Falls City Oregon City Council Meeting

Monday, November 2, 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

The City of Falls City does not discriminate in providing access to its programs, services, and activities on the basis of race, color, religion, ancestry, national origin, political affiliation, sex, age, marital status, physical or mental disability, or any other inappropriate reason prohibited by law or policy of the state or federal government. Should a person need special accommodations or interpretation services, contact the City at 503.787.3631 at least one working day prior to the need for services and every reasonable effort to accommodate the need will be made.

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. **PUBLIC HEARINGS**

Public comment will be allowed in items appearing on the section of the agenda following a brief staff report representing the item and action requested.

a. **Water & Sewer Connection Fees**

Attachments:

- **Notice** (2026.11.02_1_Res_10_12-2026_Public_Hearing_Notice_Falls_City.pdf)

b. **Illegal Parking Penalties**

Attachments:

- **Notice** (2026.11.02_1_Res_11-2026_Parking_Public_Hearing_Notice_Falls_City.pdf)

c. **8th Street Vacation**

Attachments:

- **Notice** (2026.11.02_1_8SV_-_Street_Vacation_Public_Hearing.pdf)

6. **CONSENT AGENDA**
   a. **October 5, 2026 Minutes**

Attachments:

- **Minutes** (2026.10.05_0_Council_Minutes.pdf)

7. **REPORTS OR COMMENTS FROM MAYOR AND COUNCIL MEMBERS**
   a. **Mayor's Report**
   b. **Councilor Comments**
8. **REPORTS FROM CITY MANAGER & STAFF**
   a. **Falls City Fire Report**

Attachments:

- **Report** (Fire_Report.pdf)

b. **City Manager's Report**

Attachments:

- **Report** (2026.11.02_00_Monthly_Manager's_Report.pdf)

c. **Wastewater Treatment Plant Land Proposal**

Attachments:

- **Staff Report** (2026.11.02_Z_SR_Wastewater_Treatment_Plant_Land_Proposal.pdf)

- **Proposal** (2026.11.02_ZZ_Exhibit_A_Falls_City_Pasture_Lease_Proposal.pdf)

9. **RESOULTIONS**
    a. **Resolution 10-2026**

    Attachments:

    - **Staff Report** (2026.11.02_5_Res_10-2026_1_SR_Water_Sewer_Utility_Reserve_Fee_Increase.pdf)
    - **Resolution 10-2026** (2026.11.02_6_Res_10-2026_A_Water_Wastewater_Connection_Fees_Utility_Reserve_Fund_Fee.pdf)

    b. **Resolution 11-2026**

    Attachments:

    - **Staff Report** (2026.11.02_7_Res_11-2026_1_SR_Proposed_Illegal_Vehicle_Parking_Penalty_Standardization.pdf)
    - **Resolution 11-2026** (2026.11.02_8_Res_11-2026_A_Illegal_Vehicle_Parking_Penalty_Standardization.pdf)
    - **Exhibit B** (2026.11.02_9_Res_11-2026_B_Illegal_Vehicle_Parking_Exhibit_B.pdf)

10. **ORDINANCES**
    a. **Ordinance 574-2026**

    Attachments:

    - **Staff Report** (2026.11.02_2_8SV_-_Staff_Report_-_8th_Street_Vacation.pdf)
    - **Ordinance 574-2026** (2026.11.02_3_8SV_-_Ordinance_574-2026_-_8th_Street_Vacation.pdf)
    - **Exhibit A** (2026.11.02_4_8SV_-_8th_Street_Vacation_-_Exhibit_A.pdf)

11. **GOOD OF THE ORDER**
12. **EXECUTIVE SESSION**

    ORS 192.660 a public body can hold a closed executive session to conduct deliberations with designated negotiators regarding real property transactions.

13. **ADJOURN**

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

Public Notice & Notice of Public Hearing

The City Council of Falls City will be increasing Water and Wastewater Service Connection Fees, as well as its Utility Reserve Fund Fee as part of its ongoing update to offset increasing infrastructure expenditures.

A meeting will be held by the City Council at 6:00 p.m. on November 2, 2026, at the Falls City Community Center, 320 N. Main, Falls City, Oregon, 97344. This meeting can be attended via remote access, the link and phone number are on the City of Falls City website at https://www.fallscityoregon.gov/

The location of the hearing is accessible to persons with disabilities. Please contact **Jeremy Teal at 503-787-3631** if you will need any special accommodations to attend or participate in the meeting.

Public Notice & Notice of Public Hearing

The City Council of Falls City will be implementing Parking Penalties for illegal parking in city right-of-way within city limits.

A meeting will be held by the City Council at 6:00 p.m. on November 2, 2026, at the Falls City Community Center, 320 N. Main, Falls City, Oregon, 97344. This meeting can be attended via remote access, the link and phone number are on the City of Falls City website at https://www.fallscityoregon.gov/

The location of the hearing is accessible to persons with disabilities. Please contact **Jeremy Teal at 503-787-3631** if you will need any special accommodations to attend or participate in the meeting.

Public Notice & Notice of Public Hearing

The City of Falls City Council will hold a public hearing on the proposed 8th Street vacation between 883 Mitchell and 795 Mitchell consider the petition, deliberate and hear public testimony.

A public hearing will be held by the City Council at 6:00 p.m. on November 2, 2026, at the Falls City Community Center, 320 N. Main, Falls City, Oregon, 97344. This meeting can be attended via remote access link and a phone number are on the City of Falls City website at https://www.fallscityoregon.gov/

The location of the hearing is accessible to persons with disabilities. Please contact **Jeremy Teal at 503-787-3631** if you will need any special accommodations to attend or participate in the meeting.

