

City of Falls City
City Council Regular Meeting
Thursday April 9, 2015
Meeting Location: 320 N Main Street, Falls City, Oregon 97344

Council Present

Mayor Terry Ungricht, Jennifer Drill, Tony Meier, Gerald Melin, Dennis Sickles

Staff Present

Domenica Protheroe, City Clerk; Don Poe, Public Works Lead Worker

Mayor Ungricht called the meeting to order at 7:00 pm.

1) Roll Call

Clerk Protheroe took roll call. Lori Jean Sickles and Julee Bishop were absent.

2) Pledge of Allegiance

Mayor Ungricht led the pledge.

3) Motion to adopt the entire agenda

A motion was made by Councilor Meier and seconded by Councilor D. Sickles to adopt the entire agenda.

Motion carried 4-0-0. Ayes: Jennifer Drill, Tony Meier, Dennis Sickles, Gerald Melin

4) Consent Agenda: Motion Action Approving Consent Agenda Items

A) Approval of the Bills

B) Approval of the minutes March 2, 2015

C) Approval of the minutes March 4, 2015

D) Approval of the minutes March 12, 2015

E) Approval of the minutes March 19, 2015

The attorney bill included time spent on the Luckiamute Agreement and court case.

A motion was made by Councilor D. Sickles and seconded by Councilor Meier to approve the consent agenda. Motion carried 4-0-0. Ayes: Jennifer Drill, Tony Meier, Dennis Sickles, Gerald Melin

5) Public Comments

Jeff Propp of Falls City asked Council for an update on plans to get control of the Michael Harding Park. He reported that boulders no longer prevented vehicles from driving into the park because they were moved. Four-wheel roads off Mitchell Street allowed such vehicles to enter the Upper Park. Mr. Propp was concerned with the expansion of the Michael Harding Park (Falls Park), if controls were not in place. Mr. Propp wanted a copy of the map for the proposed trails.

Mayor Ungricht stated that he hoped to enter an Intergovernmental Agreement (IGA) with the Polk County Sheriff Department if the Safety Levy passes. Mayor Ungricht wanted the Sheriff Department to enforce Falls City park curfew. Mayor Ungricht informed Mr. Propp that the trail map had not been prepared. The Parks and Recreation Committee would draft a Parks Master Plan, which would include the trail system.

Janet Propp of Falls City was concerned about the fire risk of unattended fires in the Michael Harding Park due to a high fire risk season. Last year, a fire was left burning in the park.

- 6) New Business:
A) City Attorney, Resolution 03-2015

A motion was made by Councilor D. Sickles and seconded by Councilor Meier that the City Council of the City of Falls City adopt Resolution 03-2015, A Resolution Authorizing the Appointment of the Local Government Law Group to Serve as City Attorney for the City of Falls City. Motion carried 4-0-0. Ayes: Jennifer Drill, Tony Meier, Dennis Sickles, Gerald Melin

B) Code Enforcement

Councilor based Code Enforcement was still on the table, but the Mayor had hit a roadblock for training. He had not received a response from the Code Enforcement Association. The group did not have full-time staff, which caused concern that they may not be able to address Falls City training requirements. Mayor Ungricht highlighted the City Attorney's concerns with councilor based code enforcement. Mayor Ungricht met with the Dallas Mayor and with Commissioner Pope. Polk County was experiencing turnover in Planning and Code Enforcement. Commissioner Pope said his office would help with training once staff was in place.

Council discussed the limited staff budget and acknowledged that hiring a code enforcement officer would affect the ability to hire part time workers in Public Works and the office.

Councilor Melin was disappointed that the Code Enforcement Group had not responded.

Councilor Drill wanted to set a timeframe for code enforcement and requested a work session. She suggested contacting Western Oregon University to request code enforcement training. She offered to help with phone calls.

Councilor Meier believed that the best option was Council based code enforcement. He was concerned that a part-time code enforcement position would not attract a candidate.

Mayor Ungricht reported that researching code was time consuming and was harder than it looked. Mayor Ungricht clarified that without a code enforcement officer the City did not have the power to cite.

