

**FALLS CITY CITY COUNCIL**

**MONDAY, JULY 1, 2024**

The Falls City City Council met in regular session on Monday, July 1, 2024 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 Martha Jirovec, Councilor Tony Meier, Councilor Dennis Sickles and Councilor Lori Jean Sickles

**Staff Present:**

City Manager AJ Foscoli, City Recorder Jeremy Teal

**AGENDA**

**ACTION**

**Announcements, Appointments, Appreciations & Proclamations**

**a) Fire Chief Appreciation**

Mayor Bailey read a brief statement thanking Bob Young for his 42 years of service as Fire Chief for the City of Falls City.

Councilor D Sickles stated that Chief Young had always represented Falls City well with the other agencies.

**Public Comment**

Mayor Bailey opened the public comments at 6:08 p.m.

Boyd Lamprecht stated he had been waiting months for his letter from City for his road. Mr. Foscoli noted that Polk County asked to make sure he had acquired an easement with Weyerhauser due to the fact that the road crosses their property. Mr. Lamprecht noted that Weyerhauser didn't have anything to do with it.

Mayor Bailey asked if he could meet with Mr. Lamprecht, and he could show him the layout tomorrow. Mr. Lamprecht stated he absolutely would. He mentioned the letter he wanted should state that the driveway would be put back when the project was done, and it would be put in one way or another with no permits.

David Drake stated he had measured the Mill Lot and Republic Services used 170 feet of space and with a few adjustments the City could continue to have the clean-up day. Mayor Bailey thanked Mr. Drake for his diligent work.

Mayor Bailey closed the public comments at 6:15 p.m.

<p><b>Consent Agenda</b></p> <ul style="list-style-type: none"> <li>a) June 3, 2024 Minutes</li> <li>b) June 24, 2024 Minutes</li> </ul>	<p>It was moved by Councilor Meier to approve the Consent Agenda as presented. The motion was duly seconded by Councilor Backus and CARRIED with a vote of 6-0 with Councilors Backus, Jirovec, Meier, D sickles, LJ Sickles and Council President Houghtaling voting YES.</p>
<p><b>Reports or Comments from Mayor and Council Members</b></p> <ul style="list-style-type: none"> <li>a) Mayor's Report</li> <li>b) Councilor Comments</li> <li>c) Park &amp; Rec Committee</li> <li>d) Historic Landmark Committee</li> </ul>	<p>Mayor Bailey reported the Falls City Summer Celebration would be July 6<sup>th</sup>. He noted there would be a Parade, vendors, music and fun and that volunteers were always needed.</p> <p>There were no comments.</p> <p>Mayor Bailey noted that someone had weed whacked around the sign and he had planned on sanding and repainting the welcome sign.</p> <p>Council President Houghtaling noted the oral history project was in process and the committee was looking for older residents for preservation videos around historic landmarks.</p> <p>Councilor Jirovec asked about contacting the committee for setup times. Council President Houghtaling advised to contact City Hall with the information and the committee would reach out.</p>
<p><b>Reports from City Manager &amp; Staff</b></p> <ul style="list-style-type: none"> <li>a) Fire Report</li> <li>b) Sheriff Report</li> <li>c) City Manager's Report</li> </ul>	<p>There were no comments.</p> <p>There were no comments.</p> <p>Mr. Foscoli gave his report regarding the wastewater treatment plant, Community Resource Center project open on August 15, the Republic Services Clean-up Day location, the RARE applicants, and code enforcement.</p> <p>Council President Houghtaling stated the project was waiting on Pacific Power. Mr. Teal stated he received the Right of Way permit today from Pacific Power. He noted it usually took a week to a week and a half to finish after receiving the permit.</p> <p>Councilor Jirovec suggested leaving the rocks, so people won't drive through the fence.</p>

<p>d) Code Enforcement Report</p>	<p>Stefani Burchfield introduced herself and Mr. Foscoli stated she had been doing a great job so far.</p>
<p>Good of the Order</p>	<p>Councilor Jirovec stated she would get a survey out by August for community events in LCB for the fall. She noted the Resilience Grant was delayed due to 700 applicants and the City would hopefully hear some results in the next few weeks.</p> <p>Council President Houghtaling presented a pros and cons list regarding the defederalized money with Polk CDC. The document will be included in these minutes for the record.</p> <p>Councilor D Sickles recalled that the discussion left a lot of unanswered questions regarding the pool of money that would encompass a larger area, but City didn't have the credentials to make loans.</p> <p>Council President Houghtaling stated the City could take control of it from Polk CDC and then the City would be in charge of all 50 outstanding loans plus the 10 in default. She noted other cities have already given their money back to Polk CDC, as well as Polk County. She suggested putting the discussion on the August agenda.</p> <p>Councilor Jirovec asked if the money was returned and if the City needed help with a project could the City get some needed help. Council President Houghtaling stated that once Polk CDC was FDIC they could help with a project, possibly even forgiving our loan and getting the Sheldon property shovel ready.</p> <p>Councilor D Sickles stated the discussion should be on the August Agenda and could the Council recommend giving it back. Council President Houghtaling noted that yes especially since the City isn't doing anything with it.</p> <p>Mayor Bailey suggested inviting Rita Grady to the August council meeting. Council President Houghtaling noted she would invite her.</p>

Adjourn

There being no further business the meeting was adjourned at 6:43 p.m.

Read and approved this 5 day of August 2024.

Mayor: 

ATTEST: 

City Recorder: 

TRANSFER OF OWNERSHIP OF FALLS CITY REVOLVING LOAN FUND AND LOAN PORTFOLIO TO POLK CDC

**PROS:**

- 1 Polk CDC plans to apply for CDFI Certification will bring in more funding for affordable home improvement loans.
- 2 CDFI certification and additional CDFI funding will expand the use of funding for homeownership, business startups and expansion.
- 3 The more funds owned and managed by Polk CDC, the stronger candidate it is for certification as a CDFI (Community Development Finance Institution)
- 4 By transferring ownership of the FC Revolving Fund to Polk CDC, City will join other PC Communities who have done the same to increase the leverage for even more funds available to Falls City residents.
- 5 Ownership of the FC Rev Fund could also allow Polk CDC to release restrictions on its use and allow use of some of these funds for predevelopment activities (which would be reimbursed by development funding) to prepare the Sheldon Street site for affordable housing development.
- 6 Forgiveness of City loan against FC Rev Fund (current balance of \$36,889.18 which will result in no longer having to pay an annual payment of \$2,518.63. The last payment is due 5/01/2040.

**CONS:**

1. Use of the fund is currently on hold as directed by the City's past Administrator so no home improvement loans are being made in Falls City with this fund.
2. Even if the hold was lifted, there is less housing home improvement and rehab activity in Falls City due to limited and shortage of funds.
3. City will continue to make annual payments on outstanding loan used by City to purchase land by River.
4. City will miss opportunity to have its fund leverage a considerable increase in funding to be used in Falls City.
5. By managing funds owned by others, Polk CDC less competitive in CDFI certification process.