FALLS CITY CITY COUNCIL	MONDAY, OCTOBER 5, 2026
Mayor Bailey called the Falls City City Council into regular session on Monday, October 5, 2026 at 6:01 p.m. in the Community Center located at 320 N. Main Street.	
Council Members Present: Council President Amy Houghtaling, Councilor Nick Backus, Councilor Tony Meier, Councilor Tia Scruton, Councilor Dennis Sickles and Councilor Lori Jean Sickles.	
Staff Present: City Manager AJ Foscoli and City Recorder Jeremy Teal	
AGENDA	**ACTION**
Announcements, Appointments, Appreciations & Proclamations **LDS Project Recognition**	Mr. Foscoli presented the LDS Church with a plaque of appreciation for their service day in Falls City. Jessica Steed stated the group was grateful to come to Falls City and help wherever they could. Mayor Bailey noted that 155 people helped all over the town. Mayor Bailey thanked Dawn and Chris Martin for the Breast Cancer awareness flags.
Public Comment	Mayor Bailey opened the public comments at 6:05 p.m. Mayor Bailey gave a brief overview of decorum in the council meeting to the community. Jim Miner noted the volunteers were fantastic but neglected the corner at Woods and Fairoaks and the brush and trees that need to be cut back. Tracy Young stated the 20-mph speed sign on Prospect across from sign they fixed is leaning and needs fixed and lowered. She asked about the $1 storm drain fee. Mr. Foscoli stated that DEQ and the TMDL compliance required the stormwater fee to help the city complete drainage cleanouts. She noted that all the water drains down Prospect, Fairoaks, and Sample to Palmer. Mr. Foscoli stated DEQ cared about the content of water more than where the water

	drains. Ms. Young asked if the stormwater fee would pay for the street sweeper. Mr. Foscoli stated it could. Tina Thompson stated the front loader was flying down Fairaoks as a main route to the mill lot. Mr. Foscoli stated he would reach out to TLX. Mayor Bailey closed the public comments at 6:14 p.m.
Consent Agenda a) September 8, 2026 Minutes	It was moved by Councilor Meier to approve the Consent Agenda as presented. The motion was duly seconded by Council President Houghtaling and CARRIED with a vote of 6-0 with Councilors Backus, Meier, Scruton, D Sickles, LJ Sickles, and Council Prewsident Houghtaling voting YES.
Reports or Comments from Mayor and Council Members a) Mayor's Report	Mayor Bailey stated this was the 3rd year for the Veterans BBQ and was dedicated to all active members and their families, and all veterans and their families. He noted the meeting would be October 11 veterans meeting at 9 am. He mentioned that Thrives would hold a candidate forum on Monday, October 12 at 6 pm at the community center.
b) Councilor Comments	There were none.
c) Public Works Committee Report	Councilor Meier stated in favor of rate increase for water and sewer installation. He asked that a more detailed description of the difference between standard and difficult meter installation. Mr. Foscoli stated there would be a good description of the difference between the two installs for water meters. Mayor Bailey noted citizens could contact City Hall for more information.
Reports from City Manager & Staff a) City Manager's Report	Mr. Foscoli reported on the wastewater treatment plant, grazing proposal, water and wastewater connection fee increases, code enforcement, town hall meeting, 8th street vacation, LDS project, and parking penalty

	updates, and the water mainline replacement project. Mr. Foscoli stated the wastewater plant could be discharged on November 1. He noted the ponds were lower than expected, roughly 55-60% capacity which allows growth of the community and the ability to add more people to system. Councilor D Sickles asked if there was a fee structure setup for people that wanted to join the sewer system. Mr. Foscoli noted there was. Mr. Foscoli stated he had received proposal to allow cattle grazing on the bare land next to sewer ponds. He noted there were 8 acres of grassland that needed to be cut and maintained on the property and both Polk County and DEQ didn't see any issues with allowing that. Mr. Foscoli stated the fees for water and sewer hadn't been increased in over 10 years and with inflation increasing annually it was time to increase them. He noted the Council would review and decide on what the rates should be. He noted the town hall on Monday the 19th to talk to the community and the candidate forum on Monday the 12th hosted by Thrives. Mr. Foscoli stated the 8th street vacation was moving forward. He noted the owners agreed on the land and Public Works committee had no issue other than asking that Infrastructure upgrade rights be obtained. Mr. Foscoli stated there were holes found in the city code regarding parking penalty fees and those would be presented next month. Tina Thompson stated she liked the idea of cattle, but suggested allowing 5-acre parcels to keep from becoming a desert and restore the ecosystem.
Good of the Order	Mayor Bailey stated there would be a Veterans BBQ meeting Sunday, November 8th in the fire bay.

	Councilor D sickles asked when the Thrives candidate forum was. Mayor Bailley stated Monday, October 12 in the community center at 6 pm and Greg Oldham would moderate. Tina Thomspon asked about the ballot. Mayor Bailey stated it was a total write-in ballot. Councilor D Sickles stated the name needed to be spelled exactly as the legal name. He noted the candidates needed to be legal Falls City residents, and registered voters to be eligible for a write in candidate. Mr. Foscoli stated the candidates that win the election need to visit the Secretary of State website to verify as a candidate. Dawn Martin asked if someone wins and doesn't want the position. Councilor D Sickles stated they could decline.
Regular Session Adjourn	There being no further business, the meeting was adjourned at 6:39p.m.

Read and approved this _____ day of _____ 2026.