Bruce Garret of Falls City reported he had met with a code enforcement deputy in Salem. The deputy said the best way to affect code enforcement was voluntary compliance. Mr. Garret suggested that the City enlist schools, churches, and groups in the city. He wanted everyone on board on voluntary compliance. Improvements would raise property values and revenues for the city.

Councilor D. Sickles did not support Council based code enforcement. He was concerned that there would be no new information presented at a work session.

Mayor Ungricht stated he would reach out to Polk County, neighboring cities and Western University for a resource who could attend the work session. Mayor Ungricht thought it would be beneficial to have the City Attorney attend the work session. He would work with Councilors to set a meeting date after consulting the rental schedule.

A motion was made by Councilor J. Drill and seconded by Councilor Meier that Council meet to discuss a process to put in place until Council can come up with a resolution for code enforcement. Motion carried 4-0-0. Ayes: Jennifer Drill, Tony Meier, Dennis Sickles, Gerald Melin

C) Application for Park Grant

Mayor Ungricht read aloud the description of the grant. The grant was broken down into two parts; part one would acquire the land and the second part would build a pavilion. The requested grant amount was \$121,391.88. The grant would require matching funds of \$37,809.00, which could be in-kind support, the Heal City Grant, Ford Foundation Grant, and volunteer labor. The grant application had been accepted. The city would be notified if the grant would move forward in June 2015. The grant would be awarded in October 2015, if approved by the agency.

Mayor Ungricht pointed out that the appraised value of the land was \$86,000 and the Falls City Alliance loan value was approximately \$135,000. If the grant were approved, the Falls City Alliance would still owe \$50,000.

Mayor Ungricht stated that Council needed to consider where they wanted City money invested. A lot of money was invested in land, but not in improvements.

Mayor Ungricht asked Council to consider payment of an unbudgeted \$800.00 bill submitted by the Falls City Alliance for a land appraisal for the Falls property. If Council agreed to pay the \$800.00 bill, the Parks Budget would be left with \$400.00 for the remainder of the fiscal year. The City had recently paid \$1,055.00 to paint and seal the park restrooms due to mold. If the Park budget was reduced to \$400.00, the City would not be able to purchase bark dust. Required porta potty rentals cost approximately \$200.00/month. Janelle Anzalone, the author of the grant, stated the State required the appraisal and the \$800.00 would be reimbursed if the grant were awarded. If Council did not approve the payment, the grant application would be rejected. The City would not be reimbursed the \$800.00 if the grant were not awarded by the State.

Polk County Community Development Corporation (CDC) had not provided Falls City the status of the Falls City Alliance loan. It was unknown if required loan payments had been made. Mayor Ungricht was dissatisfied with Polk County CDC reporting and planned to meet with them.

Council agreed to pay the bill for the \$800.00 appraisal by consensus.

D) City Manager Recruitment

The City Manager recruitment had begun. The position had been posted in the newspaper and was posted on the City website www.fallscityoregon.gov. The position would be posted on League of Oregon Cities website.

E) City Manager Resignation

Interim City Manager Jon Hanken had submitted his 15-day resignation and his last day would be April 17, 2015. He was in final negotiations for a position in Lone, California. Mayor Ungricht stated it was exciting for Jon Hanken but sad for Falls City.

7) Correspondence, Comments and Ex-Officio Reports

A) Council Reports

Councilor Drill reported that a date would be established for a Falls City Public Safety Levy Town Hall Meeting to allow citizens to ask questions.

Councilor Drill reported she met with the Fire Department on the 3rd of the July Event. She planned to provide an update to the Parks and Recreation Committee.

Councilor Drill would meet with the Fire Department for a local safety plan. She would work with members of the volunteer fire association to prepare a plan. The goal was to present the safety plan at the June 2015 City Council Meeting.

Councilor Meier reported that he attended the Library Board Meeting. The Library Board decided to attempt to form a library district using the Falls City School boundaries. The Library Board felt there was enough funds to keep the library open for a year and a half or two years based on the figures provided by Interim City Manager Hanken. The formation of a library district would take considerable work. The library district tax rate would be at least \$1.00 per thousand because a new building would be needed. Councilor D. Sickles felt that the current library building would be available for five to ten years.

