



Falls City Oregon City Council Meeting

Monday, January 5, 2026 at 6:00 pm

Meeting Location

320 N Main St • Falls City, OR 97344

How to Attend and/or Participate

1. In Person: 320 N Main St. Falls City, OR 97344
2. Call-in: a. 1-253-215-8782 b. Meeting ID: 878 7406 4319 You will be muted but may “raise your hand” to indicate you wish to comment.
3. Web Application: Zoom Webinar <https://us06web.zoom.us/j/87874064319> You will be muted but may “raise your hand” to indicate you wish to comment during Public Comments.
4. Write-In: Using regular mail or email. a. info@fallscityoregon.gov; 299 Mill St. Falls City, OR 97344

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1. CALL TO ORDER & ROLL CALL

Mayor TJ Bailey, Council President Houghtaling, Councilor Nick Backus, Councilor Tony Meier, Councilor Tia Scruton, Councilor Dennis Sickles, Councilor Lori Jean Sickles

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS, APPOINTMENTS, APPRECIATIONS, & PROCLAMATIONS

4. PUBLIC COMMENTS & LETTER COMMUNICATIONS

In order to encourage an environment of openness, courtesy and respect for differing points of view, please refrain from behavior that is disruptive to the meeting such as making loud noises, clapping, shouting, booing, or any other activity that disrupts the orderly conduct of the meeting. Abusive language will not be tolerated.

Please limit your commentary to 3 minutes or less.

5. CONSENT AGENDA

a. December 1, 2025 Minutes

Attachments:

- **Minutes** (2025.12.01_Council_Minutes.pdf)

6. REPORTS OR COMMENTS FROM MAYOR AND COUNCIL MEMBERS

- a. Mayor's Report
- b. Councilor Comments

7. REPORTS FROM CITY MANAGER & STAFF

- a. Falls City Fire Report

Attachments:

- **Report** (Fire_November_Report.pdf)

- b. Falls City Public Works Report

Attachments:

- **Report** (November_PW_report.pdf)

- c. City Manager's Report

Attachments:

- **Report** (2026.01.05_Monthly_Manager's_Report.pdf)

8. GOOD OF THE ORDER

9. EXECUTIVE SESSION

ORS 192.600.2.a: The governing body of a public body may hold an executive session to consider the employment of a public officer, employee, staff member or individual agent.

10. ADJOURN

Posted for Public at the City Hall Bulletin Board, Community Center, Falls City Website, Falls City Market, LCB Bulletin Board, and City Facebook page

Contact: Jeremy Teal, City Recorder (jteal@fallscityoregon.gov 503.787.3631) | Agenda published on 12/30/2025 at 11:17 AM

FALLS CITY CITY COUNCIL		MONDAY, DECEMBER 1, 2025
Mayor Bailey called the Falls City City Council into regular session on Monday, December 1, 2025 at 6:00 p.m. in the Community Center located at 320 N. Main Street.		
Council Members Present:		
Council President Amy Houghtaling via Zoom, Councilor Nick Backus, Councilor Tony Meier, Councilor Dennis Sickles at 6:02 pm, and Councilor Lori Jean Sickles. Councilor Tia Scruton was excused.		
Staff Present:		
City Manager AJ Foscoli and City Recorder Jeremy Teal		
AGENDA	ACTION	
Announcements, Appointments, Appreciations & Proclamations	<p>Chief Gilbert presented the award they received from Toys for Tots for their diligent work with the organization over the past 10 years. He commended Chief Creekmore and Chief Volk Greve assistant chiefs for their work in the department.</p> <p>Councilor D Sickles asked about the trend of calls. Chief Gilbert stated medical calls were way up. Councilor D Sickles stated he really appreciated the Fire Department and their incredible work in Falls City.</p> <p>Tina Thompson invited the Fire Department to the tree lighting ceremony on Saturday, December 6.</p> <p>Mayor Bailey thanked Chief Gilbert for the work the Fire Department does to recruit volunteers. He noted it was important for the juniors to experience a direction for youth and a pathway to a career. He mentioned that what Chief Gilbert had done since becoming Chief was amazing.</p> <p>Mayor Bailey stated Falls City was a city of volunteers and served the needs of the community. He noted the Veterans BBQ and Thanksgiving dinner were a huge success and served many residents with a record number of student volunteers.</p>	
Presentations		
a) Falls City Water Rate Study	Steve Donovan gave a brief presentation regarding the Falls City Water Rate Study for increasing water rates in the future. He noted the increase in water rates would be 5% annually for 5 years paying back a total of \$1,075,218 at 1%	