Mayor:_____
ATTEST:

City Recorder:_____

Call Volume for Falls City Volunteer Fire Dept. JAN-DEC. 2026



FOR THE MONTH OF OCT. 2026

MONTH	MEDICAL	PUBLIC ASSIST	MVA	STRUCTURE FIRE / Chimney fire	GRASS BRUSH TREE / BURN CO.	POWER LINE	MUTUAL AID. FC ON SW CALLS	FALSE ALARM UTL	CONFLAG FIRES	MO. TOTAL CALLS
JAN	20	1	0	1-Sup 1 Chm	0/1	0	0	1	0	**25**
FEB	10	1	0	0	0	0	0	2	0	**13**
MAR	14	2	0	0	0	0	0	2	0	**18**
APR	10	0	0	0	0/2	0	0	1	0	**13**
MAY	12	0	0	0	1/0	0	0	1	0	**14**
JUNE	18	0	0	1 RV. 1VEH	3/0	0	0	0	0	**23**
JULY	9	1	1	0	2/6	0	0	0	1	**20**
AUG	11	4	0	0	1	1	2	1	2	**22**
SEPT	11	0	0	1 ASSIST	1	0	0	1	0	**14**
OCT										
NOV										
DEC										
YR TOTALS To Date	**115**	**9**	**1**	**5**	**7/10**	**1**	**2**	**9**	**3**	**162**

The FD has been busy as usual, with on-going trainings and practices to keep our skills sharp and train newer folks up to (and above) state levels.

We also responded to a large mutual aid structure and high-risk grass fire on Liberty Road working with all of our neighboring fire depts. Falls City Volunteers worked long and hard and made a big difference in the outcomes. It is a great feeling to help our neighboring fire departments and to work alongside of one another for our expanded communities.

October is National Emergency prep month. This is a great time to check your Smoke and CO detectors, and go through your to- go -bag to up- date any items needing replaced. Still don't have that bag made up? Now is a great time to start! Get your entire family involved, building it together and being ready for storms, power outages, or worse before an emergency happens.

October is also one of the months we look forward to with our open house Halloween Party for all the kids (young and old) in our community to have a safe, warm and fun night of trick or treats and games. Last year we had about 123 kids. Hoping to see even more this year! Happy Halloween!

Prepared by Sharon Volk Greve, Assistant Chief, Falls City Fire and EMS. Cell (503) 871-5140

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

City Manager's Report November 2, 2026

Introduction

Fall is officially here and the rain that came with it has helped reduce water consumption that was creeping up toward the end of the summer months, into September and October. At the same time, construction work around town proceeded mostly smoothly, with only minor disruptions to traffic flow. By the middle of November, the water mainline project will be finished and that will result in 95% of the city's waterlines being replaced from the old AC standard to newer, and longer-lasting composites, which are much more robust and less prone to breakage.

Wastewater Project – The city is continuing to work with the funding agencies to administratively close out the project. The city will begin discharging treated effluent to the Little Luckiamute, as soon as all of the equipment is calibrated, which is happening on the last few days of October, into the first week of November. This is a major milestone in our new wastewater facility. As an additional piece of information, the impounding pond and the treatment pond are at just about 50% capacity, which is beneficial for potentially adding more users to the system in the future.

Code Enforcement – Our Code Enforcement Officer continues to coordinate with the Polk County Sheriff's Office Deputy to address several code compliance instances. Thanks to the City of Dallas for municipal court services, the Code Enforcement Officer has issued citations to adjudicate in their court. Other non-compliance cases will be adjudicated in future court proceedings.

Code Enforcement Committee – City Staff are exploring the idea of creating a Code Enforcement Committee to assist in Community Outreach & Education, as well as organizing neighborhood cleanup days, creating educational flyers on common violations (e.g., tall weeds, derelict vehicles), and connecting elderly or disabled residents with volunteer groups to fix violations. Additional responsibilities would include Policy Recommendations, such as proposing code amendments to the City Council to make ordinances clearer, fairer, or more reflective of current community standards.

Town Hall Meeting – Next Town Hall Meeting is planned for Monday, Jan. 11 at 6:00pm. The possible topics include continuing discussion on how current Federal & State funding cuts affect city services, funding for the Dayton Street Bridge repair/reconstruction, funding for Code Enforcement/Compliance, and continued funding for Falls City Fire Department.

Note: If you have questions/concerns, please respond to me individually by email, phone, or in person. This way we avoid violating any public meetings laws with a "reply all" response, or multiple councilors discussing on the same thread.

Surplus of City Property – Staff has been working with property owners who own land adjacent to city property on Sheldon Avenue. These community members have had an easement agreement with the city for access on city property since 2022. The property owners have decided that they would like to purchase the land to which they have an easement. The total area is under 5,000 sqf, which comes to just over .1 acre. A draft agreement will be brought in front of council for discussion, possibly at the December meeting, if surveying of the land can be done in time to meet notice timelines for community input.

TMDL Ordinance – Per DEQ requirements, the city will bring an ordinance to the December meeting, relating to the illegal stormwater discharge and illicit stormwater connections.

2025/2026 Infrastructure Construction Projects –

Water Mainline Replacement Project:

- Per Business Oregon & OHA approval of additional water lines for replacement, work will occur between October & November at Parry Road; Pine Street and 1st/2nd Street
- Construction work on Cameron, parts of Parry Road, Fairview & Terrace Street, and Mill Street, have been completed

Sincerely,



AGENDA REPORT

TO: CITY COUNCIL

FROM: AJ FOSCOLI, CITY MANAGER

SUBJECT: WASTERWATER TREATMENT PLANT LAND PROPOSAL

DATE: 11/02/2026

BACKGROUND
The City of Falls City has been approached with a proposal to allow cattle to graze on the vacant land next to the Wastewater Treatment Facility's lagoons.

SUMMARY
As maintenance of the grassland on the 17-acre parcel where the city now has a new wastewater treatment facility is both time-consuming and resource intensive, we are weighing the pros and cons of a proposal to allow cattle grazing. Managed seasonal grazing can reduce standing grass and help maintain the property. A proposed additional gate would create a defined entrance beside Falls City Road, with potential benefits for emergency access. A written lease would identify one responsible operator for livestock checks, agreed maintenance and response to problems. In consulting with DEQ and Polk County, there are no objections to moving forward with this proposal if the City Council is in favor. Exhibit A outlines the proposal in detail.

