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City of Falls City  
City Council Work Session Meeting Minutes  
September 23, 2019 6:00 PM  
Meeting Location: 320 N Main Street, Falls City, Oregon 97344

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**Council Present:** Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles,

**Staff Present:** Mac Corthell, City Manager; JoHanna Birr, City Clerk

**1. Call to Order**

Mayor Gordon called the meeting to order at 6:01 pm.

**2. Roll Call**

Clerk Birr took roll call. Councilor Radke was absent. Councilor D. Sickles arrived at 6:28 pm. Councilor Drill left the meeting at 7:14 and returned at 7:26 pm.

**3. Pledge of Allegiance**

Mayor Gordon led the pledge.

**4. Motion to adopt the entire Agenda**

A motion was made by Councilor Meier and seconded by Councilor L. Sickles to adopt the entire agenda. Motion carried 4-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder

**5. Announcements**

- a. The next Council meeting is scheduled for October 14, 2019.

**6. Public Comments**

None

**7. New Business**

- a. RARE Funds for Community Development  
Council discussed keeping a portion of funds in the amount of \$6,500.00 to fund future projects, grant matches, small gatherings aimed to gain volunteers etc. These funds would only be used in conjunction with RARE projects.

A motion was made by Councilor L. Sickles and seconded by Councilor Meier that the City Council of Falls City direct the City Manager to compose a budget amendment reflecting staff recommendations. Motion carried 4-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder

**8. Old Business**

- a. Master Utility Right of Way Discussion  
Council discussed different options in the future Master Utility Right of Way fees. These consist of either a franchise agreement or applying annually for a license as set forth in a resolution and licensing fee. In addition, the City could charge per linear foot verses a population served percentage. Per linear foot charges would eliminate the occurrence of pass-through utilities only paying for one or two service customers within city limits while serving the majority of its customers beyond city limits. Charges per linear foot are commonly \$1.00 to \$3.00. Councilor Drill suggested a \$2.00 plf. charge as Independence

utilizes. City Manager Cortshell will research the industry standard of contracts for comparative cities and report to Council. Mayor Gordon added that he trusts Cortshell to make the best decision for the city.

b. Process Proposal for System Development Charges

Mr. O'Day addressed SDC's in a previous Council meeting. SDC's would be adjusted by Council to make building and expansion more palatable for new growth. Steve Ward, one of the City's engineers is very knowledgeable in this area and will speak to Council at a future date.

c. Date for Goal Setting

Council agreed on Monday January 6, 2020 from 5:00 to 8:00 pm. There will possibly be a potluck.

**9. Next up**

a. Code Services Program Development Process

This topic has not been added due to its vast complexity. It must be broken down into "legalese" before presentation.

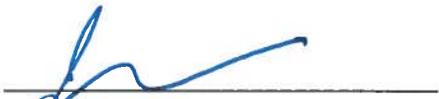
b. City Properties

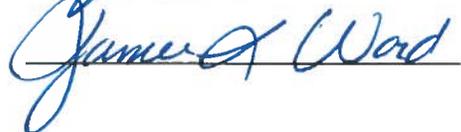
These properties' potential include business, housing locations, the old city dump and the 99 year lease on the Upper Park and baseball field will be expiring in 2020. The City recently received a call from a local resident with knowledge of someone desiring to build a saw mill at the old dump site. A multi-family or low income family housing project is in discussion with Green Haven RV Park as well.

**10. Adjourn**

The meeting adjourned at 7:09 pm.

Attested:

  
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Mayor, Jeremy Gordon

  
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City Clerk, JoHanna Birr