



128 S Main St.
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City of Condon Regular Council Meeting Minutes Wednesday, March 6, 2019 7:00 PM

1. CALL REGULAR MEETING TO ORDER

Mayor Jim Hassing called the meeting to order at 7 p.m.

2. ROLL CALL

Present: Mayor Jim Hassing; Councilors Dawn Parm, Michael Cronk, Brian Barnett, Jan Stinchfield & Donald Jamieson. Absent: Councilor Tom Fatland. Staff: Kathryn Greiner City Administrator & Gilliam County Sheriff Gary Bettencourt

3. ADDITIONS TO AGENDA

Added a letter from Carol Greenfield to correspondence.

4. PUBLIC COMMENT

- 4.1. The Council will hear discussion of unannounced matters from the floor and comments on the agenda items. Comments are limited to five (5) minutes.**

None

5. CONSENT AGENDA

- 5.1. Approve the February 6, 2019 Regular Council meeting minutes.**

A motion was made by Councilor Stinchfield to approve the February 6, 2019 regular council meeting minutes. The motion was seconded by Councilor Jamieson and approved unanimously.

- 5.2. Review February Accounts Payable**

Councilor Jamieson questioned the payment to Gentry Homes regarding the Memorial Hall project and CA Greiner said that the project is just over \$71,000 and this will bring the payments to approximately \$43,000. Councilor Stinchfield asked about the zero balances on the VISA and Councilor Cronk about the Wright Chevrolet bill for the 2010 Chevrolet. CA Greiner said the VISA was a month where no one went anywhere and the Chevrolet needed the air conditioning and cruise control fixed and this was a time that it was not needed to get it in for repairs.

- 5.3. Review VISA bills**

Questioned answered in the review of the accounts payable.



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5.4. Approve Payments to Inland Development for Fiber Line

CA Greiner explained that there may be two payments equaling \$228,320.78 to Inland Development Corporation that will be due prior to the April council meeting and asked the councilors to approve contingent on Adam Haas approval.

A motion was made by Councilor Jamieson to approve the payment of \$228,320.78 to Inland Development contingent on Adam Haas review and approval. The motion was seconded by Councilor Parm and approved unanimously.

6. OLD BUSINESS

6.1. Fiber Update & CBEC Fiber Agreement

CA Greiner asked the council for some guidance based on emails that had been exchanged between her and Tommy Wolff, General Manager of Columbia Basin Electric Cooperative (CBEC) in the last week. She noted that she had sent Wolff potential deal points and technical specifications of the communication shelter drawn up by city telecom attorney Alan Galloway- and telecom consultant Adam Haas on Monday, February 25. CA Greiner said that Wolff was requesting a face-to-face meeting that would include CBEC and the city's fiber committees to address the points and specifications. CA Greiner had reservations about the two groups meeting when the document had specifications that is beyond the lay committee's knowledge and suggested to Wolff that if they had a meeting it would include the telecom attorney and technical staff from both organizations. An email from Galloway that CA Greiner read stated that the preferred way of dealing with the negotiations and discussion of the deal points was to be between the attorneys of both organizations. CA Greiner had Haas reach out to Wolff to go over the points, and was told that he preferred a face-to-face meeting on where to go from here and felt that we are "far off the mark." CA Greiner asked for guidance from the council on how to proceed.

Councilor Stinchfield asked if it was a possibility that Wolff meeting with Haas to go over the points that need to be discussed. Councilor Jamieson said that at the beginning of the project we were "tied up" up with CBEC to use their poles and once the project changed and suggested the city go back to the drawing board to see what the city wants to do with their fiber and determine what business the city wants to be in. Councilor Jamieson acknowledged that he wants to continue working with CBEC, and either come to an agreement on this deal or re-negotiate the dark fiber deal. He stressed that he doesn't want the city in the hut or fiber business. Councilor Stinchfield stated that she is not going to sit through a meeting going over technical terms and did not intend to back away from the proposed deal with CBEC. The consensus of the council that none of them were comfortable discussing the technical aspects of the contract. Gilliam County Judge, and city fiber committee member Elizabeth Farrar stated that there were sufficient reasons to have the carrier neutral facility.

CBEC director Lori Anderson stated that CBEC's goal remains the same to facilitate fiber to customers in their region and that the city and CBEC's strategic plans are similar in plans and goals. She added that she would take the message of the City Council back to the CBEC board of directors.

CA Greiner was directed to email Wolff and relay that the points need to go through the attorneys and offered Haas time to sit down with CBEC to go over the points and answer any questions.