PREVIOUS COUNCIL ACTION
N/A

FINANCIAL IMPLICATIONS
The operator of this proposal will bear all responsibilities for facility upgrade, maintenance and any problems that may ensue.

STAFF RECOMMENDATION
Staff recommends that Council approve the proposed cattle grazing lease proposal.

PROPOSED MOTIONS
Move that Council approve the proposed cattle grazing lease proposal.

EXHIBIT
Falls City Pasture Lease Proposal

Falls City Pasture Lease Proposal

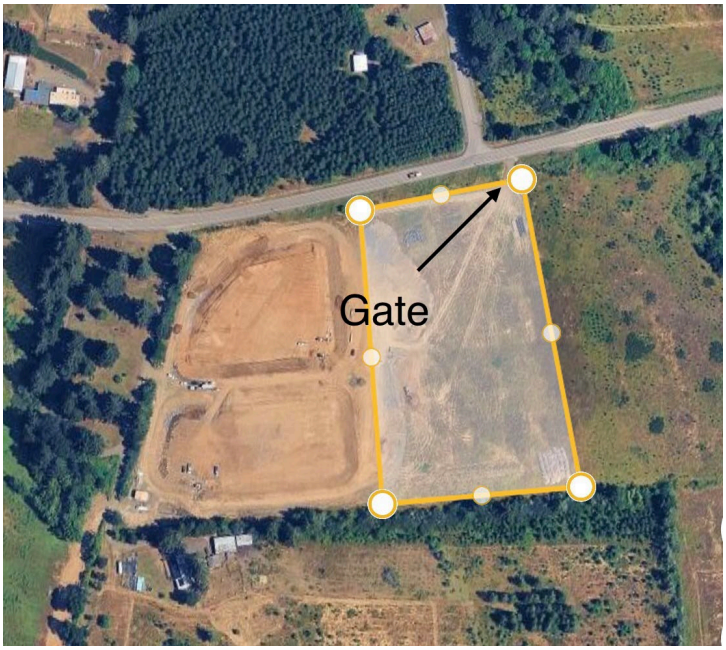
Presented to the Falls City City Council

Chris Martin | Date; October 20, 2026

I ask the Council to support a pasture lease and authorize staff to work out a written agreement. I propose to fund the missing fence side, install the marked access gate and provide livestock water. In return, I am seeking a fair lease that recognizes my investment, ongoing upkeep and the vegetation management provided through grazing.

What the City gains

Managed seasonal grazing can reduce standing grass and help maintain the property. The proposed gate would create a defined entrance beside Falls City Road, with potential benefits for emergency access. A written lease would identify one responsible operator for livestock checks, agreed maintenance and response to problems.



Proposed pasture and gate location shown on the supplied aerial photograph

The outlined area measures approximately 7.4 acres using Google Maps. This is a map estimate, not a survey; the City would confirm boundaries and usable grazing acreage. The full perimeter is approximately 2,340 feet and does not represent the length of the missing fence side.

Grazing can reduce grass buildup

Grazing offers Falls City a practical way to put this land to work while reducing grass biomass, meaning plant material that can become dry fuel. Cattle would be managed according to available forage and seasonal ground conditions, with healthy pasture cover retained.

OSU and USDA Agricultural Research Service research near Burns found that cattle consumed 48.5 percent of grass fuels within a targeted fuel break. That study involved southeastern Oregon sagebrush rangeland and virtual fencing. It supports the approach, but it is not a prediction for this parcel. Local results would depend on forage, stocking and timing. Grazing does not eliminate wildfire risk. [1]

A gate can improve access during a fire

I propose installing a 16’ gate at the location marked on the aerial photograph. A defined entrance could help firefighters reach a grass fire and help me remove cattle when needed. I would coordinate gate placement, the approach and emergency opening arrangements with the City and local fire department.

Fire vehicle access depends on suitable width, ground conditions, turning space and an accessible approach.

A fair lease recognizes the improvements

OSU reports an Oregon statewide pasture cash-rent average of $11 per acre per year for 2025 and notes that Western Oregon rents generally run higher. This is a statewide benchmark, not a local appraisal or a recommended price for this parcel. OSU guidance supports considering pasture quality, water, lease length and each party’s work when setting rent. [2, 3]

I propose that the City consider the approved improvements and ongoing responsibilities in negotiating the lease. Any improvement credit would be stated separately in the agreement.

Proposed annual rent $100.00

Proposed lessee funded improvement	Investment
Complete the missing fence side	$2,300.00
Install the marked access gate	$975.00
Provide livestock water setup	$400.00
Total proposed investment	$3,675.00

Lease term renewal and settling pond expansion

The initial lease term shall be three (4) years, beginning _TBD_____ and ending _TBD_____. Provided the Lessee is not in default beyond any applicable notice and cure period, the Lessee shall have the option to renew this lease for successive one-year terms by providing written notice to the City at least sixty (60) days before the expiration of the current term. Each renewal shall be on the same terms and conditions unless otherwise agreed in writing.

The City may terminate this lease during the initial term or any renewal term upon at least one hundred eighty (180) days’ written notice if the City Council determines that the leased property is needed for expansion of the City’s settling pond. The notice shall identify the property needed and the date possession must be returned.

Upon termination, the Lessee shall remove all livestock and personal property by the termination date. Any prepaid rent attributable to the period after termination shall be refunded proportionately.

