



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
F: 541-384-2700

**AGENDA
CITY OF CONDON
REGULAR MEETING
128 SOUTH MAIN STREET, CITY HALL, CONDON, OREGON
Wednesday, September 4, 2019, 7:00 PM**

- 1. CALL REGULAR MEETING TO ORDER**
- 2. ROLL CALL**
- 3. ADDITIONS TO AGENDA**
- 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.**
- 5. CONSENT AGENDA**
 - 5.1. Approve Regular City Council Meeting Minutes of August 7, 2019**
 - 5.2. Review Accounts Payable August 12, 2019**
 - 5.3. Review VISA Statements**
- 6. OLD BUSINESS**
 - 6.1. Fiber Update - City/Gilliam County IGA**
 - 6.2. Fairway Housing Project**
 - 6.3. Ward Street Shop Lease with Gilliam County Transportation**
 - 6.4. Discuss Farming/Pivot Lease**
 - 6.5. Discuss Golf Course Clubhouse**
- 7. NEW BUSINESS**
 - 7.1. Waste Management Annual Report - Leah Shannon, WM**
 - 7.2. Review Ordinance for Economic Opportunity Analysis Grant**
 - 7.3. Resolution 2020-02 - A Resolution Reiterating the Need of a Reserve Fund and the Intended Sources and Uses of Funds Accumulated Therein**
- 8. STAFF REPORTS**
 - 8.1. Public Works - Public Works Superintendent Gibb Wilkins**
 - 8.2. Police - Gilliam County Sheriff Gary Bettencourt**
 - 8.3. Administration - City Administrator Kathryn Greiner**
- 9. COUNCIL INFORMATION**



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9.1. DEQ Annual Transfer Station Review

10. NEXT REGULAR MEETING DATE

10.1. Next Regular Condon City Council meeting is Wednesday, October 2, 2019, 7 p.m.

11. ADJOURN REGULAR MEETING

If necessary, Executive Session may be held in accordance with ORS 192.660(2)(c). As this is a regular meeting of the Condon City Council, other matters may be addressed as deemed appropriate by the Council. Assisted listening device is available for persons with impaired hearing and should be scheduled for council meetings three working days prior to the Council meeting. The City of Condon is an Equal Opportunity Provider and Employer. Complaints of discrimination should be sent to City of Condon Administrator, PO Box 445, Condon, OR 97823.

Agenda prepared and distributed August 28, 2019



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City of Condon Regular Council Meeting Minutes Wednesday, August 7, 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 - Council: Mayor Jim Hassing, Councilors Dawn Parm, Michael Cronk, Brian Barnett, Tom Fatland & Donald Jamieson.
Absent: Council Jan Stinchfield. Staff: PW Superintendent Gibb Wilkins, CA Kathryn Greiner and Gilliam County Sheriff Gary Bettencourt

3. ADDITIONS TO AGENDA

3.1. ** Amendment to ODOT Grant

3.2. ** Council Information - Condon Chamber of Commerce

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.

Sheriff Bettencourt gave his report at this point in the meeting due to a conflict in schedule. He reported that the weed abatement is under control. He issues notices to 43 properties with four non compliant that received nuisance violation tickets. Of the 4 violations all but Keith Shaw cleaned their lots prior to court appearance. Shaw did not show up to court of respond to the ticket. Sheriff Bettencourt said that he had a conversation with city attorney Wyatt Baum regarding the abatement process. CA Greiner said that she wondered if the City Council would like to make a cash offer on the property since it is in the middle of the proposed Fairway Housing project to avoid the abatement process. After a brief discussion it was the consensus of the council to have CA Greiner contact Baum to determine options on this issue. Councilor Fatland said that a citizen has approached him to complain about excessive speed on South Main Street by the football field. Sheriff Bettencourt responded that his officers have increased patrols in that area. It was also discussed that speeding was occurring on Walnut/Highway 19 from the west and suggested that another flashing speed sign may be helpful. PW Wilkins will inquire of availability of the speed signs at this next Lower John Day Area Commission on Transportation.

Larry McGunnigle was present to say that in his neighborhood there is a problem with feral cats. He stated that they had trapped 13 cats in July and resident Patty LaTrace had gotten the cats vet care and relocated. He asked for some financial assistance but did not have an amount for the request. McGunnigle also stated that the sign at Linus Pauling field is in poor condition and needs to be fixed. He stated that he sent a letter to Gilliam County six months ago with no response, and that CA Greiner received the information but said that it was not city property nor in the city's jurisdiction. Gilliam County Judge Elizabeth Farrar was present and said that the sign was a project of the county's community development department and it is being worked on. Lori Anderson, chamber member, added that the Condon Chamber of Commerce is working on this project with Gilliam County.



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5. CONSENT AGENDA

5.1. Review and Approve July 10, 2019 Regular Council Meeting Minutes

A motion was made by Councilor Fatland to approve the July 10, 2019 regular city council meeting minutes. The motion was seconded by Councilor Parm and approved unanimously.

5.2. Review Accounts Payable of July 10, 2019, July 11, 2019, July 29, 2019 and VISA Statements

Councilor Fatland asked about the City/County Insurance bill of \$40,000 with CA Greiner stating that it is for the 2019-20 insurance of the city which includes workers' compensation, auto, liability and property.

6. OLD BUSINESS

6.1. Fiber Project Update

Council received the final report of the fiber project from Adam Haas of Converge Communications. CA Greiner stated that it seemed thorough and asked the councilors to let her know if she had any other questions for Haas on the report. Councilor Fatland asked about the fiber line only being built from Cedar Springs Road and if the fiber is lit. He also asked if the fibers needed to go to a communication shelter. Judge Farrar stated that the shelter may not be needed now as the IRU with Inland Development has "drops" or connections in Condon and if they did need to be split at another location Columbia Basin Electric Cooperative is building a shelter and the companies can contract with them. Councilor Jamieson stated that the drops are at the courthouse, city hall, schools and North Central ESD.

CA Greiner also stated that the first draft of the Intergovernmental Agreement (IGA) between Gilliam County and City of Condon was drafted but had some questions and concerns of its intent. CA Greiner and Judge Farrar had gotten together and wanted to have the IGA similar to a partnership that would have just one place for customers to go to lease the line that would include the fiscal responsibility and the entities would not compete on prices. The IGA was not attached to the agenda so CA Greiner summarized that the questions are if the board created with the IGA would be five members that would include two members from each entity and once the four people were assigned, then they would pick the fifth person. The current agreement had them as a board with a stand alone board but the council wanted to see this board as advisory to the governing bodies. CA Greiner also stated that Gilliam County has offered to be the fiscal officer of the agreement and would collect revenues from leased lines and pay the monthly \$4,000 (\$2,000 for each entity) and other expenses. Anticipated fees would be legal for the leases. If the revenues exceeded the expenses, the overage would be split based on the initial investment - 1/3 to City and 2/3 to Gilliam County. At the Gilliam County Court meeting earlier that day, Gilliam County Commissioner Sherrie Wilkins asked that the termination clause be included that if they needed to be split it would be a process that would not be cumbersome. It was the consensus of the council to have CA Greiner type of the items discussed, send to Baum and also to the councilors so they can determine the changes needed.

6.2. Fairway Housing Project Update

CA Greiner received a quote of getting water and sewer to the property designated for the Fairway housing project of approximately \$450,000. She stated that a representative of Business Oregon has money to loan, and suggested that if the city borrow the funds from the state to finish the project, then they could immediately sell and receive property tax on the lots sold. She said that the city has set aside \$200,000 annually for these such projects and instead of doing the project in phases, the city could get a loan for the entire project to make the lots available for resale sooner. CA Greiner estimated the loan would be \$1.5-\$1.8 million and the loan could be paid off at \$200,000 a year in less than 10 years. She was told that the loan is 3% and there are no penalties for early payment. She did say that the important part of this project is to receive technical assistance to determine what the city wants the housing development to look like, how to sell the lots.

