

FALLS CITY CITY COUNCIL		MONDAY, AUGUST 3, 2026
Mayor Bailey called the Falls City City Council into regular session on Monday, August 3, 2026 at 6:00 p.m. in the Community Center located at 320 N. Main Street.		
Council Members Present: Council President Amy Houghtaling, Councilor Tony Meier, Councilor Tia Scruton, Councilor Dennis Sickles and Councilor Lori Jean Sickles arrived at 6:04 pm. Councilor Nick Backus was absent.		
Staff Present: City Manager AJ Foscoli and City Recorder Jeremy Teal		
AGENDA	ACTION	
Announcements, Appointments, Appreciations & Proclamations	Mayor Bailey thanked all the volunteers of the fire department. He noted the department had been called out multiple times for mutual aid.	
Public Comment	Mayor Bailey opened the public comments at 6:03 p.m. Jim Miner reported there were blackberry bushes hanging over into the street on Fair Oaks. Tracy Young mentioned the upper park needed to be cleaned up. She noted there were limbs hanging off trees, brush along road that needed trimmed, the parking lot needed weed-wacked, the ballfield needed mowed, and a doggie bag dispenser needed at the baseball field. She stated the lower cemetery needed mowed. She asked if the city employee / park host job description could be separated so the job of each was clear. She stated the parks were not in good shape, and the park host was only cleaning the bathrooms and emptying trash. She noted there was a gap at the top and bottom of bathroom entry doors. She advised the price on the old City Hall needed to be raised and the documents' safe needed to be removed. Mr. Foscoli stated the safe would be offered to the new owners, and if they didn't want it the City would remove it. Ms. Young asked what the money from the sale would be used for. Mayor Bailey stated they did not know yet but would get feedback from the community.	

	Tina Thompson asked if any bylaws had been changed. Mr. Foscoli noted that the FEMA rules had been changed last December and the tiny home code amendments were made in 2022. Ms. Thompson noted there was a clause that could shut down Falls City and force the people to move to cities during the climate pandemic Mayor Bailey stated he would be attending the OMA conference next week and would ask. Ms. Thompson asked if the city would ever implement flock cameras. Mayor Bailey stated that would take money the city doesn't have. Ms. Thompson asked about the duckweed in lagoon ponds. Mr. Foscoli stated the facility was just impounding not treating. Ms. Thompson stated she would like a bucket of duckweed if at all possible. Mayor Bailey closed the public comments at 6:21 p.m.
Public Hearing a) CDBG Block Grant	Mayor Bailey opened the public hearing at 6:21 p.m. Mayor Bailey read the CDBG Block Grant hearing notice in its entirety into the record. Councilor Comments: Council President Houghtaling noted this was a normal Polk CDC grant funneled through Falls City. Councilor D Sickles asked if Polk CDC was administering the grant. Council President Houghtaling stated it would be low interest loan or grants. Melanie Fisher stated this was all grants. Citizen Comments: Jim Miner noted the people that need help can't get it because their trailers aren't eligible due to the age of them. Ms. Fischer stated the federal government sets regulations at 1976 and older are ineligible. She noted that Energy Trust of