	<p>interest for 30 years. He outlined a tiered system for high usage customers and asked the Council if they were interested in considering this rate increase.</p> <p>Mayor Bailey asked if this would be added after the 5% increase was implemented. Mr. Donovan noted 73% of the customers wouldn't even see a change in their bill other than the 5% increase. Mr. Foscoli noted that with the current upgrades the City should see less leakage and more accurate water usage.</p> <p>Mayor Bailey asked about the timeline to implement. Mr. Donovan stated most communities were doing it for conservation. Mr. Foscoli noted the City contacted all the high users during the summer to help alleviate water usage. Mr. Donovan mentioned that Falls City's rates were very modest and there was no incentive to stop using water. Councilor D Sickles stated that something like this was a good idea and it would be helpful in conserving water.</p> <p>Mr. Donovan outlined the proposal stating the less you use the less you pay, but the people that use more water in the tiered system would be charged 20% more, then 50% more depending on water usage. He noted the 5% increase would start July 1, 2026 and the tiered system could be implemented on January 1, 2027. He mentioned education and pricing would need to be delivered to the community. He advised talking to two customers right away starting with Luckiamute Water District who were over their contract limits and needed to be curtailed right away. He stated that Greenhaven RV park was also a large water user with only one master meter that need to be managed better.</p> <p>Mayor Bailey stated the education would be the biggest piece but could be put in the newsletters, on flyers, and discussed in town hall meetings.</p> <p>Mr. Donovan stated the outreach through the bill multiple times would be good, and town hall meetings with issue specific topics. He noted the real key was what the Council wanted to do</p>
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	<p>regarding penalties. He mentioned starting off modestly and see how works and revisit it in the future.</p> <p>Tina Thompson suggested implementing the increased fee in January and then implementing the tiered system in July to hopefully recover before August.</p> <p>Mr. Donovan asked if the Council understood the needs and loan repayment with the 5% annual increase for 5 years starting on July 1, 2026 and implementing the conservation pricing starting in January 1, 2027 with three tiers including a 10% increase for tier 2 and a 25% increase for tier 3. He added that the Luckiamute contract needed to be curtailed and that he would write the report for loan and conservation incentives.</p> <p>Mayor Bailey asked Mr. Donovan if the recommendation was a 10% and 25% increase for tiers 2 and 3. Mr. Donovan stated the increase would only affect a few customers.</p> <p>Tina Thompson suggested implementing the conservation tiers in June next year and recover the costs. Mr. Donovan stated the education and outreach was important.</p>
Public Comment	<p>Mayor Bailey opened the public comments at 7:10 p.m.</p> <p>Jim Miner stated the log trucks were going to have an issue with the oversized tear drop pedestrian island. He noted some low boys could be 110 feet long and won't be able to make that corner. He also asked about the clean up at the upper park from all the downed trees.</p> <p>Tracy Young suggested getting after Luckiamute and asked if the City could shut them off. Mr. Foscoli stated the City would have to give them a 60 day notice.</p> <p>Tina Thompson suggested giving Luckiamute notice now and make them start to comply with the contract. She asked if anyone had priced a million-gallon reservoir.</p>

