Associates - Broker/Construction Project Manager)

I started my position at Sherman Associates right when they were developing this development at Falcon Heights Town Square townhomes. This will be our first adult daycare in one of our facilities. Our architecture has been working with both operators and Sherman Associates to come up with design plan and items to prepare for the applications. The operators seemed to have a lot of knowledge in this area. We did our underwriting, and we feel it is an excellent use for the property. Central Pediatrics expanded, and we did not have any more rooms; therefore, we went from serving children to elderly citizens. We are supportive of this project, and they have our vote in confidence. If the City Council approves this, then the next step is to complete a Minnesota State permit application. Once the state accepts the request, we will begin the demolition of the existing space and complete current tenant improvement.

Council Member Harris asked if it will be the same footprint and will have a different interior. Mr. Goering answered that it will have the same footprint and will have extensive tenant improvement. We have underground parking which is exclusive to the residents and on the surface for our commercial tenants. Mayor Lindstrom asked if everything goes according to plan, when they would open the business. Mr. Goering stated that if everything goes well with the state permit application (four weeks to process), and start the planning development process (2-4 weeks process). Once everything is done, I will meet with the Metropolitan Council and Administrator Thongvanh to do city permits, and this will take about five weeks. The demolition and building will take about 70-75 working days.

Council Member Leehy moved Resolution 19-01 Approving the Conditional Use Permit (CUP) for Adult Day Care at 1550 Larpenteur Ave (Falcon Town Square).

Council Member Leehy Moved, Approved 5-0

F. CONSENT AGENDA:

1. General Disbursements through: 1/02/19 \$295,027.06  
Payroll through: 12/31/18 \$34,061.05
2. Approval of City License(s)
3. Designating Official Depositories for 2019
4. 2019 Proposed City Fee Schedule
5. Review Elected Official Out-of-State Travel Policy
6. Review and Adopt Council Standing Rules
7. Council Appointment as Liaison for City Commissions
8. Appoint Acting Mayor
9. Commission Member Reappointments
10. Mile Reimbursement Rate for 2019
11. Statutory Tort Limits Liability Coverage for City in 2019
12. 2019 Cooperative NYFS Service Agreement

13. Appointment of Jordyn Bucholtz to the Environment Commission
14. Accepting Funds from the Ramsey County Emergency Management and Homeland Security 2018 Grant Project Request for Investment
15. Appointment of Rick King to the Community Engagement Commission
16. CTV Service Agreement

City Administrator Thongvanh

There are a few changes on Consent Item #2, Approve City License(s). We received the liquor license for Eggroll Queen and a tree trimmer license for Morgan Tree Services. Would like Mayor Lindstrom and Council members to approve the two new licenses.

Council Member Miazga

Consent Item #6, Review and Adopt Council Standing Rules on page 92, under Process - Public Hearings #3 it stated, "The council may take up to 15 minutes to review written statements presented at the meeting" is that the total written statement or is that each written statement?

City Administrator Thongvanh answered that it is total.

Council Member Gustafson Moved, Approved 5-0

G: POLICY ITEMS:

1. 2040 Falcon Heights Comprehensive Plan

Eric Zweber (WSB & Associate)

In May 2018, the Planning Commission held a public hearing for the 2040 Comprehensive Plan. The public hearing had a great outcome with comments, questions and the number of attendees. During the meeting, the biggest concerns were mixed-use development on the corridor on Larpenteur Avenue. On June 13, 2018, at the regular City Council meeting, the City Council reviewed the planning and decided to remove the designation due to the agriculture fields. Following that motion, WBS, city staff, and Planning Commission considered and revised the plan. On July 6, 2018, the idea was presented at the City Council meeting for the six-month review.

The past six months, we received comments from MnDOT, Minnesota DNR, City of Roseville, Active Living Ramsey Communities, the City of St. Paul, Ramsey County Foods and Nutrition Commission, and more. We did receive a letter from City of Lauderdale with a "no comment," and with those comments, we address them and made changes to the plan.

Suggested changes to highlight include:

- Including the 2015 Resilience Analysis as an appendix
- Including energy goals and policies
- Including housing goals and policies
- Removing redevelopment designation for Snelling Ave north of Questwood
- Including more information about the University of MN and Bell Museum
- Including information about geothermal heating and cooling
- Removing references to TIES

Would like City Council to approve Resolution 19-06 Authorizing Submittal of Comprehensive Plan. The Metropolitan Council will review the plan. Once this step is complete, the City Council will formally adopt the plan this spring.

Council Member Miazga would like to thank Eric, WSB, and City Staff for their dedication. He would also like to thank Planning, Environment, and Community Engagement Commission for their help. Mayor Lindstrom would like to thank everyone who helps with the 2040 Comprehensive Plan, especially the residents who attended the public hearings and gave their inputs.

Council Member Miazga, Approved 5-0

#### H. INFORMATION/ANNOUNCEMENTS:

##### Council Member Miazga

- I met with a person who hopefully can be part of a panel discussion for the Community Engagement Commission. This will be looking at things from different kinds of the lens and what we can learn from each other.
- Would like to congratulate the newly elected partners with Falcon Heights, which are Shoreview, Kelly Moller State House Representative, Trista Matascastillo, County Commissioner and Wayne Groff, Roseville City Council Member.
- I met with the University of Minnesota regarding the Community Park lease and how to get more grant for it. We will have to create a proposal and present it to the State Bonding Commission in June.

##### Council Member Leehy

- Park and Recreation met on Monday, January 4, and meets quarterly. We do have openings for the Park and Recreation Commission and would like to encourage young adults to participate.
- The Falcon Heights Elementary Cultivating a Caring Community Mural is up and running for the students. We are excited to work with Melodee who will help guide students.

##### Council Member Harris

- I am excited to rejoin the Planning Commission again.

##### Council Member Gustafson

- Community Engagement Commission will meet on January 28 at 7 pm. We were supposed to meet on January 21 but that is Martin Luther King Jr. day, and city hall will be closed. At our first meeting, we will discuss 2019 goals and get ready for the year.

##### Mayor Lindstrom

- There will be an open house tomorrow at Falcon Heights Town Square apartment 4:30-6:30 p.m. I will be there along with our new commissioner Trisha Matascastillo.

City Administrator Thongvanh

- I attended the Park and Recreation Commission meeting and provide updates regarding grants, park programs, Rec on the Go, Spring Together, Ice Cream Social, Hot Dog with a Deputy, Piano at the Community Park, and Curtiss Field signage. I also updated the Park commission on Tim Sandvik's position and to find the right candidate for this role. In addition, the half basketball court was not able to be installed in 2018 and will be a high priority in spring 2019.
- Half Basketball Court- I did speak with concerns residents of loss green space and their use of Curtiss Field for pickup soccer for children in the area. The concerned residents approved of the proposed basketball court and appreciated that the City was willing to hear their concerns and agreed to make the basketball court at the discretion of the City Administrator.
- The Hendrickson Senior Housing Project has received their foundation permit today and will start digging next week.
- Ice Rink has been delayed many times due to high temperature, and we hope to open it on Friday since the temperature will be low this weekend.

I. COMMUNITY FORUM:


Steve Ahlgren (1563 Fulham, Lauderdale Resident)

I met with Grove residents and City Council two months ago regarding Breck Woods. I sent letters to City Council and City of Lauderdale with ideas for their Comprehensive Plan, which had a public hearing last night. My main concern is the integrity of the ecosystem of the woods. I want Falcon Heights to own the woods because the city owns the golf course and has a good sustainability background. I am not happy about giving up on the woods to the developers. Tomorrow night Luther Seminary is holding a hearing and would like Falcon Heights City Council to attend because the city will also be affected by it.

J. ADJOURNMENT: 7:52 P.M.

  
Peter Lindstrom, Mayor

Dated this 9th day of January, 2019

  
Sack Thongvanh, City Administrator