b) Street Vacation	Oregon manufactured had a loan program for home replacement. She stated the gentlemen handling the loans was great. Mayor Bailey stated he would get the information for the Energy Trust gentlemen and talk with him about Falls City. Ms. Fischer stated Energy Trust didn't have the same rules and can help with a number of projects like insulation, hvac, and hot water heaters Tracy Young asked how much of the grants were used in Falls City. Ms. Fischer noted that recently 3 were helped from the Dallas grants. She noted that each city hosts the grant process but the money was open to all of Polk County. Ms. Young noted that Laura Christensen needed a ramp at her home. Tina Thompson noted she applied for a grant but she had a business and they needed to know how much she was taking in. Mayor Bailey appointed Jeremy Teal as the Certifying Officer for the CDBG grant. Mayor Bailey closed the public hearing at 6:40 p.m. Mayor Bailey opened the public hearing at 6:40 p.m. Mayor Bailey read the street vacation hearing notice in its entirety into the record. Councilor Comments: Council President Houghtaling asked why the need for the vacation. Mr. Teal noted the City stated they would do the paperwork back in the 80s and the residents executed the vacation between the 3 properties, but the City never completed the vacation. He noted the current grandchild of the original owners is selling the property and needs the 10 ft incorporated into the property before she sells. He stated this was the paperwork to finalize the vacation.
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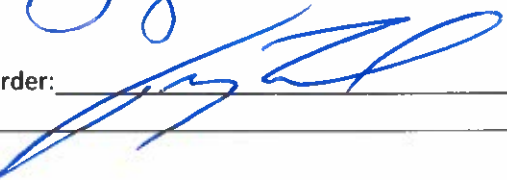
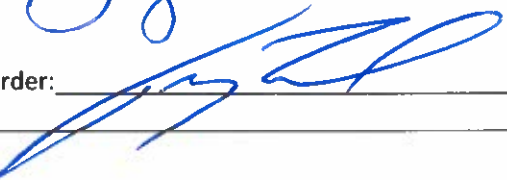
c) City Hall Sale	Councilor D Sickles stated he didn't want to set a precedent for people to come back and need paperwork done. Mr. Foscoli noted most of time the city retains ownership of alley land. Citizen Comments: Tracy Young asked if there would be access to any water lines down there, and about fire access. Mayor Bailey stated based on photos he did not see an issue for fire access. Mike McConnell suggested to stipulate easement for later if City needed access. Mr. Foscoli noted the alley was not worth anything for an easement. Mayor Bailey closed the public hearing at 6:53 p.m. Mayor Bailey opened the public hearing at 6:54 p.m. Sarah Cole gave a brief analysis of the property and the real market value of the property at \$199,000 with the .48 acres. She noted the market improvement value was \$194,000 for just the structure. Councilor Comments: There were none. Citizen Comments: Dawn Martin suggested renting the property. Chris martin suggested to mortgage the equity out of the property and rent the building. Ms. Cole stated there were many maintenance issues with the building, like a new roof, and full bathroom. Mayor Bailey stated it was a great idea, but he was concerned about further burdening the City staff, and what clientele would want to use the building.
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	Mike McConnell stated he had called SHPO about the old city hall and the conversation went well but could complicate things. He advised that public buildings in SPHO's jurisdiction had to be reported if it was going on the market and to let SHPO know on market review. He noted that there wasn't much that needed to happen with SHPO. He mentioned there were grant possibilities through rural community development regarding keeping the jail. Councilor D Sickles stated he didn't see the point of hanging onto the jail and asked what would be done with it. Mr. McConnell stated the jail was part of Falls City history, if you bulldoze it is all gone. Mayor Bailey asked if the jail could hold up the sale of city hall and if it was moved or restored what would it do for the community. Council President Houghtaling at the Historic Landmark meeting it was suggested to have dinners in the jail. Councilor D Sickles stated he didn't see the purpose of saving the jail and hold up the sale of city hall. He suggested possibly moving the jail to the new city hall. Mayor Bailey noted he would not be throwing veterans into the jail. Councilor D Sickles stated the idea was to put people in and pay to get them out. Ms. Young mentioned the high school kids could help restore the jail with some work experience. Mayor Bailey noted there was no CTE program in Falls City and grants take time. Ms. Young stated the building was priced too low considering some of the other homes that have sold in town. Ms. Cole noted some properties in Falls City came in pretty low. Mr. Miner asked what the size of city hall was. Ms. Cole stated 1,400 sq ft but not ready to move in. Mr. Martin stated that once the jail was gone the city couldn't get it back and the majority of
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	people have no idea what it is. He noted it would be great to move it and fix it up and put a sign on it, it is interesting. Mayor Bailey noted he didn't disagree. Tina Thompson suggested using the jail for events and having striped jumpsuits for people to wear. Councilor D Sickles asked who would move the jail and what would it cost. Mr. Martin stated he would come take a look. Council President Houghtaling asked if it made sense to spend \$10,000 to move the jail. Ms. Young stated the jail needed to be pushed out and made more visible, so people know what it is. Jessica Sullivan mentioned she had been to other small cities, and they use old stuff to draw people into town. She noted it was history. Mr. Miner stated a historic site at different places to go to in town would be good. Mayor Bailey noted that was a good idea to help preserve history, but the cost could be overwhelming. He suggested volunteers could help recoup the costs. Mr. Martin noted it was important to preserve history. Ms. Cole stated she doubted the jail would hurt the sale. Mr. Foscoli stated it was better to identify a buyer and see if they would want it. Mr. McConnell stated a grant might be possible to move the jail. He mentioned the Marion County jail warden grew up in Falls City and he donated inmates to come and fixed up the jail. He noted the cots and blankets were from that project. Ms. Cole noted the jail was a very small piece away from the main structure. Mayor Bailey stated the old City Hall, should go on the market and see what happens.
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	Mayor Bailey closed the public hearing at 7:33 p.m.
Consent Agenda a) July 6, 2026 Minutes	It was moved by Council President Houghtaling to approve the Consent Agenda as presented. The motion was duly seconded by Councilor Meier and CARRIED with a vote of 5-0 with Councilors Meier, Scruton, D Sickles, and LJ Sickles, and Council President Houghtaling voting YES.
Reports or Comments from Mayor and Council Members a) Mayor's Report b) Councilor Comments c) Park & Rec Committee Report	Mayor Bailey noted he would be attending the OMA conference. He thanked everyone that gets involved. Councilor LJ Sickles stated the Pride event was a great success and thanked everyone that helped. Council President Houghtaling reported Councilor Backus had emailed her and let her know he was sick and would not be attending the Council meeting. She mentioned that Jennifer Flores had worked with Home Depot and got a grant for projects around the school and that would happen this Thursday and Friday. She noted volunteers were always welcome. Councilor Scruton advised there would be a movie night on the high school lawn Saturday, August 15th. Mayor Bailey stated he was working on the skate park to try and redo the current design into phases.
Reports from City Manager & Staff a) City Manager's Report	Mr. Foscoli reported on the wastewater treatment plant, code enforcement, grant writing, the town hall meeting would be Monday, October 19th, and LDS Service Project. He advised Trench Line Excavation was working on Phase 2 of the waterline project.
Resolutions a) Resolution 09-2026	Mr. Foscoli noted the public hearing on the sale was the first step and now the resolution with a proposed \$300,000 price (higher than the recommended real estate number.