The consensus of the council was for CA Greiner to bring back more information on the loan, the planning documents of the proposed housing development and to try and locate similar projects or professionals to assist with this project.



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7. NEW BUSINESS

7.1. Review & Approve OLCC Renewals for Condon Food Mart, Elks Lodge #1869 Condon, Historic Hotel Condon/Lori's Place, Murray's Condon Pharmacy, The Condon Round-Up (on premise sales), The Condon Round-Up (off Premise sales) & Two Boys Meat & Groceries.

Requests were made for local establishments to obtain their liquor license renewals. Short discussion that off premises licenses were for selling liquor to go. **A motion was made by Councilor Fatland to approve OLCC renewals for Condon Food Mart, Elks Lodge #1869 Condon, Historic Hotel Condon/Lori's Place, Murray's Condon Pharmacy, The Condon Round-Up on premise sales, the Condon Round-Up off premise sales and Two Boys Meat & Groceries. The motion was seconded by Councilor Jamieson and approved unanimously.**

7.2. Appoint Haley Potter to Condon City Planning Commission

Mayor Hassing appointed Haley Potter to the Condon City Planning Commission.

7.3. Discuss Ward Street Shop Lease - Gilliam County Transportation

The council received a proposed lease agreement for Gilliam County to lease the city's shop on Ward Street for their special transportation department. Marla Davies, Gilliam County Transportation/Dispatch Coordinator stated that the estimated cost of the remodel is \$30,100 and what is in the lease does not adequately reflect the tasks that will be completed. Councilors Parm and Cronk declared a potential conflict of interest since they are member of the Davies transportation advisory board. Councilor Jamieson said that it appeared to be a standard lease and just needed to have the blanks filled in. Davies had questions on the ADA requirements. Judge Farrar stated that the remodel will need to go through Gilliam County's public contracting process. Davies will send to CA Greiner the changes to the building in the project proposal and other details where she had questions. CA Greiner will forward questions and the project list to Baum with hopes that it can be approved at the September 4 council meeting. Mayor Hassing tabled the lease which CA Greiner will bring back with blanks filled in and questions answered.

7.4. Discuss Golf Course Clubhouse

Councilor Jamieson asked the council how they wanted to move ahead on the proposed plan of the golf course clubhouse. Councilor Fatland said that the next step could be to look at costs and funding options. CA Greiner asked that the Park and Recreation Committee meet to discuss an operation plan if a new clubhouse is built. A meeting will be scheduled later this fall.

7.5. Review & Approve The Round-Up Off Premise-Catering Sales Request

CA Greiner explained that the owner of The Round-Up has requested an off premise - catering license request from OLCC. It was her understanding that the permit allowed the owner the ability to sell kegs of beer and accept the kegs here instead of the travel out of town.

A motion was made by Councilor Jamieson to approve the OLCC permit to The Round-Up for off premise catering sales. The motion was seconded by Councilor Parm and approved unanimously.

7.6. Review & Discuss Farm/Pivot Lease

PW Wilkins said that current leasee John Johnson had planned on attending but due to a lightning storm moving through was unable to be present. PW Wilkins said that due to the ability to have another crop that what is in the current lease the city has several options. These include renegotiating a new lease with the Johnson, hire a person to custom farm, or put the lease out to bid. He suggested that with a new crop in a new lease the city may be able to generate more income from the pivot field. PW Wilkins stated that he was approached by several people in regards to the pivot lease for hay or to growing hemp. PW Wilkins asked the council what they would like the city to do so we can move forward. It was stated that Johnson has asked the city to pay for the grass seed, which several councilors disapproved. The current lease would need to be terminated due to a different crop and timelines. It was the consensus of the council for PW Wilkins and CA Greiner to bring back a recommendation and plan to the September meeting to move forward with the pivot operations.



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7.7. Review Draft Economic Opportunity Analysis Grant Report

CA Greiner gave the council the draft Oregon Department of Land Conservation and Development (DLCD) Economic Opportunity Analysis grant report and said that the policies must be approved by the council by the October meeting. She said that the policies have been reviewed by herself and a DLCD representative, changes made and asked the council to review and give suggested changes at the September meeting.

7.8. ** Addition ** Discuss and Approve ODOT Grant Amendment Number 01 - Local Agency Agreement

Council received an amendment to the ODOT grant that is doing the sidewalk project on North Main Street in regards to ADA requirements.

A motion was made by Councilor to approve ODOT grant amendment number 01 - Local Agency Agreement. The motion was seconded by Councilor Fatland and approved unanimously.

8. STAFF REPORTS

8.1. Public Works - Public Works Superintendent Gibb Wilkins

PW Wilkins stated that 11.4 million gallons of water was pumped in July and that a fire at City Farm last month was started by a bird on the electric line. The systems all continued to work, uninterrupted after the fire with the exception of the telemetry operation at a phone pedestal that was burned. Public Works crew has installed water services, repaired sewer pipe and pivot issues. Councilor Jamieson asked how the water supply was holding up and if the crew was going to put pipe in on Spring Street. PW Wilkins stated that there have not been any issues of the wells at City Farm and he still anticipates putting in 1-2 blocks of water line on Spring Street this year. Councilor Barnett asked about the lights on the steps in front of City Hall where you can see wires. PW Wilkins stated that they are safe but it was agreed that they should be fixed.

8.2. Police - Gilliam County Sheriff Gary Bettencourt

Sheriff Bettencourt gave his report during Public Comment.

8.3. Administration - City Administrator Kathryn Greiner

CA Greiner said that the League of Oregon Cities conference is at the end of September and if any councilors wish to attend to please let her know so she can get them signed up. She is planning on attending one day of the conference to take a human resource class. She also said that she was getting ready to sign up Councilors Stinchfield, Jamieson and herself for the telecommunication conference in Ashland in October and that there is a Chamber after hours to honor Stinchfield's Thursday, August 15, 5:30 p.m. at the Memorial Hall. A workshop entitled Webworks is scheduled for Thursday, October 3 to Memorial Hall to give an update on the internet projects in the region by CBEC, Inland Development, Home Telephone and the City/County project. This will also include a program for other internet and web-based businesses. More information will be given out at the September council meeting.

9. COUNCIL INFORMATION

9.1. ** Addition ** Correspondence from Condon Chamber of Commerce

CA Greiner stated that this letter was to ask the council to waive fees for the Chamber of Commerce for their events. She stated that with the newly remodeled hall that her policy in the past will apply that chamber events that collect funds will be charged the rental rates as stated and events that do not charge may have the fees waived. The council agreed that with the recent investment the policy seemed fair.

10. NEXT REGULAR MEETING DATE

10.1. Next regular Condon City Council is Wednesday, September 4, 2019, 7 p.m.



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11. ADJOURN REGULAR MEETING

The council meeting was adjourned at 8:21 p.m.