	<p>Mr. Foscoli reported that he didn't want to lose revenue, but it was a matter of pushing but not too hard.</p> <p>Ms. Young suggested contacting Dallas to find out if Luckiamute was selling water to them.</p> <p>Ms. Thompson mentioned getting the proper signage for traffic at the new pedestrian island.</p> <p>Mayor Bailey closed the public comments at 7:19 p.m.</p>
<p>Consent Agenda</p> <p>a) November 3, 2025 Minutes</p>	<p>It was moved by Councilor Backus to approve the Consent Agenda as presented. The motion was duly seconded by Councilor LJ Sickles and CARRIED with a vote of 5-0 with Councilors Backus, Meier, D Sickles, LJ Sickles and Council President Houghtaling voting YES.</p>
<p>Reports or Comments from Mayor and Council Members</p> <p>a) Mayor's Report</p> <p>b) Councilor Comments</p>	<p>Mayor Bailey reported that November was the best month to be a resident in Falls City.</p> <p>There were no comments.</p>
<p>Reports from City Manager & Staff</p> <p>a) Fire Report</p> <p>b) Public Works Report</p> <p>c) City Manager's Report</p> <p>d) Municipal Court</p>	<p>There were no comments.</p> <p>There were no comments.</p> <p>Mr. Foscoli reported on the wastewater treatment plant switchover would be in January, code enforcement, the water rate study, upper park trees, town hall meeting.</p> <p>Mr. Foscoli stated the City of Dallas had agreed to hold Municipal court on the city's behalf.</p> <p>It was moved by Councilor Sickles to direct Mr. Foscoli to execute the Municipal Court Services Intergovernmental Agreement with the City of Dallas the remainder of the current fiscal year 2025-2026. The motion was duly seconded by Councilor Meier and CARRIED with a vote of 5-0 with Councilors Backus, Meier, D Sickles, LJ Sickles and Council President Houghtaling voting YES.</p>
<p>Good of the Order</p>	<p>Councilor D Sickles wished everyone a Merry Christmas.</p>

	<p>Mr. Foscoli thanked the residents for coming to the Council meeting and participating.</p> <p>Mayor Bailey noted that the City Manager review would be next month.</p>
Adjourn	There being no further business, the meeting was adjourned at 7:34 p.m.
Read and approved this _____ day of _____ 2025.	
Mayor: _____	
ATTEST:	
City Recorder: _____	

Happiest of Holidays



Call Volume for Falls City Volunteer Fire Dept. JAN-DEC 2025

2024 MONTH	MEDICAL	PUBLIC ASSIST	MVA	STRUCTURE FIRE /	GRASS BRUSH TREE / Debris	POWER LINE/ MISC	Burn Complaint	FALSE ALARM UTL	CONFLA G FIRES	MO. TOTAL CALLS
JAN	7	2	0	0	3	0	0	1	0	13
FEB	14	0	0	0	0	0	0	0	0	14
MAR	5	0	1	Chim 1	0	0	0	0	0	7
APR	5	0	0	0	1	1 Gas	0	0	0	7
MAY	9	0	0	RV1	0	1	4	0	0	15
JUNE	6	0	0	0	2	0	0	0	0	8
JULY	9	Std by	2	0	2	0	3	0	(1)	18
AUG	17	0	0	0	0	0	1	0	0	18
SEPT	12	2 Std By	0	0	1Car	0	5	3	(1)	24
OCT	15	0	0	SB	1	1 CO mon	1	0	0	19
NOV	8	3								10
DEC										
YR TOTALS To Date	107	8	3	3	10	3	14	4	(2)	154

We are making progress on getting the (new to us) Engine from Dallas, equipped and soon ready to be put in service. Our plan will be to formally put it on line the first of January with a brief firehouse traditional ceremony. You are welcome to join us!

During our December meeting, we will be promoting three very deserving, hard- working and dedicated volunteers to the rank of Captain! Our newest Captains are: Larry Inman, Lori Albert and Brian Burchfield. Larry has been on the dept for 31 years, Lori for 14, and Brian joined us from Polk a year and a half ago. We are very lucky and very proud of our new Captains!

December is one of our busiest, and most rewarding times of year with Christmas! We start out the first Saturday of December with our annual Toys for Tots drive at Walmart in Dallas. Drop by and visit our booth if you can. Once the toys are all collected and allocated per town, the FC volunteers divide toys and presents into individual home addresses for our recipients to receive from Santa. The volunteers dress up like Santa Clause and the Grinch, with lots of elves to help deliver presents to the children's homes. Of course, Santa and helpers arrive by fire trucks much to the children's surprise and delight!

The fire dept volunteers also delivers Santa to the schools where every child and even staff receive a small present from Santa and get to tell him what they want for Christmas. Soon, the volunteers will be busy helping box and distribute Christmas Cheer food boxes to our community, making sure anyone who needs a little help this year will have a good Christmas dinner for their families.