Water supplied with personal oversight

I propose to run pipe along the ground from a City-approved source to a livestock trough and fill it in person as needed. I would check the water supply regularly and maintain enough clean water between visits. Trough capacity and refill frequency would reflect cattle numbers, weather and changing demand. [4]

The water arrangement would require approval of the source, connection and any required backflow protection. I would protect surface pipe from vehicle damage and tripping hazards, address freezing and maintain a backup water delivery or cattle removal plan if the supply fails. Water charges would be addressed separately in the lease.

Pasture care and a review of results

I propose daily livestock, gate and water checks, with more frequent visits when conditions require. Perimeter checks would occur weekly and after storms. I would adjust cattle numbers or grazing dates to available forage and remove cattle when shortages or wet soils could damage the pasture.

Before turnout, I would record baseline photographs and keep records of cattle numbers, grazing dates, pasture condition, inspections and incidents. A review with the City after the first season would consider grass buildup, enclosure reliability and retained ground cover. OSU pasture guidance would inform the grazing plan. [5]

A response plan if cattle escape

Before cattle arrive, the enclosure would be completed and inspected, gates secured, water confirmed and primary and backup responders identified. Fence repair materials, temporary fencing and access to a livestock trailer would be arranged.

If cattle escape, I would obtain their location and any road hazards, contact the backup responder if needed and respond promptly. An immediate traffic or public safety danger requires a 911 call. Experienced handlers would calmly contain the cattle using feed and temporary fencing, avoiding movement toward roads and requesting law enforcement traffic assistance when needed.

The breach would be repaired or isolated before cattle return, followed by a herd count and fence inspection. If secure containment cannot be restored, the cattle would be relocated. I would notify the City promptly of roadway involvement, property damage, public safety issues or delayed control, and document the cause and corrective action.

The decision requested

I ask the Council to support this proposal and authorize a joint site review and negotiation of a written lease. The agreement would settle rent, term, improvement ownership, repairs, access, insurance and the seasonal grazing plan. Cattle would arrive only after the lease is signed, containment and water are ready, and emergency contacts are in place.

Contacts to complete before turnout

Primary responder _____ Phone _____

Backup responder _____ Phone _____

City contact _____ Phone _____

City after hours contact _____ Phone _____

Emergency unlocking arrangement _____

Immediate emergency 911
Polk County Sheriff nonemergency 503-623-9251
Falls City City Hall 503-787-3631

Confirm contact details and the City notification procedure before turnout. City Hall is not a designated round-the-clock contact. [6]

Supporting references

[1] Oregon State University. Cattle grazing with virtual fencing shows potential to create wildfire fuel breaks.
https://news.oregonstate.edu/news/cattle-grazing-virtual-fencing-shows-potential-create-wildfire-fuel-breaks-study-finds

[2] OSU Extension EM 9616. USDA cash rent estimates for Oregon 2025 update.
https://extension.oregonstate.edu/catalog/em-9616-usda-cash-rent-estimates-oregon-2025-update

[3] OSU Extension EM 9665. How to determine pasture rental rates.
https://extension.oregonstate.edu/catalog/em-9665-how-determine-pasture-rental-rates

[4] OSU Extension. Water nutrition and quality for beef cattle.
https://extension.oregonstate.edu/catalog/water-nutrition-quality-beef-cattle

[5] OSU Extension EM 9302. Introduction to pasture and grazing management in Western Oregon.
https://extension.oregonstate.edu/catalog/em-9302-introduction-pasture-grazing-management-western-oregon

[6] City of Falls City. City contact information.
https://www.fallscityoregon.gov/

[7] Oregon Legislature. ORS Chapter 607 on livestock.
https://www.oregonlegislature.gov/bills_laws/ors/ors607.html

Site measurement basis

The supplied aerial image was matched to Google Maps satellite imagery. A closed polygon measured October 8, 2026 gave 320,291.86 square feet, or 7.35 acres, rounded to 7.4 acres. Total perimeter was 2,341.26 feet. The estimate does not establish legal boundaries or usable grazing acreage.

The response plan does not change legal or contractual responsibilities. The signed lease would assign upkeep, damage and insurance duties. [7]

AGENDA REPORT

TO: CITY COUNCIL

FROM: AJ FOSCOLI, CITY MANAGER

SUBJECT: WATER, SEWER UTILITY RESERVE FEE INCREASE

DATE: 11/02/2026

BACKGROUND
The City of Falls City has been undergoing a lot of infrastructure upgrades in the past couple of years, and according to recent water studies, as well as ongoing monitoring of costs by subcontractors for both water and wastewater construction and maintenance work, the city has identified shortages in the amount charged to customers versus what contractors charge the city.

SUMMARY
The last time installation and maintenance fees were increased in Falls City was in 2017. Though earlier this year the city increased its monthly water fees, as part of the water mainline upgrade work in 2025 and 2026, and it increases the monthly wastewater fees over the past 5 years as part of the new wastewater treatment facility construction, connection fees were not changed. After thorough analysis on costs from our subcontractors for these connection fees, the city needs to bring these fees in line with actual costs, after nearly a decade of increase moratoriums.

PREVIOUS COUNCIL ACTION
Staff and Council had increased monthly water and wastewater fees in order to support infrastructure upgrade work.

FINANCIAL IMPLICATIONS
Under the resolution, new residents and residents who develop heretofore undeveloped parcels, would see a change in the amount they are charged for water, wastewater connections, as well as the Utility Reserve Fee, which is dedicated to emergency construction not covered by grant and/or loan funding.

STAFF RECOMMENDATION
Staff recommends that Council approve proposed Resolution 10-2026 increasing water, wastewater and utility reserve fees.

PROPOSED MOTIONS
Move that Council approve Resolution 10-2026 A Resolution detailing increased fees for water, and wastewater connection fees and increased utility reserve fees and repealing prior resolutions as presented.