Date _____
Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator

Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ARAMARK UNIFORM SERVICES							
115	ARAMARK UNIFORM SERVICES	JULY 2019	Janitorial	07/31/2019	261.66	.00	
Total ARAMARK UNIFORM SERVICES:					261.66	.00	
BENNETT'S POINT S TIRE & AUTO							
859	BENNETT'S POINT S TIRE & AU	1037034	Golf Fuel	07/01/2019	149.80	.00	
859	BENNETT'S POINT S TIRE & AU	1037054	Water Fuel	07/02/2019	43.50	.00	
859	BENNETT'S POINT S TIRE & AU	1037054	Sewer Fuel	07/02/2019	43.50	.00	
859	BENNETT'S POINT S TIRE & AU	1037194	Golf Repairs	07/10/2019	109.20	.00	
859	BENNETT'S POINT S TIRE & AU	1037208	Golf Fuel	07/10/2019	156.10	.00	
859	BENNETT'S POINT S TIRE & AU	1037319	Park Fuel	07/16/2019	40.00	.00	
859	BENNETT'S POINT S TIRE & AU	1037540	Water Improvement Project	07/31/2019	20.00	.00	
Total BENNETT'S POINT S TIRE & AUTO:					562.10	.00	
BOARDMAN POOL & REC CENTER							
903	BOARDMAN POOL & REC CENT	07302019	Lifeguard Training	07/30/2019	450.00	.00	
Total BOARDMAN POOL & REC CENTER:					450.00	.00	
BOHN'S PRINTING							
148	BOHN'S PRINTING	55835	Copier Charge	07/31/2019	8.86	.00	
Total BOHN'S PRINTING:					8.86	.00	
BOX R WATER ANALYSIS LAB							
151	BOX R WATER ANALYSIS LAB	37823	Biochemical Oxygen	07/17/2019	90.50	.00	
Total BOX R WATER ANALYSIS LAB:					90.50	.00	
BROWN, KERWIN							
1068	BROWN, KERWIN	AUG 2019	Dep Refund 227 S. Lincoln 4563.	07/15/2019	70.76	.00	
Total BROWN, KERWIN:					70.76	.00	
COLUMBIA BASIN ELECTRIC							
169	COLUMBIA BASIN ELECTRIC	JULY 2019	City Hall	07/23/2019	94.45	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	GC Water	07/23/2019	111.06	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	Park	07/23/2019	104.07	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	Memorial Hall	07/23/2019	73.74	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	Ward Street Shop	07/23/2019	28.60	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	GC Clubhouse	07/23/2019	47.56	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	Sewer Plant w pivot	07/23/2019	340.98	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	Disposal Plant	07/23/2019	278.74	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	GC Water	07/23/2019	160.63	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	City Farm	07/23/2019	2,568.12	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	Street Lights	07/23/2019	1,444.25	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	Reservoir Control	07/23/2019	37.82	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	GC Well	07/23/2019	102.95	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	Swimming Pool	07/23/2019	517.17	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 2019	Library	07/23/2019	123.68	.00	

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Total COLUMBIA BASIN ELECTRIC:					6,033.82	.00	
CONDON CHAMBER OF COMMERCE							
196	CONDON CHAMBER OF COMM	404	Concert Sponsorship 2019-20	07/31/2019	2,500.00	.00	
196	CONDON CHAMBER OF COMM	404	Website & Pool updates	07/31/2019	75.00	.00	
Total CONDON CHAMBER OF COMMERCE:					2,575.00	.00	
DEPT. OF ENVIRON. QUALITY							
222	DEPT. OF ENVIRON. QUALITY	SW20-0059	SW Compliance Permit	07/01/2019	50.00	.00	
Total DEPT. OF ENVIRON. QUALITY:					50.00	.00	
DEVIN OIL COMPANY							
224	DEVIN OIL COMPANY	JULY 2019	Water Impr Fuel	07/31/2019	294.75	.00	
224	DEVIN OIL COMPANY	JULY 2019	Water Fuel	07/31/2019	147.25	.00	
224	DEVIN OIL COMPANY	JULY 2019	Water Fuel	07/31/2019	838.75	.00	
224	DEVIN OIL COMPANY	JULY 2019	Sewer Fuel	07/31/2019	147.25	.00	
224	DEVIN OIL COMPANY	JULY 2019	Sewer Fuel	07/31/2019	838.75	.00	
Total DEVIN OIL COMPANY:					2,266.75	.00	
GILLIAM COUNTY FIRE SVCS							
272	GILLIAM COUNTY FIRE SVCS	2019-20	Annual Payment 2019-20	06/26/2019	7,000.00	.00	
Total GILLIAM COUNTY FIRE SVCS:					7,000.00	.00	
GILLIAM COUNTY SHERIFF							
276	GILLIAM COUNTY SHERIFF	2019 JULY - D	6 months Police Contract	07/15/2019	10,500.00	.00	
Total GILLIAM COUNTY SHERIFF:					10,500.00	.00	
HACH COMPANY							
291	HACH COMPANY	11536925	PW Supplies	07/09/2019	123.92	.00	
291	HACH COMPANY	11536925	PW Supplies	07/09/2019	123.92	.00	
Total HACH COMPANY:					247.84	.00	
HATTENHAUER DIST.							
304	HATTENHAUER DIST.	JULY 2019	Water	07/31/2019	.33	.00	
304	HATTENHAUER DIST.	JULY 2019	Golf	07/31/2019	101.61	.00	
Total HATTENHAUER DIST.:					101.94	.00	
HOCK, CONRAD							
1066	HOCK, CONRAD	AUG 2019	Dep Refund 824 W. Fall Street 46	07/26/2019	86.85	.00	
Total HOCK, CONRAD:					86.85	.00	
HOME TELEPHONE COMPANY							
766	HOME TELEPHONE COMPANY	JULY 2019	Administration	08/01/2019	190.92	.00	
766	HOME TELEPHONE COMPANY	JULY 2019	Water	08/01/2019	44.77	.00	
766	HOME TELEPHONE COMPANY	JULY 2019	Sewer	08/01/2019	97.44	.00	
766	HOME TELEPHONE COMPANY	JULY 2019	Pool	08/01/2019	149.80	.00	
Total HOME TELEPHONE COMPANY:					482.93	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
INLAND CHEMICAL SERVICE							
324	INLAND CHEMICAL SERVICE	072019040	Golf Supplies/Fertilizer	07/31/2019	140.00	.00	
Total INLAND CHEMICAL SERVICE:					140.00	.00	
INLAND DEVELOPMENT CORPORATION							
897	INLAND DEVELOPMENT CORP	AUG 2019 185	MRC Fiber Project	08/01/2019	2,000.00	.00	
Total INLAND DEVELOPMENT CORPORATION:					2,000.00	.00	
JAMIESON & MARSHALL							
328	JAMIESON & MARSHALL	JULY 2019	Pool Repairs	07/25/2019	284.20	.00	
Total JAMIESON & MARSHALL:					284.20	.00	
JAN OELMAN							
424	JAN OELMAN	AUG 2019	Addition deposit 1146.01 Refund	08/12/2019	30.00	.00	
Total JAN OELMAN:					30.00	.00	
JANES, KELLY JO							
1067	JANES, KELLY JO	AUG 2019	Dep Refund 219 S East Street 22	07/01/2019	62.02	.00	
Total JANES, KELLY JO:					62.02	.00	
KIE SUPPLY - HERMISTON							
352	KIE SUPPLY - HERMISTON	2010126	Golf Repairs	08/05/2019	147.62	.00	
Total KIE SUPPLY - HERMISTON:					147.62	.00	
LANTIS, HERSCHEL							
711	LANTIS, HERSCHEL	AUG 2019	Refund 321 S. A 4644.03	08/12/2019	108.70	.00	
Total LANTIS, HERSCHEL:					108.70	.00	
M & A AUTO PARTS							
371	M & A AUTO PARTS	JULY 2019	Water	07/31/2019	32.17	.00	
371	M & A AUTO PARTS	JULY 2019	Sewer	07/31/2019	32.93	.00	
371	M & A AUTO PARTS	JULY 2019	Golf Repair	07/31/2019	.76	.00	
371	M & A AUTO PARTS	JULY 2019	Park	07/31/2019	125.16	.00	
371	M & A AUTO PARTS	JULY 2019	Golf Supplies	07/31/2019	65.88	.00	
371	M & A AUTO PARTS	JULY 2019	Water Improvement	07/31/2019	142.29	.00	
371	M & A AUTO PARTS	JULY 2019	streets	07/31/2019	7.49	.00	
371	M & A AUTO PARTS	JULY 2019	Pool	07/31/2019	78.27	.00	
Total M & A AUTO PARTS:					484.95	.00	
MISSOULA CHILDREN'S THEATER							
895	MISSOULA CHILDREN'S THEAT	AUG 2019	Art & Music Grant GC Library	08/12/2019	2,500.00	.00	
Total MISSOULA CHILDREN'S THEATER:					2,500.00	.00	
MORROW COUNTY GRAIN GROW.							
377	MORROW COUNTY GRAIN GRO	JULY 2019	Pool Propane	07/31/2019	1,563.76	.00	
Total MORROW COUNTY GRAIN GROW.:					1,563.76	.00	