Councilor Meier wanted citizens to be offered assistance if they received a code enforcement letter.

Councilor Meier voiced concern that Councilor Bishop had missed three meetings. Councilor D. Sickles would call her.

Council Melin reported he had met with a group tasked with exploring alternative locations for the library. He agreed that a new building was not an immediate concern but a plan for the future was needed.

Council considered their endorsement of the Polk County Safety Levy. If the Safety Levy passed the revenue stream would not begin until November 2015.

A motion was made by Councilor Melin and seconded by Councilor Meier that Falls City Council support the Polk County Safety Levy. Motion carried 4-0-0. Ayes: Jennifer Drill, Tony Meier, Dennis Sickles, Gerald Melin

Councilor D. Sickles reported that the Annual Easter Egg Hunt was well attended. He thanked Barb, Connie, and Jane Poe for their donation of approximately sixty Easter baskets. Their donation was a surprise and was very helpful. The basket raffle raised enough money for next year Easter Egg Hunt.

Councilor D. Sickles announced that the Parks and Recreation Committee Meeting would be held Tuesday April 14, 2015 at 10:00 AM.

B) Mayors Reports

Mayor Ungricht announced the Republic Service garbage rate would go up 3.5% on July 1, 2015. He would bring a new rate resolution to Council at the next Council Meeting.

Mayor Ungricht recapped that under the new City Charter, Chapter VII-ELECTIONS, that the mayor or a council office becomes vacant after an absence from 5 council meetings in a calendar year. This included any and all council meetings.

Mayor Ungricht announced there were two active building permits.

Oregon Department of Forestry (ODF) was offering grants to help land owners identify and mitigate fire hazards by reducing brush on properties. ODF would award up to \$600.00 per acre to help with the cleanup. Janelle Anzalone received the grant for the Falls City Alliance Property at the Falls. If they clean up the blackberries, they would receive the \$600.00. Mayor Ungricht planned to assign

the task of identifying City properties to the Public Works Committee. He had informed Public Works and several property owners. Anyone interested should Contact Jerrin at ODF, Dallas Unit. He encouraged Councilors to inform the public about this opportunity. The information would be posted on the city website www.fallscityoregon.gov

Mayor Ungricht met with Bureau of Land Management (BLM) about an agreement that would give \$5,000.00 to the City for a timber road, such as Bridge Street or Mitchell Street. There was a possibility that the City might receive \$90,000 after the fire season under the agreement. The \$90,000 would help with culvert issues. Mayor Ungricht would sign the agreement.

Mayor Ungricht had met the Council goal to include a budget article in the newsletter. He encouraged Council to consider additional budget topics for the newsletter.

Mayor Ungricht confirmed that Councilor Drill would head up the Community Garage Sale and Councilor D. Sickles would work on the Council Goal related to power generation. Councilor D. Sickles would meet with Mayor Ungricht to discuss.

Councilor D. Sickles asked Mayor Ungricht to include the issues at Michael Harding Park in the Code Enforcement work session.

C) City Manager Reports

8) Council Announcements

Clerk Protheroe announced the Polk County Household Hazardous Waste event on May 23 from 9 AM to 2 PM at the Polk County Public Works yard at 820 SW Ash Street in Dallas.

Clerk Protheroe announced that the Spring Clean Event scheduled for Saturday June 6, 2015. Garten would not be able to collect electronic waste at the event. Mayor Ungricht planned to bring a trailer for e-waste. Volunteers were needed to load e-waste.

Clerk Protheroe clarified that the Service Integration Team Falls City Community Night would be held on Wednesday April 28, 2015 from 5:00 PM to 7:00 PM at the Community Center. The event was listed on the water bill with the wrong date.

9) Adjourn

The meeting was adjourned at 8:06 pm.

 Mayor Terry Ungricht

Attested:  City Clerk Domenica Protheroe