EXHIBIT
Resolution 10-2026

RESOLUTION NO. 10-2026

A RESOLUTION DETAILING INCREASED FEES FOR WATER AND WASTEWATER CONNECTION FEES; INCREASED UTILITY RESERVE FEES; AND REPEALING PRIOR RESOLUTIONS.

Findings:

1. The Falls City Public Works Committee and staff are in the process of auditing the Falls City Water and Wastewater connection rates.

2. The Falls City Public Works Committee reviewed the connection rates for Water and Wastewater accounts.

3. This Resolution will bring the Falls City Water and Wastewater connection fees in line with inflationary cost increases from the last time they were adopted in 2017.

4. Municipal Code Section 51.09 authorizes the Falls City Council to establish by resolution, and from time to time amend, water and wastewater rates and fees to be charged for each class of service, including minimum charges, charges for water consumption, service connection charges and all other related fees and charges.

5. The Falls City Council has determined that the rates, fees and charges set forth in this resolution are appropriate and in the best interest of the City.

6. All other previous resolutions and parts of resolutions not repealed or amended expressly or by implication by this resolution shall continue in full force and effect.

NOW THEREFORE, THE CITY OF FALLS CITY RESOLVES AS FOLLOWS:

Section 1. Exhibit 1, the following utility connection fees are hereby established:

(a) Sewer Connection fee:
Facility rate of $4,500.00 plus customer will be responsible for all costs to connect to the system (Municipal Code 50.06 (A).

(b) Water Connection Fee Simple:
Facility rate of $2,500.00 plus customer will be responsible for over twenty (20) feet at $40.00 per foot and/or cost plus.

(c) Water Connection Fee Complex:
Facility rate of $3,500.00 plus customer will be responsible for over twenty (20) feet at $40.00 per foot and/or cost plus.

(d) Additional Water Connection fees where the length of service exceeds 100 feet:
The applicant shall pay the extra cost of the line on the basis of actual cost to the Water department for labor, materials and equipment plus 15% (Municipal Code 51.07.F)

Section 2. In addition to the monthly fees established herein, Exhibit 1, a Capital Improvement Fee shall be assessed any service with a water meter or sewer connection, active or inactive, in the amount of $15.00. When both a residence and a commercial operation or development exist on a property zoned Commercial Residential, the Capital Improvement Fee will be assessed separately for both the residence and the commercial operation or development.

Section 3. Pursuant to ORS 294.160, the Council held a public hearing on November 2, 2026 to consider public comment on the proposed procedure increase.

ADOPTED BY THE FALLS CITY COUNCIL ON THIS 2nd DAY of November 2026.

VOTE: AYE____ NAY____ ABSTAIN____ ABSENT____

_____ _____

TJ Bailey, Mayor Date

ATTEST:

_____ _____

Jeremy Teal, City Clerk Date

AGENDA REPORT

TO: CITY COUNCIL

FROM: CITY MANAGER FOSCOLI

SUBJECT: PARKING PENALTY UPDATE

DATE: OCTOBER 10, 2026

BACKGROUND

The city has gaps in its parking penalty ordinances, which means that there are certain parking offences that do not have specific monetary penalties attached to them. The city is looking at standardizing parking penalties for illegal parking to simplify our process. In order to prosecute illegal parking within city limits, fee updates need to be implemented.

SUMMARY

The city of Falls City has had difficulty in the past in controlling illegal parking in Falls City, especially vehicles which routinely park for extended periods of time on North Main Street, causing traffic disruptions and reduced sight lines. In working to curtail this, some gaps and inconsistencies in fees have been identified in our ordinances in regards to specific penalties for illegal parking. As the city now adjudicates non-compliance issues with the Municipal Court in Dallas, it is important to make sure that all parking infractions have specific penalties attached to them for judicial verdicts. Exhibit B highlights the gaps that staff would like to address. The city is looking at standardizing parking penalties to discourage illegal parking. The proposal would standardize all parking penalties to be not more than $100, whereas currently the penalties range from not more than $25~50~100, and in some cases are absent altogether.

FINANCIAL IMPLICATIONS

The City, in adding specific penalties for illegal parking, will recoup the cost of managing citations, notifying individuals of court appearances and adjudicating parking non-compliance in Dallas' Municipal Court.

STAFF RECOMMENDATION

Staff recommend updating the Parking Penalty Schedule to have specific monetary penalties for illegal parking.

PROPOSED MOTION

I move the City Council of the City of Falls City to recommend a motion to approve a resolution standardizing penalty fees for vehicles illegally parking

ATTACHMENTS

Exhibit A Resolution 11-2026
Exhibit B Schedule 1~3 Parking Penalties

RESOLUTION 11-2026

A RESOLUTION STANDARDIZING PENALTY FEES
FOR VEHICLES ILLEGALLY PARKING

Whereas, The City of Falls City has passed Ordinances 527-2011, 562-2023, 564-2023 prohibiting parking at various locations on North Main Street; and

Whereas, The City of Falls City did not previously assign monetary penalties for illegally parking at the locations on North Main Street indicated by Ordinances 527-2011, 562-2023, 564-2023

Whereas, The City of Falls City will be fining any person violating Ordinances 527-2011, 562-2023, 564-2023, as well as all other illegal parking instances a fine not to exceed the sum of $100 per each violation; and

Whereas, ORS 294.160 requires opportunity for public comment on new fee or fee increase

Now therefore, be it resolved by the City Council of Falls City as follows:

This resolution takes effect immediately upon passage.

Approved by the City Council of Falls City this 2nd day of November 2026.

Vote:

AYE_____ NAY_____ ABSTAIN_____ ABSENT_____

Attest:

_____ _____
TJ Bailey, Mayor Jeremy Teal, City Recorder

SCHEDULE I. PARKING PROHIBITED.