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MURRAY'S CONDON PHARMACY							
394	MURRAY'S CONDON PHARMAC	JULY 2019	Swimming Pool July 4 Supplies	07/25/2019	38.47	.00	
Total MURRAY'S CONDON PHARMACY:					38.47	.00	
NORCO, INC							
616	NORCO, INC	27031821	Safety Supplies	07/30/2019	74.27	.00	
Total NORCO, INC:					74.27	.00	
OFFICE DEPOT							
427	OFFICE DEPOT	344562377001	Office Supplies	07/19/2019	37.50	.00	
427	OFFICE DEPOT	344562377001	Office Supplies	07/19/2019	37.49	.00	
427	OFFICE DEPOT	344562377001	Office Supplies	07/19/2019	35.54	.00	
427	OFFICE DEPOT	354133499001	Office Supplies	08/02/2019	42.49	.00	
Total OFFICE DEPOT:					153.02	.00	
OXARC							
442	OXARC	30727779	Chlorine	07/30/2019	2,112.04	.00	
442	OXARC	30727779	Chlorine	07/30/2019	2,112.05	.00	
Total OXARC:					4,224.09	.00	
RIVERTECH IRRIGATION							
910	RIVERTECH IRRIGATION	9197649-IN	Pivot Repairs	08/01/2019	764.22	.00	
Total RIVERTECH IRRIGATION:					764.22	.00	
THE POOL AND SPA HOUSE							
649	THE POOL AND SPA HOUSE	622392-1	Pool Chemicals & Supplies	07/16/2019	1,866.48	.00	
649	THE POOL AND SPA HOUSE	626393-1	Pool Chemicals & Supplies	08/01/2019	54.56	.00	
Total THE POOL AND SPA HOUSE:					1,921.04	.00	
THE TIMES-JOURNAL							
540	THE TIMES-JOURNAL	JULY 2019	Administration	07/18/2019	30.00	.00	
Total THE TIMES-JOURNAL:					30.00	.00	
TWO BOYS MEAT & GROCERY							
548	TWO BOYS MEAT & GROCERY	JULY 2019	Golf	07/25/2019	12.27	.00	
548	TWO BOYS MEAT & GROCERY	JULY 2019	Administration	07/25/2019	32.26	.00	
548	TWO BOYS MEAT & GROCERY	JULY 2019	Janitorial	07/25/2019	16.71	.00	
548	TWO BOYS MEAT & GROCERY	JULY 2019	Pool Supplies	07/25/2019	141.09	.00	
Total TWO BOYS MEAT & GROCERY:					202.33	.00	
VISA							
559	VISA	JULY 2019 - 85	Administration	07/22/2019	132.00	.00	
559	VISA	JULY 2019 - 85	Streets	07/22/2019	490.73	.00	
Total VISA:					622.73	.00	
VISCO, Inc.							
560	VISCO, Inc.	4492	Street Light Repair	08/02/2019	320.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total VISCO, Inc.:					320.00	.00	
Grand Totals:					46,460.43	.00	

Dated: _____

Mayor: _____

City Administrator: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

JUL 31 2019

Account Summary

Billing Cycle	07/22/19
Days In Billing Cycle	31
Previous Balance	\$319.42
Purchases	+ 0.00
Cash	+ 0.00
Special	+ \$0.00
Balance Transfers	+ \$0.00
Credits	- \$0.00
Payments	- \$978.17
Other Charges	+ \$0.00
Finance Charges	+ 0.00

NEW BALANCE \$(658.75)

Credit Summary

Total Credit Line	\$10,000.00
Available Credit Line	\$10,000.00
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

Important Information About Your Account

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO WWW.MYCARDSTATEMENT.COM AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT SERVICE, NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE AND EASY WITH MYCARDSTATEMENT.COM. ENROLL TODAY!

CHANGE IN TERMS: VISA ANNOUNCED THAT EFFECTIVE APRIL 13TH, 2019, FOREIGN TRANSACTION FEES WOULD INCREASE FROM 0.80% TO 1.00% WHETHER CURRENCY CONVERSION OCCURS OR NOT. FOR YOUR BANK OF EASTERN OREGON VISA CARD, THE FOREIGN TRANSACTION FEE WILL BE WAIVED FROM 4/13/2019 THROUGH 8/15/2019. AFTER 8/15/2019 ALL FOREIGN TRANSACTION FEES WILL BE 1.00% WHETHER CURRENCY CONVERSION OCCURS OR NOT.

Account Inquiries



Customer Service: (800) 423-7503
Report Lost or Stolen Card: (727) 570-4881



Visit us on the web at:
www.MyCardStatement.com



Please send Billing Inquiries and Correspondence to:
PO BOX 30495 TAMPA, FL 33630-3495

Payment Summary

NEW BALANCE	\$(658.75)
MINIMUM PAYMENT	\$0.00
PAYMENT DUE DATE	08/16/19

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

Cardholder Account Summary

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
07/11/19	07/11/19	6010	1 9192121928000140	PAYMENT - THANK YOU	\$978.17 -

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

BANK OF EASTERN OREGON
P O BOX 39
HEPPNER OR 97836 - 0039



Account Number

6910

Check box to indicate
name/address change on
back of this coupon ☐

AMOUNT OF PAYMENT ENCLOSED

Closing Date	New Balance	Total Minimum Payment Due	Payment Due Date
07/22/19	\$(658.75)	\$0.00	08/16/19

\$

CITY OF CONDON
CITY OF CONDON 1
PO BOX 445
CONDON OR 97823-0445



MAKE CHECK PAYABLE TO:

VISA
PO BOX 4512
CAROL STREAM IL 60197-4512

12 4344 2212 1001 6910 00000000 00065875 0



**Bank of
Eastern Oregon**
Member FDIC/Equal Housing Lender

CITY OF CONDON
CITY OF CONDON 1



Account Number: ##### 6910
Closing Date: 07/22/19
Credit Limit: \$10,000.00 Available Credit: \$10,000.00

Page 3 of 4

Additional Information About Your Account

Interest Charge Calculation/Plan Level Information

Plan Description	ICM ¹	Balance Subject to Interest Rate	Periodic Rate	Annual Percentage Rate (APR) ²	Interest Charge	Ending Balance
CURRENT	G	\$ 0.00	1.3200%	15.84%	\$ 0.00	
PURCHASES	F	\$ 0.00	1.3200%	15.84%	\$ 0.00	
CASH					\$ 0.00	
FEES/INTEREST CHARGE				0.00%	\$ 0.00	\$ (658.75)
TOTAL						

¹ ICM Interest Charge Method: See reverse side of Page 1 for explanation.

² Your Annual Percentage Rate (APR) is the annual interest rate on your account.

(V) = Variable Rate. If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.



**Bank of
Eastern Oregon**
Member FDIC/Equal Housing Lender

CITY OF CONDON
CITY OF CONDON 2
Account Number: ##### 8577
Page 1 of 4



Account Summary

Billing Cycle	07/22/19
Days In Billing Cycle	31
Previous Balance	\$658.75
Purchases	622.73
Cash	+
Special	+
Balance Transfers	+
Credits	-
Payments	-
Other Charges	+
Finance Charges	+

NEW BALANCE \$1,295.33

Credit Summary

Total Credit Line	\$10,000.00
Available Credit Line	\$8,704.00
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$658.75
Disputed Amount	\$0.00

Important Information About Your Account

PLEASE NOTE MINIMUM PAYMENT DUE. WE MAY REPORT INFORMATION ABOUT YOUR ACCOUNT TO CREDIT BUREAUS. LATE PAYMENTS, MISSED PAYMENTS, OR OTHER DEFAULTS MAY BE REFLECTED IN YOUR CREDIT REPORT. MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO WWW.MYCARDSTATEMENT.COM AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT SERVICE. NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE AND EASY WITH MYCARDSTATEMENT.COM. ENROLL TODAY!

CHANGE IN TERMS: VISA ANNOUNCED THAT EFFECTIVE APRIL 13TH, 2019, FOREIGN TRANSACTION FEES WOULD INCREASE FROM 0.80% TO 1.00% WHETHER CURRENCY CONVERSION OCCURS OR NOT. FOR YOUR BANK OF EASTERN OREGON VISA CARD, THE FOREIGN TRANSACTION FEE WILL BE WAIVED FROM 4/13/2019 THROUGH 8/15/2019. AFTER 8/15/2019 ALL FOREIGN TRANSACTION FEES WILL BE 1.00% WHETHER CURRENCY CONVERSION OCCURS OR NOT.

Account Inquiries



Customer Service: (800) 423-7503
Report Lost or Stolen Card: (727) 570-4881



Visit us on the web at:
www.MyCardStatement.com



Please send Billing Inquiries and Correspondence to:
PO BOX 30495 TAMPA, FL 33630-3495

Payment Summary

NEW BALANCE

\$1,295.33

MINIMUM PAYMENT

\$1295.33

PAYMENT DUE DATE

08/16/19

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

ST. A10 22.00 / 130
A10 110.00 / 490.73

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

BANK OF EASTERN OREGON
P O BOX 39
HEPPNER OR 97836 - 0039



**Bank of
Eastern Oregon**
Member FDIC/Equal Housing Lender

Account Number

8577

Check box to indicate
name/address change on
back of this coupon ☐

AMOUNT OF PAYMENT ENCLOSED

Closing Date

07/22/19

New Balance

\$1,295.33

Total Minimum
Payment Due

\$1295.33

Payment Due Date

08/16/19

\$

MAKE CHECK PAYABLE TO:

CITY OF CONDON
CITY OF CONDON 2
PO BOX 445
128 S MAIN ST
CONDON OR 97823-0445



VISA
PO BOX 4512
CAROL STREAM IL 60197-4512

1001 8577 00129533 00129533 0

Account Number: ##### 8577
Closing Date: 07/22/19
Credit Limit: \$10,000.00 Available Credit: \$8,704.00

1244

Cardholder Account Summary				Description	Amount
Trans Date	Post Date	MCC Code	Reference Number		
06/28/19	06/30/19	5947	24492159179715643211227	DORNBOS SIGN & SAFETY INC	\$490.73
				180-092-2002 MI	
07/09/19	07/11/19	5812	24786649191010298281306	THE DRIVE IN CONDON OR	\$22.00 ✓
07/17/19	07/18/19	9402	24137469199001256362171	USPS PO 4017920823	\$110.00 ✓
				CONDON OR	

Additional Information About Your Account

Interest Charge Calculation/Plan Level Information						Ending Balance
Plan Description	ICM ¹	Balance Subject to Interest Rate	Periodic Rate	Annual Percentage Rate (APR) ²	Interest Charge	
CURRENT				15.84%	\$ 13.85	
PURCHASES	G	\$ 1,049.10	1.3200%	15.84%	\$ 0.00	
CASH	F	\$ 0.00	1.3200%		\$ 0.00	
FEES/INTEREST CHARGE				15.84%	\$ 13.85	\$ 1,295.33
TOTAL						

¹ ICM Interest Charge Method: See reverse side of Page 1 for explanation.
² Your Annual Percentage Rate (APR) is the annual interest rate on your account.
(V) = Variable Rate. If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is made between the GILLIAM COUNTY ("County") a political subdivision of the State of Oregon, and THE CITY OF CONDON ("City"), an Oregon municipal corporation, for the purpose of establishing a Fiber Advisory Board for the City-County fiber project that serves the residents of both Gilliam County and the City of Condon.

RECITALS

- A.** Each party has entered into Agreements with Inland Development Corporation for the development of an underground fiber optic telecommunications link between Arlington, Oregon and Condon, Oregon in order to promote the availability of broadband and other advanced telecommunications services to residents and businesses throughout Gilliam County, including those located within the City's boundaries;
- B.** WHEREAS, since each Parties' contracts with Inland Development Corporation depend on the financial contribution of the other Party to the payment of the overall costs associated with the Project, the Parties wish to enter into an agreement setting forth their understanding regarding the funds each will contribute toward the Project and the management of financial services of the project and creating the Fiber Advisory Board;
- C.** WHEREAS, the Parties find the performance of this IGA will benefit the public; and,
- D.** WHEREAS, this IGA is entered into pursuant to ORS 190.010, et seq.

NOW, THEREFORE, in consideration of the mutual benefits and obligations set forth herein, the parties hereby agree as follows:

AGREEMENT

1. Board

- a. Creation.** Pursuant to this Agreement, Fiber Advisory Board is hereby created as an intergovernmental entity pursuant to ORS Chapter 190. The Board of Directors shall be the governing body unless otherwise provided herein and shall exercise authority over all matters of Board concern.

b. General Powers.

- i.** Board shall have the power to adopt, through action of its Board of Directors, such bylaws, rules, regulations and policies necessary to further the purposes of this Agreement;

- ii. Board shall have the responsibility and authority overseeing and administering the financial services associated with the Fiber Project including but not limited to, splitting revenue and expenses including fees to Inland Development Corporation and other professional fees.
- iii. Board shall have the power to enter into agreements with other public or private entities and to exercise all powers pursuant to the applicable acts or laws of each Party which are necessary or desirable to economically and efficiently administer financial services for the fiber project.
- iv. Gilliam County shall establish a separate fund in its budget to record receipt and split of all revenues and to share all expenses.
- v.
- vi. Expenses will be shared between the parties 50/50 and will be paid out of revenues receipted into Gilliam County for lease items. If expenses exceed revenues at the end of each year, Gilliam County will notify the City in writing, and the City will issue payment to Gilliam County for half of the excess amount.
- vii. Revenues will be receipted into Gilliam County for leased items. If revenue exceeds expenses at the end of each year, the parties agree Gilliam County will receive 2/3 of the revenue and the City will receive 1/3.

c. **Offices:** The offices of the Board shall be located at 221 S. Oregon Street, Condon, Oregon 97823.

2. Board of Directors.

a. **Membership.** The Board shall consist of five (5) members. The governing body of each Party will appoint two members, including at least one elected official. The fifth member will be appointed by the other four board members.

Each member shall serve a minimum of one year; however, the governing body of each Party retains the right to set the terms of the member of the board from their respective jurisdiction. Members are allowed to send a proxy from his or her own jurisdiction, with voting authority, to Board meetings.

b. Authority:

- i. The Board of Directors shall have authority to do the following:
 - 1. Adopt bylaws for the Board, if deemed necessary, which shall set forth the rules by which the Board shall be run and the Bylaws may be amended from time to time by the Board of Directors.
 - 2. Oversee and have full responsibility for all matters pertaining to the development and operations of Board.

3. Enter into contracts for goods and services for the Board's development and operations.
4. Review and approve the Board's budget pursuant to Oregon Local Budget Law, when applicable.
5. Determine the projected costs to be allocated to each party in accordance with this Agreement.
6. Provide guidelines, direction and approval, if appropriate, of Standard Operating Procedures.
7. Approve capital purchase requests, if not previously approved in the budget.
8. Appoint Advisory Boards to consider any issue before it, if it so desires.
9. Establish the Board mission and goals.
10. Review performance relative to the implementation of the Board's policies and its budget.

- c. Meetings:** The Board will meet monthly in order to develop necessary policies and procedures. Once the board is fully operational, meetings will be at the discretion of the board.

3. Budget and Funding.

- a. Budget.** The Board of Directors shall prepare the annual operating budget. The Board of Directors shall adopt a final budget, in accordance with ORS 294.900 to 294.930, no later than March 1st of each preceding year. The budget period shall be on a fiscal year basis beginning on the first of July each year. The Board shall follow the budget process of Gilliam County.
- i. APPROVAL STAGE.** The Board of Directors shall consider and shall adopt said budget, or a modification thereof, and forward it to Gilliam County on or before the first day of March.
 - ii. ADOPTED STAGE.** The Gilliam County Court shall adopt said budget as a part of the Gilliam County budget for the ensuing fiscal year.
 - iii. BUDGET CHANGES.** In the event that there are any program changes any supplemental budget shall go through the budget stages set forth herein and comply with all applicable Oregon Local Budget Laws.

4. Term, Termination and Amendment

- a. Term.** Notwithstanding the date of counterparts, the effective date of this Agreement, and all of the obligations set forth shall be deemed in full force and effect for all purposes on October 1, 2019.
- b. Termination.** This Agreement may be terminated, in writing, by mutual consent of all the Parties, or in writing with six (6) months' notice. It shall expire with no further action of any of the Parties should the Board be dissolved.

- c. **Amendment.** This Agreement may be amended only after approval in writing of the proposed amendment by a unanimous vote of all of the members of the Board of Directors and approval of each county's governing body. Any amendments to this agreement shall be attached hereto and become a part hereof.

5. Disputes.

- a. **Internal Resolution.** Any Party, having a concern affecting its service or the overall functioning of the Board, may bring the matter before the board to resolve its concern which shall investigate and recommend a resolution to the issue.
- b. **Attorney Fees.** If any suit, action, arbitration or other proceeding is instituted to enforce rights or otherwise pursue, defend or litigate issues related to this Agreement, or any other controversy arising from this Agreement, each party shall bear their own attorneys fees. Notwithstanding this section, if any action to collect fees is required, the prevailing Party or Parties are entitled to reasonable attorney fees.

6. General Provisions.

- a. **Complete Agreement.** This Agreement represents the complete and integrated understanding of the Parties with respect to all particulars covered herein. All prior agreements, written and oral are hereby cancelled. No prior written or oral representation, negotiation or statement which conflicts with the terms of this Agreement shall be considered to in any way modify, abridge or invalidate any provision hereof, and no evidence of such shall be admitted in any proceedings in which the terms and application of this Agreement are at issue.
- b. **Severability.** In the event any provision of this Agreement is held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the Parties.
- c. **Governing Law.** This Agreement shall be governed by the laws of the State of Oregon without regard to conflict of laws principles. Exclusive venue for litigation of any action arising under this Agreement shall be in the Circuit Court of the State of Oregon.
- d. **Force Majeure.** The Parties shall not hold any other Party or Parties responsible for damages or delay in the performance of this Agreement when caused by acts of God, strikes, lockouts, accidents, or other events beyond the control of the other Party or Parties' officers, employees or agents.

- e. Debts, Liabilities Obligations, and Indemnification.** All debts, liabilities and obligations of any of the Parties shall be and shall remain debts, liabilities and obligations of that or those parties and shall not become debts liabilities and obligations of the other parties or of the Board. All debts, liabilities and obligations incurred by or on behalf of the Board shall remain debts, liabilities and obligations of the Board. Subject to the limitations of liability for public bodies set forth in the Oregon Tort Claims Act, ORS 30.260 to 30.300, and the Oregon Constitution, each party agrees to hold harmless, defend, and indemnify each other, including its officers, agents, and employees, against all claims, demands, actions and suits (including all attorney's fees and costs) arising from the performance of this Agreement where the loss or claim is attributable to the negligent acts or omissions of that party.
- f. Liability.**
- i. Liability.** Unless otherwise expressly agreed to in writing, there shall be no joint and several liability of the Parties either in contract or tort, and all obligations of Board or the Parties shall be several only. Without limiting the foregoing, no Party to this Agreement shall be liable for damages, debts or claims caused solely by the negligent act, omission or other wrongful act by Board or other Parties hereto. The Party causing damages by its sole negligent act, omission, or wrongful act shall be individually liable.
- g. Withdrawal.** Upon the giving of 6 or more months written notice to all other Parties, any Party may withdraw from Board effective on the last day of the fiscal year. After giving such notice and prior to the withdrawal effective date, the Party shall make all payments required by the Agreement until the effective date of such withdrawal.
- h. Dissolution.** Upon dissolution of Board, each Party on the date of said dissolution shall remain liable solely for its individual share of any Board expenditure that has been specifically incurred by the Party in accordance with the terms of this Agreement, or by other resolutions, or by separate agreement of the parties. Upon dissolution, the parties agree to divide assets including existing clients and remaining fibers and any bills or excess revenue 50/50.
- i. Counterparts.** Each Party shall sign a counterpart of the original of this agreement. The Parties intend that all the signed counterparts taken together will be considered as one original document and given full force and effect as if all parties had signed one document.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed in their respective names by their duly authorized representatives as of the dates set forth below.

GILLIAM COUNTY

CITY OF CONDON

Elizabeth Farrar, Gilliam County Judge

Jim Hassing, Mayor

Date: _____

Date _____

**CITY OF CONDON, OREGON
FAIRWAY DRIVE HOUSING PROJECT
PRELIMINARY COST ESTIMATE
WATER AND SEWER EXTENSIONS TO SITE
August 30, 2018**

DRAFT

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
WATER SYSTEM					
1	Mobilization	LS	\$ 9,500	All Req'd	\$ 9,500
2	Temporary Protection and Direction of Traffic/Project Safety	LS	8,000	All Req'd	8,000
3	16- inch Water Line	LF	58	1,300	75,400
4	12-inch Water Line	LF	50	450	22,500
5	16-inch Gate Valve	EA	3,500	2	7,000
6	12-inch Gate Valve	EA	2,500	2	5,000
7	Hydrants and Auxiliary Valve	EA	5,000	3	15,000
8	Rock Excavation	CY	130	260	33,800
9	Connection to Existing Line	EA	1,650	2	3,300
10	Gravel Surface Restoration	SY	15	435	6,525
11	Lawn Seeding	SY	10	50	500
12	Natural Area Seeding	SY	4	100	400
Total Estimated Water System Construction Cost					\$ 187,000
Administration, Engineering, and Contingency (35%)					65,400
ESTIMATED WATER EXTENSION TO SITE PROJECT COST					\$ 252,400
SEWER SYSTEM					
1	Mobilization	LS	\$ 7,250	All Req'd	\$ 7,250
2	Temporary Protection and Direction of Traffic/Project Safety	LS	3,000	All Req'd	3,000
3	8-inch Gravity Sewer	LF	52	1,200	62,100
4	Manholes	EA	4,000	4	16,000
5	Rock Excavation	CY	130	400	51,942
6	Lawn Seeding	SY	10	335	3,350
7	Natural Area Seeding	SY	4	70	280
Total Estimated Sewer System Construction Cost					\$ 144,000
Administration, Engineering, and Contingency (35%)					50,000
ESTIMATED SEWER EXTENSION TO SITE PROJECT COST					\$ 194,000



