

City of Falls City  
City Council Regular Meeting Minutes  
March 9, 2017 6:30 PM  
Meeting Location: 320 N Main Street, Falls City, Oregon 97344

**Council Present:** Mayor Terry Ungricht, Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, Charlie Flynn

**Staff Present:** JoHanna Birr, City Clerk

Mayor Ungricht called the meeting to order at 6:32 pm.

**1) Roll Call**

Clerk Birr took roll call.

**2) Pledge of Allegiance**

Mayor Ungricht led the pledge.

**3) Motion to adopt the entire Agenda**

A motion was made by Councilor Flynn and seconded by Councilor Meier to adopt the entire agenda. Motion carried 6-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, Charlie Flynn.

**4) Consent Agenda**

Mayor Ungricht distributed Item 1, Ordinance 543-2017 containing a correction from "three in city limits members" to "four in city limits members". (Exhibit A) Also handed out were the Sheriff's Report (Exhibit B) and Library Report. (Exhibit C)

A motion was made by Councilor D. Sickles and seconded by Councilor L. Sickles to adopt the Consent Agenda Motion carried 6-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, Charlie Flynn.

**5) Public Comments**

None

**6) New Business**

**A. Replacement for Municipal Code**

Falls City's Municipal Code was updated with current Ordinances. No discussion.

**B. Elect Council President**

Councilor D. Sickles nominated Councilor Meier for Council President. Councilor Flynn seconded the nomination.

A motion was made by Councilor D. Sickles and seconded by Councilor Flynn to elect Councilor Meier as Council President. Motion carried 6-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, Charlie Flynn.

**C. Public Works Vehicle**

Mayor Ungricht has researched over a year for a reliable and affordable replacement for a Public Works truck. During the last snowstorm, Mayor Ungricht would not allow Public Works to use the two-wheel drive truck and took his personal truck to the water plant daily. Public Works even used their personal vehicles due to the unreliability of City owned vehicles coupled with the inclement weather.

Mayor Ungricht has found government programs through Ford and General Motors . GM leasing is preferable and the most economical option. If entered into, the city would pay four (4) annual installments of \$6,168.99, then, buy out the lease for \$1.00. This is comparable to a \$30,000 vehicle for one- third of the cost. The new truck is four-wheel drive, which is needed for our climate and area's terrain. Total cost would be \$22, 941.00.

Public Works' current trucks are aged and developing multiple mechanical problems. A new vehicle would replace the two-wheel drive 1994 Ford Ranger that has header malfunctions. The Ranger would then be sold as surplus. The other Public Works truck would be kept as a back-up, although it is in bad shape as well. It was purchased used from surplus twelve years ago. Average annual mileage for Public Works is 10,000 miles.

Councilor Drill asked where the money would come from for the purchase of a new vehicle. Mayor Ungricht replied because of the purpose of use, as much as 90% could come from the water fund and additional funds from sewer, streets and administration could be used.

Code enforcement was brought up as a priority for the city. Councilor Drill asked what Mayor Ungricht's argument would be when citizens question Public Works employees driving through town in a new truck while the city cannot afford code enforcement.

Mayor Ungricht stated that his argument would be, "Our employees are older and I don't want them walking 15 (fifteen) miles off the mountain when they go to the intakes." That is what he worries about the most, he added.

Mayor Ungricht clarified that monies are set aside for code enforcement but that a functioning program has not been implemented yet.

Councilor Lauder was asked by Councilor Drill what his thoughts were. He replied that it would be an equipment upgrade. The city was simply replacing a worn out piece of equipment.

Councilor L. Sickles agreed that it is an equipment replacement. Either citizens will understand that or they won't.

A motion was made by Councilor Lauder and seconded by Councilor Meier that the City Council of the City of Falls City approve the Mayor to enter into a lease agreement for the purchase of a new Public Works vehicle. Motion carried 5-1-0. Ayes: Lori Jean Sickles, Tony Meier, Cliff Lauder, Dennis Sickles, Charlie Flynn. Nays: Jennifer Drill

#### **D. Committee Resignation- Rachel Burks**

A motion was made by Councilor Lauder and seconded by Councilor Meier to accept the resignation of Rachel Burks from both the EDC Committee and HLC Commission. Motion carried 6-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, Charlie Flynn.

Councilor D. Sickles suggested acknowledging for her long history with the city. She has been on many committees including the Budget Committee and is a former employee at City Hall.

#### **E. Street Discussion**

Discussion on street conditions. Most roads and streets are gravel. These could easily be repaired in house by laying more gravel. As for paved areas, the majority are not candidates for less expensive Chip sealing due to extensive deterioration. The overlay would lift and peel away. \$50,000 could be available but only for paving and could not be used for the chip seal method. A possible levy was

discussed, however it would not benefit those on graveled roads and the city cannot afford dust control applications.

**F. Resolution 05-2017 Declaring the spending of unforeseen funds**

The grant for expanding the Michael Harding Memorial Park was received for the refinance of the loan. Council was asked to approve the spending of those funds for that purpose. Councilor D. Sickles will be heading up the removal of invasive species project with volunteers. Jim Partridge of the Parks and Recreation Committee has been working to remove blackberries from the George Kitchin (Upper) Park and is tracking his volunteer hours. Volunteer hours can be used in-kind toward grant money matches.

A motion was made by Councilor D. Sickles and seconded by Councilor L. Sickles that the City Council of City of Falls City adopt resolution 05-2017, a resolution of the City Council of Falls City, Oregon declaring unforeseen revenues and appropriations for the land acquisition and evasive species removal grant awarded to Falls City by the Oregon Parks and Recreation Department (ORPD) under agreement number LG16-011 and for the funds to be transferred to the City Parks fund for the purchasing of lots 11,12,13,14,15 and 16, Block R, First Addition to Falls City, Or, Polk County Oregon. Motion carried 6-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, Charlie Flynn

**G. Council Goals**

A motion was made by Councilor Lauder and seconded by Councilor L. Sickles that the City Council of the City of Falls City approve the City Council Goals as amended. Motion carried 6-0-0. Ayes: L. Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, Charlie Flynn

**H. Resolution 06-2017**

Councilor L. Sickles shared her knowledge of preparation for the solar eclipse. She has attended a meeting in Independence and encouraged Falls City to participate. She said Dallas was renting out spaces on the soccer field for \$300.00 per space. There is also another meeting on March 15 at the Eola Winery in Rickreall. Information on the meeting was forwarded to the EDC Chair and Secretary. The Committee plans to do a local celebration focused on children with a cookout. The Boondocks and Library have eclipse viewing glasses available to the public.

A motion was made by Councilor Lauder and seconded by Councilor Meier to extend the EDC Committee for remainder of 2017. Motion carried 6-0-0. Ayes: L. Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, Charlie Flynn

**I. Historic Landmark Commission Membership**

The first reading was completed on the proposed changes to the HLC Commission. The change would allow for three non- resident members to serve. Clarification between commissions and committees was discussed briefly. Committee structure rules may be changed by resolution whereas commission changes must be done by ordinance. Some members of Council felt there may be drawbacks to allowing non-residents to join the HLC Commission and were curious why the committee chose to allow three non-residents and not just one, such as the P&R Committee does.

Mayor Ungricht explained the Commission would like to seek out professionals to aid in the extensive task of properly moving forward with adding properties to the National Historic Register. This project was originally going to be an educational experience for high school students, but school superintendent Jack Thompson will be resigning at the end of the school year and felt it was not appropriate during this time of staff changes. Priority properties are the High School and the Dr.'s Office located at 304 & 306 N Main St. Additional properties have been identified through out

A motion was made by Councilor D. Sickles and seconded by Councilor Lauder that the City Council of the City of Falls City read Ordinance 543-2017 for the first reading: Ordinance 543-2017 an Ordinance amending Falls City Municipal Code Chapter 2.05.020 Historic Landmark Commission Membership. Motion carried 6-0-0. Ayes: L. Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, Charlie Flynn

## **7) Correspondence, Comments and Ex-Officio Reports**

### **A. Mayors Report**

Mayor Ungricht reported that there were more problems with the cards at the water plant. Staff suspects the actual panel is faulty and cannot process card information correctly. A different system is available that uses the Cloud and would be more reliable.

Mayor Ungricht added that the handheld for meter reads went out and it needs to be upgraded to a current model. The new model will read current meters as well as add on radio components for drive by reads instead of touch. A major benefit is recorded hourly usage reads. This would be useful on Green Haven's meter in the event of further usage disputes.

Mayor Ungricht will be meeting next week to discuss a search for a City Manager to take over some of his duties. He has started the budget and will have a draft prepared soon.

### **B. Polk County Sheriff Garton's Report**

Sheriff's Deputy Todd Fenk addressed Council and went over the Sheriff's report for the prior month. Overall, he said crime was down. It could be due to their continuous presence in town or the cold weather keeping people indoors. Either way, it was positive. He thanked Council.

## **8) Council Announcements**

Councilor L. Sickles announced the Annual Easter Egg Hunt would be held April 15, 2017 at 11:00 am in the George Kitchin Memorial Park (Upper Park).

Councilor Drill suggested placing large purchase items on the City's website. This would further local government transparency to citizens unable to regularly attend Goal Setting sessions and Council meetings when such items are discussed.

Councilor Meier mentioned that David Radke had opened Little Luckiamute Creekside Bed & Breakfast for business. Staff agreed Mr. Radke had not applied for a business license.

Councilor Lauder found a reader board similar to the high school's. The cost was \$1,900.00 and was two sided. Options could be single or multiple color display. He also found a supplier for the pipe at \$0.25 on the dollar. The simplest design would be a T-post mounting. He estimated high for materials, which include two-sided reader board, piping, electricity and cement for under \$6,000.00. Councilor Lauder would construct it. He said he has many designs in mind, but all include mounting the antique fire whistle on top.

Consensus of the entire Council was to move ahead with the reader board project.