Roadway	*Location*	*Ord. No.*	*Date Passed*	*Penalty*
Roadway	*Location*	*Ord. No.*	*Date Passed*	*Penalty*
Bridge Street (eastern portion)	Two-hour parking limit, beginning 20 feet north from the intersection of Bridge Street and South Main Street	289	11-4-1963	Not more than $100
North Main Street	Between Boundary Street and Ellis Street in excess of 12 hours between 8:00 p.m. and 8:00 a.m.	290	1-6-1964	Not more than $25
North Main Street	From a point 70 feet east of the terminus of the sidewalk at the east side of the intersection with Fourth Street and continuing east therefrom a distance of 31 feet	527-2011	12-12-2011	-
North Main Street (southern portion)	Between Boundary Street and Ellis Street, except while person is in or about the city high school	290	1-6-1964	Not more than $25
Third Street (western portion)	Between North Main Street and Mill Street	329A	2-2-1970	Not more than $50
North Main Street	Beginning at the Falls City entrance sign west to the corner of the east side of the intersection with Ellis Street, on the north side of North Main Street	562-2023	11-6-2023	-
North Main Street	Beginning at the Falls City entrance sign west to the corner of the east side of the intersection with Ellis Street, on the south side of North Main Street	564-2023	12-4-2023	-
Notes to Table: The Chief of Police is authorized and directed to place the necessary parking signs in the appropriate locations to carry out these provisions.				

(Prior Code, Chapter 72, Schedule I) (Ord. 562-2023, passed 11-6-2023; Ord. 564-2023, passed 12-4-2023)

SCHEDULE II. DIAGONAL PARKING.

Roadway	*Location*	*Ord. No*	*Date Passed*	*Penalty*
North Main Street (northern portion)	Commencing 110 feet east of the east line of Third Street and extending east therefrom for 70 feet	334	2-8-1971	Not more than $50
North Main Street (northern portion)	From the Fire Hall to Third Street, limited to 30 minutes	267	8-3-1959	Not more than $100
North Main Street (southern portion)	From a point on the south curb line of North Main Street where the same is intersected by a line drawn along the western boundary of Boundary Street as extended to and across North Main Street, to a point 94 feet westerly therefrom	337	3-8-1971	Not more than $50
North Main Street (southern portion)	Commencing at a point 109 feet westerly from the south curb line of North Main Street to a point 141 feet west of the point of beginning	337	3-8-1971	Not more than $50
North Main Street (southern portion)	Commencing at a point 158 feet westerly of the south curb line of North Main Street thence westerly a distance of 55 feet	337	3-8-1971	Not more than $50

Notes to Table:
The Chief of Police is authorized and directed to place the necessary parking signs in the appropriate locations to carry out these provisions.

(Prior Code, Chapter 72, Schedule II)

SCHEDULE III. PARALLEL PARKING.

Roadway	*Location*	*Ord. No.*	*Date passed*	*Penalty*
North Main Street	In front of the post office, for ten minute limit	267	8-3-1959	Not more than $100
North Main Street (northern portion)	Commending 14 feet east of the east line of Third Street and extending east therefrom 20 feet	334	2-8-1971	Not more than $50
North Main Street (northern portion)	From point of intersection with Fourth Street and running easterly four car lengths	267	8-3-1959	Not more than $100
North Main Street (southern portion)	From easterly line of Old Bridge Street to westerly line of New Bridge Street	289	11-4-1963	Not more than $100

Notes to Table:
The Chief of Police is authorized and directed to place the necessary parking signs in the appropriate locations to carry out these provisions.

(Prior Code, Chapter 72, Schedule III)

SCHEDULE IV. OVERNIGHT PARKING PROHIBITED.

(A) Overnight parking shall be prohibited within the Business District on the streets of the city.

(B) Any person convicted of violating any of the provisions of this schedule shall be punished by a fine not to exceed the sum of $100.

(Prior Code, Chapter 72, Schedule IV) (Ord. 267, passed 8-3-1959)

SCHEDULE V. LOADING ZONES.

(A) It shall be unlawful to park any motor vehicle, truck, or trailer on that portion of the easterly one-half of Third Street commencing at a point 32 feet south of the south curb line on North Main Street and running thence south a distance of 20 feet, except for the purpose of loading or unloading cargo or passengers from the vehicle, truck, or trailer. In any event, the parking shall not exceed 15 minutes in duration, except as to vehicles used by the Post Office Department. The area shall be designated as a “loading zone,” and the Chief of Police is directed to post appropriate signs adjacent to the area.

(B) Any person convicted of violating any of the provisions of this schedule shall be punished by a fine not to exceed $50.

(Prior Code, Chapter 72, Schedule V) (Ord. 322, passed 11-4-1968)

AGENDA REPORT

TO: CITY COUNCIL

FROM: CITY MANAGER FOSCOLI

SUBJECT: 8TH STREET VACATION

DATE: NOVEMBER 2, 2026

BACKGROUND

The city has several streets under its transportation system that are undeveloped. Of the just over 14 miles of roads in Falls City, almost 7 miles is unpaved, and among those there are several that are completely unimproved. The city has been asked specifically about vacating 8th Street, as it is both unimproved and of limited value for future development

SUMMARY

8th Street comes off of Mitchell Street (south side) and is approximately 100 feet long. The grade coming from Mitchell is very steep and development of this road would be both challenging and expensive. As a developed road would only benefit the two adjacent properties and one of the owners has approached the city about vacating the road, both city staff and the Public Works Committee has entertained the proposal. As vacation proceedings are very well laid out in ORS, the city only needs to make a decision as whether going through with it would be beneficial, or at least not counterproductive from an expansion/development perspective of roadways. As the development of this roadway would not be undertaken for overall expansion of our roadway system due to the limited beneficial impact, city staff and the Public Works Committee have no objections, as long as the city can retain infrastructure upgrade easements, if and when they may be deemed necessary at some point in the future.

FINANCIAL IMPLICATIONS

The City, in vacating a road, does not gain or lose any monetary value. By ORS, the vacated land is legally split evenly between the two adjacent properties, unless a separate agreement is negotiated between the property owners.

STAFF RECOMMENDATION

Staff recommend granting the vacation of 8th Street.

PROPOSED MOTION

I move the City Council of the City of Falls City grant the vacation of 8th Street.

ATTACHMENTS

Ordinance 574-2026

Exhibit A Street Map of 8th Street and Mitchell Street with measurements

ORDINANCE NO. 574-2026

AN ORDINANCE VACATING SPECIFIED STREET

WHEREAS, the Falls City Staff initiated a vacation of approximately 13,176 lineal feet (.30 acres) of undeveloped street lying within an area between 795 Mitchell Street and 883 Mitchell Street and approved at a regularly scheduled meeting on November 2, 2026, and

WHEREAS, public notice of the proposed vacation was given in accordance with ORS 271.110 and a public hearing was conducted, and

WHEREAS, the owners within the affected area of the proposed vacation did not object in writing to the proposed vacation, and the vacation does not substantially affect the market value of such property,

WHEREAS, the City Council determines and finds that subject street is not necessary for the future transportation and infrastructure development of the city; but the City of Falls City would like to retain infrastructure rights for any future projects. There are no public utility service lines located in the affected area. The area and the vacation of said street will not in any way prejudice the public interest,

NOW THEREFORE, BE IT ORDAINED, by the City Council of Falls City:

SECTION 1: That the 60-foot wide street lying within an area bounded between 883 Michell Street and 795 Mitchell Street, be vacated such that the western 30 feet of the street becomes ownership of 883 Mitchell Street and the eastern 30 feet becomes the ownership of 795 Mitchell Street.

SECTION 2: The vacated portions alley way be zoned Residential use consistent with the zoning of the adjoining properties.

READ FIRST TIME by the Council of the City of Falls City this _____ day of _____, 2026.

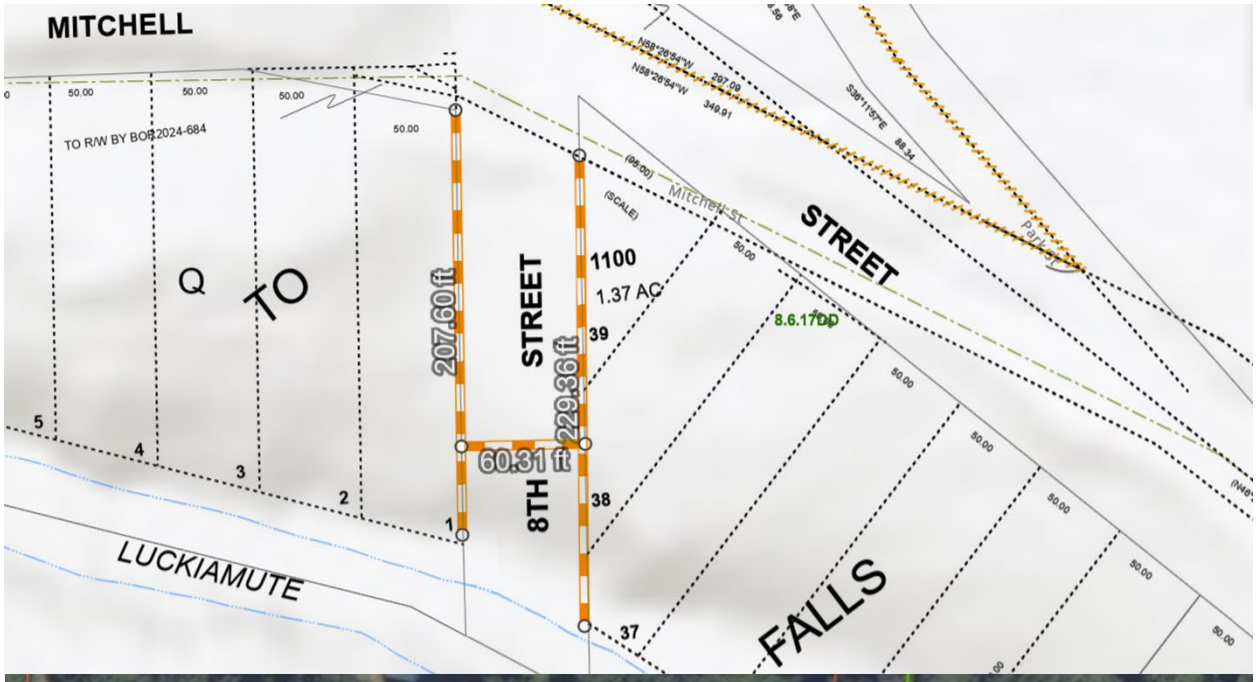
AYES: NAYES: ABSTAIN: ABSENT:

READ SECOND TIME by the Council of the City of Falls City this _____ day of _____, 2026.

_____ _____

TJ Bailey, Mayor Jeremy Teal, City Recorder

Exhibit A


MITCHELL
TO R/W BY BOE 2024-684
Q
TO
207.60 ft
STREET
1100
1.37 AC
39
8.6.17DD
60.31 ft
229.36 ft
8TH
38
37
LUCKIAMUTE
FALLS
STREET
Mitchell St
5
4
3
2
1
50.00


Socialist Valley Road
BABBITT
RICHARD
L JR
8th
St.
Mitchell Street
Little Luckiamute River
SCHAECHER
DONALD
& SUE