CITY OF
CONDON, OREGON
FAIRWAY DRIVE HOUSING PROJECT
PRELIMINARY COST ESTIMATE
WATER AND SEWER
EXTENSIONS TO SITE

**TABLE
1**

PRELIMINARY PROJECT COST ESTIMATE - DEVELOPED AUGUST 30, 2018
INFRASTRUCTURE COSTS - OPTION 1 LAYOUT

DRAFT

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
WATER SYSTEM					
1	Mobilization/Demobilization (5%)	LS	\$ 11,000	All Req'd	\$ 11,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	2,000	All Req'd	2,000
3	8-inch Water Line	LF	45	1,500	67,500
4	8-inch Gate Valve	EA	2,500	2	5,000
5	Hydrants and Auxiliary Valve	EA	5,000	3	15,000
6	1-inch Water Service Connection/Meter ¹	EA	750	28	21,000
7	1-inch Water Service Line ¹	LF	30	840	25,200
9	Connection to Existing Line	EA	1,500	2	3,000
8	Rock Excavation ²	CY	130	390	50,700
Total Estimated Water System Construction Cost					\$ 200,000
SEWER SYSTEM					
1	Mobilization/Demobilization (5%)	LS	\$ 11,000	All Req'd	\$ 11,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	2,000	All Req'd	2,000
3	8-inch Gravity Sewer	LF	52	1,050	54,600
4	Manhole	EA	4,000	4	16,000
5	6-inch Gravity Sewer	LF	45	200	9,000
6	Cleanout	EA	900	1	900
7	Sewer Service Connection ¹	EA	400	28	11,200
8	Sewer Service Line ¹	LF	46	840	38,640
9	Connection to Existing Manhole	EA	1,500	1	1,500
10	Rock Excavation ²	CY	130	400	52,000
Total Estimated Sewer System Construction Cost					\$ 197,000
ROAD AND SIDEWALK					
1	Mobilization	LS	\$ 24,000	All Req'd	\$ 24,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	5,000	All Req'd	5,000
3	Clearing and Grubbing	LS	10,000	All Req'd	10,000
4	Fairway Loop ³	Foot	200	1,400	280,000
5	Bogey Lane ³	Foot	200	110	22,000
6	Curb Ramp	EA	8	2,000	16,000
7	Signage	LS	500	All Req'd	500
Total Estimated Road and Sidewalk Construction Cost					\$ 358,000
STORM SEWER					
1	Mobilization	LS	\$ 7,000	All Req'd	\$ 7,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	2,000	All Req'd	2,000
3	Manhole	EA	4,000	1	4,000
4	Catch Basin	EA	1,500	4	6,000
5	Solid Wall Polyvinyl Chloride Storm Sewer Pipe, 10-inch Diameter	LF	42	800	33,600
6	Pond Excavation	CY	6	350	2,100
7	Pond Site Work	LS	5,000	All Req'd	5,000
8	Rock Excavation ²	CY	130	116	15,080
Total Estimated Storm Sewer Construction Cost					\$ 75,000
Total Option 1 On-Site Estimated Construction Cost					\$ 830,000
Administration, Engineering, and Contingency (35%)					291,000
TOTAL OPTION 1 ESTIMATED PROJECT COST					\$ 1,121,000
Total Option 1 Lots to be Developed					28
Total Option 1 On-site Infrastructure Cost Per Lot					\$ 40,036

Notes

¹ Assumes 28 service connections and 30 feet of service line per lot.

² Assumes a solid rock depth 3 feet below ground surface.

³ Includes 3 inches of asphalt, 12 inches of subgrade rock, and a 40-foot road width.



CITY OF
CONDON, OREGON
FAIRWAY DRIVE HOUSING PROJECT
PRELIMINARY COST ESTIMATE
INFRASTRUCTURE COSTS -
OPTION 1 LAYOUT

**TABLE
2**

PRELIMINARY PROJECT COST ESTIMATE - DEVELOPED AUGUST 30, 2018
INFRASTRUCTURE COSTS - OPTION 3 LAYOUT

DRAFT

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
WATER SYSTEM					
1	Mobilization/Demobilization (5%)	LS	\$ 6,000	All Req'd	\$ 6,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	2,000	All Req'd	2,000
3	8-inch Water Line	LF	45	525	23,625
4	8-inch Gate Valve	EA	2,500	3	7,500
5	Hydrants and Auxiliary Valve	EA	5,000	3	15,000
6	1-inch Water Service Connection/Meter ¹	EA	750	21	15,750
7	1-inch Water Service Line ¹	LF	30	1,100	33,000
8	Connection to Existing Line	EA	1,500	3	4,500
9	Rock Excavation ²	CY	130	175	22,750
Total Estimated Water System Construction Cost					\$ 130,000
SEWER SYSTEM					
1	Mobilization/Demobilization (5%)	LS	\$ 12,000	All Req'd	\$ 12,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	2,000	All Req'd	2,000
3	8-inch Gravity Sewer	LF	52	1,550	80,600
4	Manhole	EA	4,000	6	24,000
5	6-inch Gravity Sewer	LF	45	225	10,125
6	Cleanout	EA	900	3	2,700
7	Sewer Service Connection ¹	EA	400	21	8,400
8	Sewer Service Line ¹	LF	46	690	31,740
9	Connection to Existing Manhole	EA	1,500	1	1,500
10	Rock Excavation ²	CY	130	590	76,700
Total Estimated Sewer System Construction Cost					\$ 250,000
ROAD AND SIDEWALK					
1	Mobilization	LS	\$ 8,000	All Req'd	\$ 8,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	5,000	All Req'd	5,000
3	Clearing and Grubbing	LS	10,000	All Req'd	10,000
4	Road Section ^{3, 4}	Foot	200	840	168,000
5	Curb Ramp	EA	6	2,000	12,000
6	Signage	LS	1,000	All Req'd	1,000
Total Estimated Road and Sidewalk Construction Cost					\$ 204,000
STORM SEWER					
1	Mobilization	LS	\$ 6,000	All Req'd	\$ 6,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	2,000	All Req'd	2,000
3	Manhole	EA	4,000	4	16,000
4	Catch Basin	EA	1,500	3	4,500
5	Solid Wall Polyvinyl Chloride Storm Sewer Pipe, 10-inch Diameter	LF	42	1,070	44,940
6	Pond Excavation	CY	6	350	2,100
7	Pond Site Work	LS	5,000	All Req'd	5,000
8	Rock Excavation ²	CY	130	260	33,800
Total Estimated Storm Sewer Construction Cost					\$ 114,000
Total Option 3 On-Site Estimated Construction Cost					\$ 698,000
Administration, Engineering, and Contingency (35%)					244,000
TOTAL OPTION 3 ESTIMATED PROJECT COST					\$ 942,000
Total Option 3 Lots to be Developed					21
Total Option 3 On-site Infrastructure Cost Per Lot					\$ 44,857

Notes

¹ Assumes 21 service connections and 30 feet of service line per lot.

² Assumes a solid rock depth 3 feet below ground surface.

³ Road length adjusted to account for cul-de-sacs.

⁴ Includes 3 inches of asphalt, 12 inches of subgrade rock, and a 40-foot road width.