Councilor D. Sickles announced he has a friend who would like to bring students with tools to help with a community project removing invasive species from the newly acquired Falls property.

Councilor Flynn stated the Community Center inventory was complete and moving to final format. The current rental agreement and regulations will be reviewed recommended for changes. He would like to rezone internal rooms to keep better control of the facility.

He inquired about the possibility of a community garden. Mayor Ungricht was sure land could be found and suggested contacting the library about seed. Councilor Drill encouraged Councilor Flynn to attend the next Garden Club meeting.

Mayor Ungricht reported that Horst Boettcher realized he had a stroke recently due to the information provided by the Falls City Fire Department in the City's newsletter. He was very grateful and has forwarded information to family members so they may be aware of signs and symptoms.

**9) Adjourn**

The meeting adjourned at 8:01 pm.

  
\_\_\_\_\_  
Mayor Terry Ungricht

Attested:   
\_\_\_\_\_  
City Clerk JoHanna Birr

**Ordinance No. 543-2017**

**AN ORDINANCE AMENDING FALLS CITY MUNICIPAL CODE CHAPTER 32.05.020 HISTORIC LANDMARK COMMISSION MEMBERSHIP.**

WHEREAS, the City Council adopted Falls City Municipal Code Chapter 32 on July 10, 2014; and

WHEREAS, Falls City Municipal Code Chapter 32.05.020 describes membership requirement for the Historic Landmark Commission; and

WHEREAS, the State of Oregon Historic Preservation Office (SHPO) model Historic Preservation Ordinance recommends that preference be given to those with professional experience in the fields of preservation, architecture, archaeology, community history, building trades, real estate, or related specialties; and

WHEREAS, the Historic Landmark Commission wishes to recruit individuals with special qualifications and expertise in historic preservation that may live outside our city limits or school district; and

WHEREAS, on February 6, 2017 the Historic Landmark Commission passed motion by unanimous consent to recommend that the City Council approve changes to Municipal Code 32.05.020 Membership Qualifications to allow up to three nonresident members that have special qualifications and expertise in the subject matter of the commission, and have expressed interest in being appointed and serving and advancing the interests of the City.

**NOW, THEREFORE, THE CITY OF FALLS CITY ORDAINS AS FOLLOWS:**

SECTION 1: Municipal Code 32.05.020 is hereby amended in its entirety to read as follows:

32.05.020 Membership Qualifications

At least **four** of the members of the historic landmark commission, must reside in the city at the time of their appointment and at all times during their term in office. **Three nonresident members may be appointed and approved when the Mayor and City Council determine that such individuals have special qualifications and expertise in the subject matter of the commission, and have expressed interest in being appointed and serving and advancing the interests of the City.**

READ FIRST TIME by the Common Council of the City of Falls City this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

READ SECOND TIME AND ADOPTED by the Common Council of the City of Falls City this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

AYES:            NAYS:            ABSTAIN:

\_\_\_\_\_  
Terry Ungricht, Mayor

ATTEST \_\_\_\_\_  
Domenica Protheroe, City Clerk

## February 2017 Falls City Stats

Falls City Calls for Service					
Alarm	1	DOA		Hit and Run	Susp Activity
Accident		dog bite		Misc Crime	Susp Person
Animal	5	Domestic Dist	3	OD	Susp Vehicle
Area Check	1	Drug		Mental	Theft
Assault	1	FIR		Noise	Tow
Assist Other Agency	2	Fire/EMS	5	Open Door	traffic assist
ATL (attempt to locate)	1	Follow up	4	prowler	Traffic Stops
Burglary	1	Found Prop		runaway	Trespass
Citizen Contact	3	Fraud		sex offense	Uncon
Civil Paper Service	6	Gen Disturb	2	Shots Fired	Welfare Check
Criminal Mischief		Harassment		Stolen Veh	Unclass

Falls City Calls for Service	46	Of the FC Calls for Service	6	involved crimes
Total Calls for Service (county wide)	1760	FC Cases Cleared by Arrest	5	83.3% clearance
Falls City % of Total Calls	2.6%	Total Arrests in Falls City	5	6.8% of total arrests

Total Service Calls (Polk County)	1760	Junvenile Arrests	10	(county wide)
Of the calls for service (county wide)	130	Crimes Occ	57.7%	
Cases Cleared by arrest	75	Junvenile Arrests	1	(Falls City)
Total Arrests (county wide)	73	(only true crimes reported here)		

## **Library Director's Report**

**March 2017**

- **Attendance** for the month of February was 122 adults and 39 children (161 total). 133 (83%) were there for research related activity.
- I hosted the monthly CCRLS director's meeting at the Salem Public Library.
- Attended February school board meeting and submitted a list of proposed questions for library interest survey.
- I will be purchasing viewing glasses for the August 21<sup>st</sup> solar eclipse. I will be offering them to Falls City residents for free, and I hope that our kids can sell them to tourists to make a few bucks.
- I have begun a seed exchange program at the library with local donations.
- I will be starting an ongoing \$0.25 book sale at the library to clear out rejected & weeded books.

**Andy Rommel – Library Director**