6.2. Memorial Hall Acoustic Project Update

CA Greiner reported that the lighting has been selected and ordered and should arrive in next three weeks. She is coordinating the lighting with electrician Brennah Miller and anticipates that the project should be completed no later than May 1.



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6.3. Review Intergovernmental Agreement with Gilliam County for Municipal Services - Rescind & Approve with Changes

CA Greiner explained that the Intergovernmental Agreement for the municipal court services passed at the February meeting required some changes at the county level. The new document has changes made that have been reviewed and approved by city's attorney Wyatt Baum and Gilliam County attorney Ruben Cleaveland. The previous IGA needs to be rescinded and approve of the new one with changes.

A motion was made by Councilor Stinchfield to rescind the IGA for municipal court services with Gilliam County that was approved in February and approve the IGA with changes. The motion was seconded by Councilor Parm and approved unanimously.

7. NEW BUSINESS

7.1. Request of Transient Tax Review - Barb Anderson

Barbara Anderson who owns a vacation rental at 825 W. Fall Street, operating it through Airbnb requested the council eliminate the transient tax. She added that "Condon doesn't have a lot to offer" other than the park and she is providing a service for travelers and that Portland does not collect transient taxes if they have Airbnb. Judge Farrar stated that looking at the City of Portland website the do charge the transient tax to Airbnb providers and Councilor Jamieson brought up the Airbnb website that stated that they add on the local transient tax. Anderson said that the city's ordinance states they will not charge tax on private residence rental. K'Lynn Kennedy, executive director of the Condon Chamber of Commerce stated that Condon has more than the park to offer with events and proximity to outdoor activities. A short discussion was held and the consensus of the council was to maintain the transient tax with no repeal, but to have CA Greiner contact the League of Oregon Cities on how other cities work with Airbnb.

7.2. Gilliam County Fire Services Board Update - Councilor Jamieson

Councilor Jamieson sits on the Gilliam County Fire Services (GCFS) board and brought the most recent IGA to the council where the city provides money to operate this program. GCFS coordinator Shannon Coppock is retiring and their board has requested that the new coordinator be an employee of Gilliam County instead of run through North Gilliam Rural Fire Protection District. Judge Farrar noted that it was discussed in their meeting earlier in the day and it seems to have switched to the county doing the financial management instead of making their person an employee. Councilor Jamieson wanted to bring the council up to date and note that Gilliam County has agreed to review and update the IGA which may mean that the city will be asked to contribute more than previous years. Sheriff Bettencourt, GCFS board member stated that all entities will be asked to increase their contribution.

7.3. Golf Course Clubhouse Discussion

The council received two drawings of a proposed clubhouse at the golf course and it was decided to find out estimate costs of the designs. Councilor Barnett asked about the condition of the machine shed and to think about adding it on to the clubhouse to save money. Councilor Jamieson stated that the equipment sheds are in good condition.

8. STAFF REPORTS

8.1. Public Works - Public Works Superintendent Gibb Wilkins

PW Wilkins was absent and provided a written report. Councilor Barnett said that Robinson Brothers Construction had done a good job of assisting with some of the snow plowing and requested that a thank you note go to them.



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8.2. Administration - City Administrator Kathryn Greiner

CA Greiner said that she had received a letter to her home from Frontier Regional 911 operator Carol Greenfield requesting letters of support for maintaining the 911 center in Condon. CA Greiner suggested that the city write a letter of support as they have done in the past. Sheriff Bettencourt, chairman of the FR911 board stated that he did not want to cause "pandemonium" as this was preliminary discussion at their scheduled meeting next week. CA Greiner said that she has heard this discussed the last several months and a generic letter of the importance seems appropriate. CA Greiner also said that Gilliam County transportation coordinator Marla Davies has asked about leasing the Ward Street Shop and she is moving forward to find out lease rates and what the county is requiring of the building.

8.3. Police - Gilliam County Sheriff Gary Bettencourt

Sheriff Bettencourt said that the NORCOR inmates have been in town shoveling snow and that there was a burglary at Country Flowers.

9. COUNCIL INFORMATION

9.1. Letter to Port of Arlington - Water Line Extension

Mayor Hassing stated that while at the Waste Management thank you reception in Arlington he spoke with Peter Mitchell, Port of Arlington Executive Director, whom said he received the letter from the city and is investigating funding for that project.

9.2. Barb Anderson Letter to Respond to Transient Tax

9.3. * Addition - Frontier Regional 911 Operator Correspondence**

10. NEXT REGULAR MEETING DATE

10.1. Next regular City Council meeting is Wednesday, April 3, 2019, 7 p.m. at Condon City Hall.

11. ADJOURN REGULAR MEETING

Mayor Hassing adjourned the meeting at 8:05 p.m.

Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator