

CITY OF FALCON HEIGHTS  
Regular Meeting of the City Council  
City Hall  
2077 West Larpenteur Avenue  
AGENDA  
November 14, 2018 at 7:00 P.M.

A. CALL TO ORDER:

B. ROLL CALL: LINDSTROM  LEEHY  HARRIS   
MIAZGA  GUSTAFSON

STAFF PRESENT: THONGVANH

C. PRESENTATIONS:

1. Resolution Calling for Public Hearing for Heritage Apartments for Issuance of Conduit Bond

City Administrator Thongvanh

The City received a request from Heritage Apartments Incorporated. The request is to finance the acquisition, construction, and equipping of a combined multi-family senior housing and health care facility through issuing conduit bonds. It will have 103 independent living units, 34 assisted living units, 16 memory care units, 48 skilled nursing units, and 30 townhome units. There will be a public hearing on Wednesday, December 12, 2018, at City Hall 7pm. The City will also receive a quarter of 1% of the issuance of the conduit bond. Attached is a letter from Briggs and Morgan and Resolution 18-35 calling for Public Hearing for Issuance of Conduit Bond for the Heritage Apartments Project.

Staff recommends a motion to approve Resolution 18-35. The state and federal law allow local government units to enter into an arrangement to issue obligations. It will also loan the proceeds to nonprofit corporations to finance and refinance capital expenditures. This will help reduce borrowing cost for the nonprofit corporation and enables them to provide their service in a more cost-effective way. It is a common means of obtaining necessary financing for nonprofits, and it includes private schools. We have done this a number of times in the past years. It will bring benefits to the community and the City because there is no obligation from the city. Based on the State Statute, if there is a default on the bond, the City will not be hooked for the commitment to that bond. Whereas in the previous bonds, which we issued for our street projects we would be responsible. The proceeds we received have been going towards our Capital fund or infrastructure funds to help pay for projects that we do on a regular basis. This also means we do not have to levy the public.

Mayor Lindstrom asked if a quarter of 1% is roughly \$10,000 to \$15,000 and that there will not be a risk to the City. City Administrator clarified that it would be about \$14,000 to \$15,000. In the past, the City received up to \$25,000 - \$30,000 because they were larger bonds. The City is allowed to issue up to \$10 million to a 501(c) (3) for one year, then it resets for next year. We will review the project that we have first on our docket to make sure that we have it. We are also not going to use that money from the state's perspective. We hardly do any project that expensive unless it is for City Hall construction, facilities, and most of the street project are less than \$2 million.

Council Member Gustafson was happy to hear that it will help the Heritage at Lyngblomsten apartments on Midway Parkway by the State Fairgrounds out by city limits. City Administrator Thongvanh stated there needs to be some connection to the City of Falcon Heights.

Council Member Harris is worried that there will be a fee if the deal does not go through because in previous years there were some that were not successful. We have a couple where it has not agreed to allow our bond authority to be used within the deal that did not close it. City Administrator Thongvanh assured City Council that in the last two projects they have gone through, but it can happen from time to time.

Council Member Leehy Moved, Approved 5-0

## 2. LED Lightbulb Program Report - James Wassenberg, Environment Commission Chair

### James Wassenberg (Environment Commission Chair)

The Savings Watts and Drops Program was planned by the Falcon Heights Environmental Commission in October and November of 2017. The Environmental Commission presented the program on December 13, 2017 and City Council approved it. The goals were to improve energy and water efficiency to Falcon Heights residents, raise awareness, save residents money, and produce environmental benefits. The program had significant support from CERTs (Clean Energy Resource Teams), Alexis Troschinetz who also attends the Environmental Commission meetings and got everyone interested in this idea.

Approximately 20 faucet aerators were distributed, and 798 LEDs were donated and distributed. Our primary distribution areas were multi-unit residents, and this includes lower income families, City Hall front desk, Falcon Heights Sustainability Fair, and Falcon Heights Elementary School. We sent out informational fliers, verbal education, and community outreach that will benefit families about this program, save money and provide resources.

In conclusion, the Saving Watts and Drops Program in Falcon Heights was an overall success. The Environmental Commission reached over 400 people with a message of efficiency, conversation, and service. The LEDs distributed throughout the community will save about 800 million watts hours of electricity, 1.3 million pounds of carbon dioxide emission, and \$112,837 on local electricity bills.

We hope to use this program as an example and promote a similar program in neighboring communities in cooperation with CERTS.

Council Member Leehy appreciated the resourcefulness when she was reading the presentation. She also expressed that she did not know about the aerators until reading the report. It is great to know how to save energy with lights but also the water as well. Lastly, in Falcon Heights CERTs means Community Emergency Response Team, can you share what it represents when it comes to environment?

### Alexis Troschinetz (CERTs)

CERTs means Clean Energy Resource Teams, and our mission is to connect communities with resources. The resources can help implement clean energy community-based projects, and for us, clean energy can be energy efficiency and renewable energy such as energy storage electric vehicles. The resource we provide to people is through our experience of working with other communities and a little bit of seed grant funds. We also partner with a group called GreenStep Cities which the City of Falcon Heights recently achieved "Step 5" and being a leader with this implementation of saving watts. We hope to present this program to other Metro cities and educate them about LED light bulbs and how it will impact the community.

Mayor Lindstrom would like to thank James and Alexis for their work, dedication, and donation. This will help the city's budget and help low-income audience who need to save money the most. He is excited to see how this will help other communities across the state. Council Member Miazga would like to thank both of them for their time, energy and proud to see to their work being showed on live T.V. and Council Members. It is a great educational piece by reaching out and talking to renters, homeowners, and contractors.

D. APPROVAL OF MINUTES:

1. October 24, 2018 City Council Meeting Minutes

City Administrator Thongvanh

There was a typo on Policy Item #1 Establishing Special Revenue Fund 210 - Community Inclusion Fund. We actually received \$20,000 and not \$30,000.

Approved 5-0

E. PUBLIC HEARINGS:

F. CONSENT AGENDA:

1. General Disbursements through: 11/08/18 \$104,791.50  
Payroll through: 10/31/18 \$17,526.06
2. Six Month Performance Evaluation - Amanda Lor, Administrative Coordinator
3. Elm Tree Removal at 1877 Holton Street
4. Close Emerald Ash Borer Fund 205 (Special Revenue Fund) and Transfer to Fund 419 (Infrastructure Fund)
5. Resignation of David Murphy from the Planning Commission
6. Apply for the 2018 FEMA Assistance for Firefighters Grant

Council Member Miazga

I want to thank David Murphy for being a great member of the Planning Commission. He helped with the Comp Plan and showed a great example of what a commissioner does for the community. We will miss him.

Mayor Lindstrom

I would like to thank the Firefighters for applying the FEMA Grant.

Council Member Leehy

Regarding the tree on Holton, I appreciate when residents are being thoughtful and catching those things before they become problematic. It will help prevent harm or damage to people and property.

City Administrator Thongvanh

Regarding the Six Month Performance Evaluation for Amanda Lor, Administrative Coordinator, I want to say that for the past six months she has done a great job. She continues to learn more about her position, learn other City positions, and taking on new tasks each day. In the last year, I lost my Administrative Coordinator, Katie Thrasher, Community Development Coordinator, Paul Moretto in July, and Deputy Clerk, Timothy Sandvik in September. All of them did an excellent job for the City and now moved to different positions in a bigger cities and communities.

Being short staffed, Amanda has taken a lot of responsibility around the office. She will continue to do so until we find a replacement. Adding on, I am in the process of hiring an Assistant to the City Administrator. The City received about 40 applicants, and I interviewed 11 of them. The final interview will have four candidates, and then I will select one of them for the position.

Secondly, I would like to thank David Murphy for his commitment to the City. David committed a lot of time to the City and especially this year with the Comp Plan, breakout sessions, and meetings. We hope to have the Comp Plan approved by the City Council in January then do another review before June.

Lastly, the elm tree will be removed to create a safe environment and safety health concern. This item is being brought in front of the City Council because it is over \$5,000. Typically, if it were anything under \$5,000 I would not have to bring in front of the City Council. However, it is \$5,300, which is why it is on the consent agenda for City Council to approve.

Council Member Harris Moved, Approved 5-0

G: POLICY ITEMS:

1. The Hendrickson Project - PUD Amendment

City Administrator Thongvanh

The Hendrickson project amendment to the PUD is the newest development for 1750 Larpenteur Avenue to establish a revised final development plan that is on file. The City Council and the Planning Commission reviewed the first PUD where it not only changed the density but the facility. In previous years, the Good Acre or the Pohlads Foundation approached the City Council and proposed the lot to be affordable housing complex. However, planning did not go through and had to go into another public hearing to remove the project. In March 2018, the Planning Commission held a public hearing on a proposed ordinance to adopt final development plans for the 68-unit senior housing component of the PUD. The Planning Commission also reviewed the final development plans, which included a site plan, building elevation plans, grading, drainage, utility, and a landscaping plan. The public hearing had a 3-0-1 vote that approved a motion to recommend approval of the PUD.