	Councilor D Sickles stated he agreed with the real estate agent's starting point. He asked there be constant consultation with the Council. He noted he didn't want to sit on it. Council President Houghtaling asked the price to be \$299,000 Sarah Cole asked for a bottom line for the building, and she noted there would be a lot of cost on her end. Mayor Bailey asked if the Council would settle for \$175,000. Council President Houghtaling stated she wouldn't go that low. Ms. Cole asked if they were a year in and her costs were rising what would the Council settle for. Mayor Bailey suggested coming back in 6 months and discuss if it hadn't sold. Mr. Foscoli stated it was a good number to start with and use Ms. Cole's number for bottom line for sale. He mentioned he could negotiate the final price as much as he could. He asked Ms. Cole what a schedule might like look like for lowering the price. Council President Houghtaling asked to amend the price to \$299,000. It was moved and amended by Councilor D Sickles to adopt resolution 09-2026, a resolution declaring the initial sale price of the former city hall real property at \$299,000 and authorizing the city manager to negotiate and sign any relevant sale documents. The motion was duly seconded by Councilor Meier and CARRIED with a ROLL CALL vote of 4-0 with Councilors Meier, Scruton, D Sickles, and Council President Houghtaling voting YES. Councilor LJ Sickles abstained.
Ordinances a) Ordinance 573-2026	It was moved by Council President Houghtaling for the Mayor read draft Ordinance 573-2026 by title only. The motion was duly seconded by

	Councilor D Sickles and carried with a vote of 5-0 with Councilor Meier, Scruton, D Sickles, LJ Sickles and Council President Houghtaling voting YES. It was moved by Council President Houghtaling to waive second reading of the draft ordinance, and to adopt Ordinance No. 573-2026 vacating an alley as read. The motion was duly seconded by Councilor LJ Sickles and CARRIED with a ROLL CALL vote of 5-0 with Councilors Meier, Scruton, D Sickles, and LJ Sickles, and Council President Houghtaling voting YES.
Good of the Order	Councilor LJ Sickles asked if the senior group from Boondocks could use the Community Center Tuesdays for board games and cards. Mr. Teal informed Councilor D Sickles to stop by City Hall and get a key and fill out the paperwork. Mr. Teal informed the Council that a virtual meeting would need to happen to approve tonight's minutes before August 20.
Regular Session Adjourn	There being no further business, the regular session was adjourned at 8:01 p.m.
Executive Session ORS 192.660 a public body can hold a closed executive session to conduct deliberations with designated negotiators regarding real property transactions.	Mayor Bailey opened the Executive Session at 8:17 p.m. Mayor Bailey closed the Executive Session at 8:39 p.m.
Regular Session Adjourn	Regular session was reinstated at 8:39 p.m. There being no further business, the meeting was adjourned at 8:40 p.m.
Read and approved this <u>17</u> day of <u>August</u> 2026. Mayor: <u></u> ATTEST: <u></u> City Recorder: <u></u>	