We wish you and your families a very Merry Christmas, Happy Holidays and a wonderful New Year!

Thank you for all of your hard work and continued support for our fire department and our community!

Prepared by Sharon Volk Greve, Assistant Chief

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Ph. (503) 787-3631 • www.fallscityoregon.gov

Public Works Report

November of 2025

Administration

Normal operations.

Water Division

Water main break at 670 Mitchel on the 13th.

Sewer Division

Normal operations.

Streets Division

Normal operations.

Parks & Cemeteries Division

Normal operations.

Non-Sewer Wastewater Division (TMDL)

Normal operations.



City of Falls City
299 Mill Street
Falls City, OR 97344
Ph 503.787.3631

City Manager's Report Jan. 5, 2026

Introduction

2025 was a busy year for the community and staff. Lots of simultaneous projects progressing at different rates and many milestones being achieved. December saw the completion of the Safe Routes to School project, that the city had secured funding for even BEFORE COVID. Due to rising costs, engineering design changes due to revamping of scope, to multiple negotiations with ODOT, the project finally came to its conclusion. The multi-street intersection has a new pedestrian island that will enhance foot traffic safety, and will ensure that vehicular traffic does not ignore right of way flow. The council and the budget committee's decision to fulfill 5 years' worth of effort to help Falls City's pedestrians be safer should be commended. By the time this report is read by the City Council, the Wastewater Treatment Facility Lagoon project will have begun start-up testing and switch over protocols, which are the final tasks before the decommission and dismantling of the old treatment facility. The water mainline projects are continuing to progress steadily, beginning with the surveying and designing for Phase 2. These projects, once completed, will improve the quality of life in Falls City through better service delivery of water, wastewater and transportation.

Wastewater Project – As we are approaching the switch-over from the old wastewater treatment facility to the new one, during December, the regular meetings with Strider Construction and our contract engineers have been virtual, in preparation for the hands-on work starting the first full week of January. The troubleshooting of the computer controlling modules to resolve compatibility challenges, as well as the testing of this computer module, has been completed. Switching the service over will occur over the course of 2-3 weeks, when the dosing is calibrated to meet DEQ standards. Once treatment protocols are dialed in place, Strider will move on to demolition of the decommissioned facilities (old treatment equipment, the gravel filter and recirculating tank). We look forward to announcing the official switch-over in early 2026.

Code Enforcement – Our Code Enforcement Officer continues to coordinate with the Polk County Sheriff's Office Deputy to address several code compliance instances. In particular, work is continuing on getting the Ellis Street non-compliance issue of accumulating garbage under control and is working directly with property owners on mitigation. The latest estimate for the clean-up is \$3,500 and we are working on a timeline to expedite that through official citation action. As the City Council agreed on an Intergovernmental Agreement to contract with the City of Dallas for municipal court services, to handle non-compliance cases, once the Dallas City Council ratifies the IGA, the Code Enforcement Officer will issue citations to ongoing non-compliance cases.

Upper Park Trees – The city contractor cut the trees in the park and placed several firewood logs at the top of the park for the community to use. The park has reopened fully to community members.

Town Hall Meeting – Next Town Hall Meeting is planned for Monday, January 12 at 6:00pm to discuss 2026's Water Rate increases.

2025/2026 Infrastructure Construction Projects –

Safe Routes to School Pedestrian Island and Path Project:

- Construction Complete

Water Mainline Replacement Project:

- Trench Line Excavation Inc. has replaced several failing water lines at:
- Hopkins Avenue, portions of 2nd, 3rd, 4th Streets, Pine Street, alley between Pine Street & N. Main Street, and Estelle, Clark, East Clark, and Forest View Lane, Hopkins Avenue, Estelle, Clark & East Clark
- Current work is focused on the alleyway between 2nd and 3rd Street
- Business Oregon has approved additional water lines for replacement, therefore work will continue for an additional 2-3 months at the following locations: Parry Road, Fairview & Terrace Street, Mill Street, Pine Street and 1st/2nd Street connection

Sincerely,