The Planning Commission's motion included a direction that their recommendation was conditioned on the following items:

- 1) The expansion of the drive turning radius and access road to 30 feet
- 2) The fresh air intake be moved to the south wall of the structure on the southeast corner of the building

3) That the issue of locating the fire hydrant in the southeast corner of the property not be required and be deferred to the city council.

Following the review, City Fire Marshal indicated that eliminating the fire hydrant in the southeast corner of the site would not jeopardize adequate fire protection for the structure. In addition, the City Administrator can deviate 5% from the approved plan. Paul Moretto recommended the 5%, and it is highly valuable because the City Administrator would have the authority to approve it and save time. Without the 5%, it will have to go through the Planning Commission, City Council, and public hearings that can delay the one-year project. Also, the 5% only helps to approve small changes to the plan, and if there is a significant change, then it will be presented to the Planning Commission and City Council.

Peter Austin (Kelly Brothers LTD)

We hope to start construction by December 15. Over the last six months, the projects probably increase the cost up to \$600,000. We decided to begin construction in the winter so it is not exposed to different kinds of pricing that will escalate in the springtime. In the spring, there tend to be more construction projects throughout the Twin Cities, and it will put upper pressure on labor prices in six months.

Council Member Harris asked why the cost increased, and Mr. Austin stated the cost increased because of the garage. Even though the Council amended to have the lower parking requirements, but from a market rate standpoint, we wanted to add more stalls. There are two theories of thought about cars. We do have 1 to 1, which is essential, parking stalls on the outside that is part of the cost. Mainly it is just escalating prices because of construction level activity in the Twin Cities. City Administrator Thongvanh informed City Council that yesterday the Building Official received the building permit with the design plan. The purpose of that was to review the plan early and get a footing in place before the actual construction date.

Council Member Gustafson stated if the Council passed this PUD Amendment, then the project gets underway quickly. We will have 68 more market-rate rental and senior living units in Falcon Heights. Council Member Leehy remembered that in the last review, one of the stalls would be for electric car and asked Mr. Austin to re-clarify it. Mr. Austin answered that they do not have a designated area for the electric car yet, but it could happen in the future.

Council Member Miazga agreed that the process could take a long time and up to a year and a half and constant cycles to review the PUD. He also decided that 5% is a great benefit to make the process easier and faster. Mr. Miazga motion to approve Revised Ordinance 18-10.

Council Member Miazga Moved, Approved 5-0

H. INFORMATION/ ANNOUNCEMENTS:

- Budget Workshop Following November 14, 2018 Regular Council Meeting

Council Member Miazga

- The Comp Plan is going great and a lot of good progress.
- I had some time to look at the Community Survey data. There has been a lot of data analysis, writing an executive summary and putting the data together. It is has been

fascinating to see the results. City Administrator Thongvanh and I will sit down and talk more about the survey and report in the next couple of weeks

#### Council Member Leehy

- Earlier today I was in downtown St. Paul and have conversations with a couple of our Ramsey County deputies. They were happy to have Falcon Heights as one of the contract cities. I heard good things from one of the deputies who stated that she attended the open house at the apartments and was impressed with the showing and participation of everybody. I also hope everyone was able to make it to the Coffee with the Cop at the Underground Music Cafe yesterday.
- Council Member Gustafson and I attended the Kettering Foundation in Ohio, the third and final of three portions for a shared learning experience. There were about 7 or 8 communities from around the country who attended and are working towards safety and community around policing. We had outstanding interactions and met some new people at the event. Everyone shared his or her experiences on how to create a safe neighborhood. One of the co-facilitators at the Kettering Foundation was also here at our Task Force event in Falcon Heights. She spoke about her experience in previous years and is working alongside them. John Thompson was also invited as a community person, and he participated as well. We have all only had good experience coming out of it.

We received many compliments about our Survey on the Spot, community gatherings, Restoration Day and Unity Day. People are reaching out to us stating they need our inputs. We are being looked upon as turning the corner and being able to help others as we move forward ourselves.

- City Administrator Thongvanh and I participated in one of the U of M St. Paul campus Strategic Facilities Plan open houses. The open house discussed future potential development plans. This will be a 30-year horizon plan, and they will present this plan to the Board of Directors in December or February. They are also willing to meet with residents that live at Commonwealth Terrace because they were highly represented and very vocal about their needs and desires for that community.

#### Council Member Harris

There are no updates from me but I would like to thank the Kettering Foundation for doing those creative workshops. Happy Thanksgiving to everybody.

#### Council Member Gustafson

- The Kettering Foundation experience is great and did not cost the City any money.
- I attended the Coffee with a Cop yesterday at the Underground Music Cafe. I want to thank the Underground Music Cafe for opening up the facility for everybody. There were about 10-15 community members that attended and asked many good questions. Many asked about the change in administration and we assured them that even though the administration changed, it does not change how deputies will answers to 911 calls and services to the community. The deputies that are in Falcon Heights will

not change and will continue to serve the City. We also met with the Block Captain Neighborhood Liaisons and contract cities about the same assurance.

- I learned that there have been street sweeping notifications, which have been greatly received. Residents like the notices being sent out and it creates great communication.
- Community Engagement Commission is meeting on Monday, November 19 at 7pm City Hall. We are in the final plans for the Human Rights Day on Monday, December 10 at 6:30 - 8:30pm at Falcon Heights United Church. The theme will be affordable housing, discrimination in housing and issues around housings. Alice Hausman, State Representative will be there and Tim Thompson from Housing Justice Center who will talk about the history of red line, covenants and issues in today's affordable and fair housing.

#### Mayor Lindstrom

- City Administrator Thongvanh and I attended the University Grove Association annual meeting two weeks ago and provided City updates. I also learned about an issue regarding Breck Woods that is at the end of the trolley line in Lauderdale. It is owned by Luther Seminary and has slowly been selling under-used portions of its property for several years. There will be a lot of discussion of what it is going to look like. It will affect the University Grove neighborhood, so it is something that we need to be very conscious about and pay close attention.
- Tomorrow I am going to be on a panel as a part of the Coalition of Greater Minnesota Cities in Alexandria, Minnesota. I will be representing the Metro area and will be speaking about the urban-rural divide.
- The League of Minnesota Cities sent out an email regarding interviews about our award about policing inclusion and welcoming community efforts. The interview will be on the next magazine.

#### City Administrator Thongvanh

- I want to thank the Kettering Foundation for creating these workshops. I had the pleasure of attending two of the three and learned many great things. Unfortunately, I was not able to participate in the last one, and this was due to being short staffed at the City Hall. Timothy Sandvik left to City of Vadnais Heights, Amanda Lor just completed her six-month period, and Justin Markon who was recently hired in the middle of September. I spent a lot of my time doing interviews and catching up around the office. I hope the Kettering Foundation continues to do those kinds of workshops in the future.
- I sent an email to Council Members about the table top exercise that I led at the City of Savage. I was invited to talk about how to handle critical incidents and what the City of Falcon Heights did during the incident in 2016. It was a great experience. I spoke about what happened, the process of protests at the City Hall, the police contract with St. Anthony police department, and lastly my main takeaways from the incident. Also, how we treated people as human beings, showed sympathy, listened to their opinions and concerns, and we were there to make a change and help build a better and welcoming community. I also mentioned how we met with John Thompson who is a very close friend to the Castile family, Valerie Castile the mother of Philando, and St. Paul Black

Lives Matters. We sat down together and discussed how we are going to bring change and move forward from this.

- As you can see, we have made some changes to the weekly newsletters. The purpose was to create a better reading format and provide more information to residents. Administrative Coordinator Amanda asks if it was ok to modify the newsletters because it was hard to read and navigate. I told her to create a new format and urge residents to provide feedback. If we receive positive feedbacks, then we will continue to go this route, which we did. The main point was to create better communications between the City and residents. While I am putting the Community Survey report together, one of the things that were high on that was in terms of how residents get their information from the City, and it was the weekly newsletters. This also why we started to send out notifications on street sweeping and residents appreciated the reminders. I am focusing a lot on communications because it is vital. Also, Amanda and I are talking a lot at how to modify the website and make it more user-friendly. Initially, I was working with Council Brown Thunder, but it did not go through because he relocated to California. We will continue to look into websites and create better communications.
- Mayor Lindstrom mentioned Breck Wood earlier, and we will need to discuss it at the City Council workshop. It will not only impact the University Grove neighborhood, but on Hoyt Ave because that is the only access it can turn into a development area.
- Lastly, I received a letter about the TIES Building that is now call Sourcewell. The name went into effect on September 1, 2018. While the name changed, it will not change their mission. This is the only update I received and will contact Jamie for more information. I will also do more research about Sourcewell and how it will affect the City.

I. COMMUNITY FORUM:

J. ADJOURNMENT 8:16 P.M.



Peter Lindstrom, Mayor

Dated this 14th day of November, 2018



Sack Thongvanh, City Administrator