CITY OF
CONDON, OREGON
FAIRWAY DRIVE HOUSING PROJECT
PRELIMINARY COST ESTIMATE
INFRASTRUCTURE COSTS -
OPTION 3 LAYOUT

**TABLE
3**

PRELIMINARY PROJECT COST ESTIMATE - DEVELOPED AUGUST 30, 2018
INFRASTRUCTURE COSTS - OPTION 5 LAYOUT

DRAFT

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
WATER SYSTEM					
1	Mobilization/Demobilization (5%)	LS	\$ 9,000	All Req'd	\$ 9,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	2,000	All Req'd	2,000
3	8-inch Water Line	LF	45	1,300	58,500
4	8-inch Gate Valve	EA	2,500	2	5,000
5	Hydrants and Auxiliary Valve	EA	5,000	3	15,000
6	1-inch Water Service Connection/Meter ¹	EA	750	21	15,750
7	1-inch Water Service Line ¹	LF	30	735	22,050
8	Connection to Existing Line	EA	1,500	2	3,000
9	Rock Excavation ²	CY	130	430	55,900
Total Estimated Water System Construction Cost					\$ 186,000
SEWER SYSTEM					
1	Mobilization/Demobilization (5%)	LS	\$ 10,000	All Req'd	\$ 10,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	2,000	All Req'd	2,000
3	8-inch Gravity Sewer	LF	52	1,180	61,360
4	Manhole	EA	4,000	5	20,000
5	6-inch Gravity Sewer	LF	45	160	7,200
6	Cleanout	EA	900	2	1,800
7	Sewer Service Connection ¹	EA	400	21	8,400
8	Sewer Service Line ¹	LF	46	735	33,810
9	Connection to Existing Manhole	EA	1,500	1	1,500
10	Rock Excavation ²	CY	130	440	57,200
Total Estimated Sewer System Construction Cost					\$ 203,000
ROAD AND SIDEWALK					
1	Mobilization	LS	\$ 15,000	All Req'd	\$ 15,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	5,000	All Req'd	5,000
3	Clearing and Grubbing	LS	10,000	All Req'd	10,000
4	Road Section ³	Foot	200	1,300	260,000
5	Curb Ramp	EA	4	2,000	8,000
6	Signage	LS	500	All Req'd	500
Total Estimated Road and Sidewalk Construction Cost					\$ 299,000
STORM SEWER					
1	Mobilization	LS	\$ 4,000	All Req'd	\$ 4,000
2	Temporary Protection and Direction of Traffic/Project Safety	LS	2,000	All Req'd	2,000
3	Manhole	EA	4,000	1	4,000
4	Catch Basin	EA	1,500	5	7,500
5	Solid Wall Polyvinyl Chloride Storm Sewer Pipe, 10-inch Diameter	LF	42	900	37,800
6	Pond Excavation	CY	6	350	2,100
7	Pond Site Work	LS	5,000	All Req'd	5,000
8	Rock Excavation ²	CY	130	160	20,800
Total Estimated Storm Sewer Construction Cost					\$ 83,000
Total Option 5 On-Site Estimated Construction Cost					\$ 771,000
Administration, Engineering, and Contingency (35%)					270,000
TOTAL OPTION 5 ESTIMATED PROJECT COST					\$ 1,041,000
Total Option 5 Lots to be Developed					21
Total Option 5 On-site Infrastructure Cost Per Lot					\$ 49,571

Notes

¹ Assumes 21 service connections and 30 feet of service line per lot.

² Assumes a solid rock depth 3 feet below ground surface.

³ Includes 3 inches of asphalt, 12 inches of subgrade rock, and a 40-foot road width.



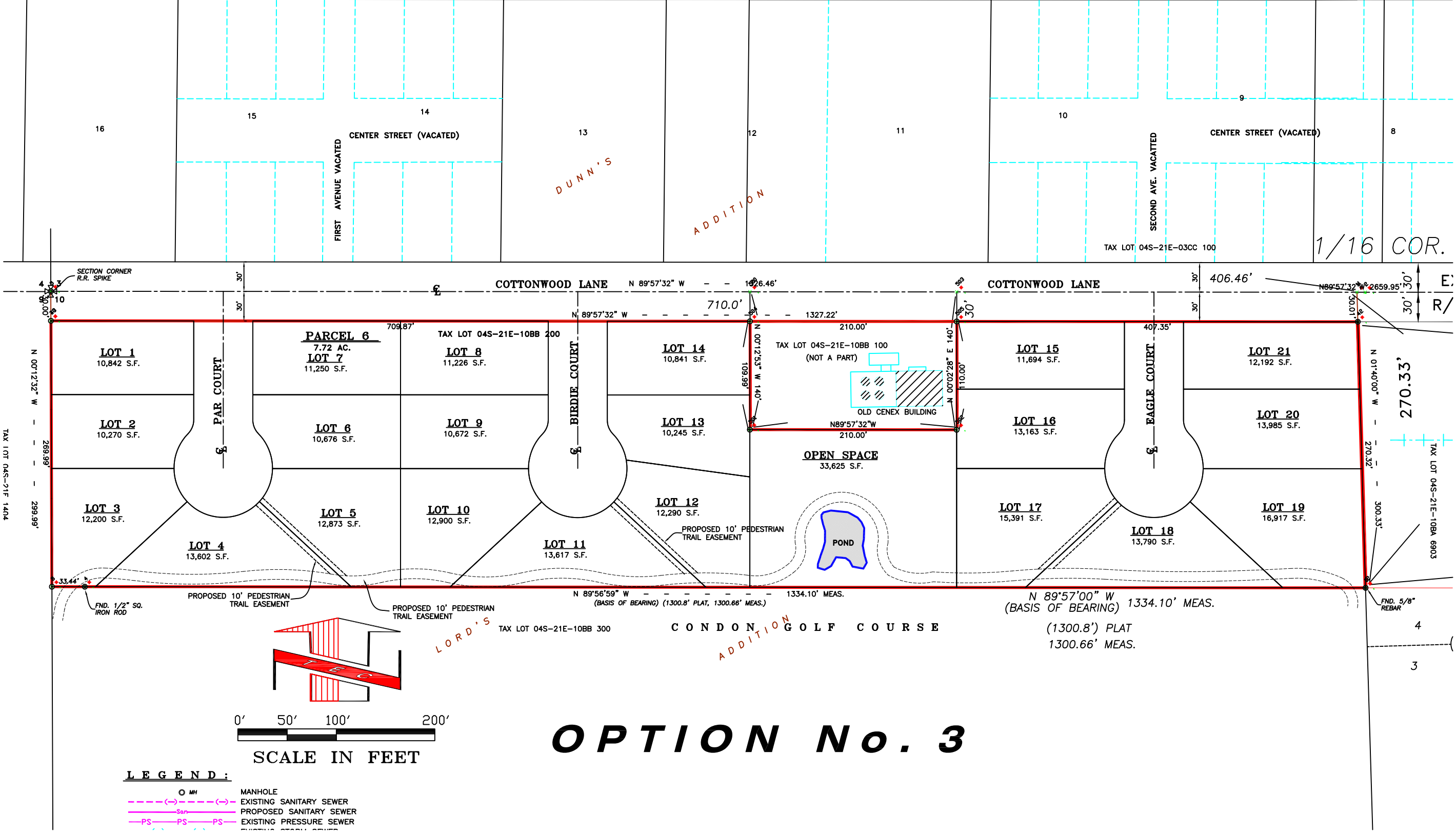
CITY OF
CONDON, OREGON
FAIRWAY DRIVE HOUSING PROJECT
PRELIMINARY COST ESTIMATE
INFRASTRUCTURE COSTS -
OPTION 5 LAYOUT

**TABLE
4**

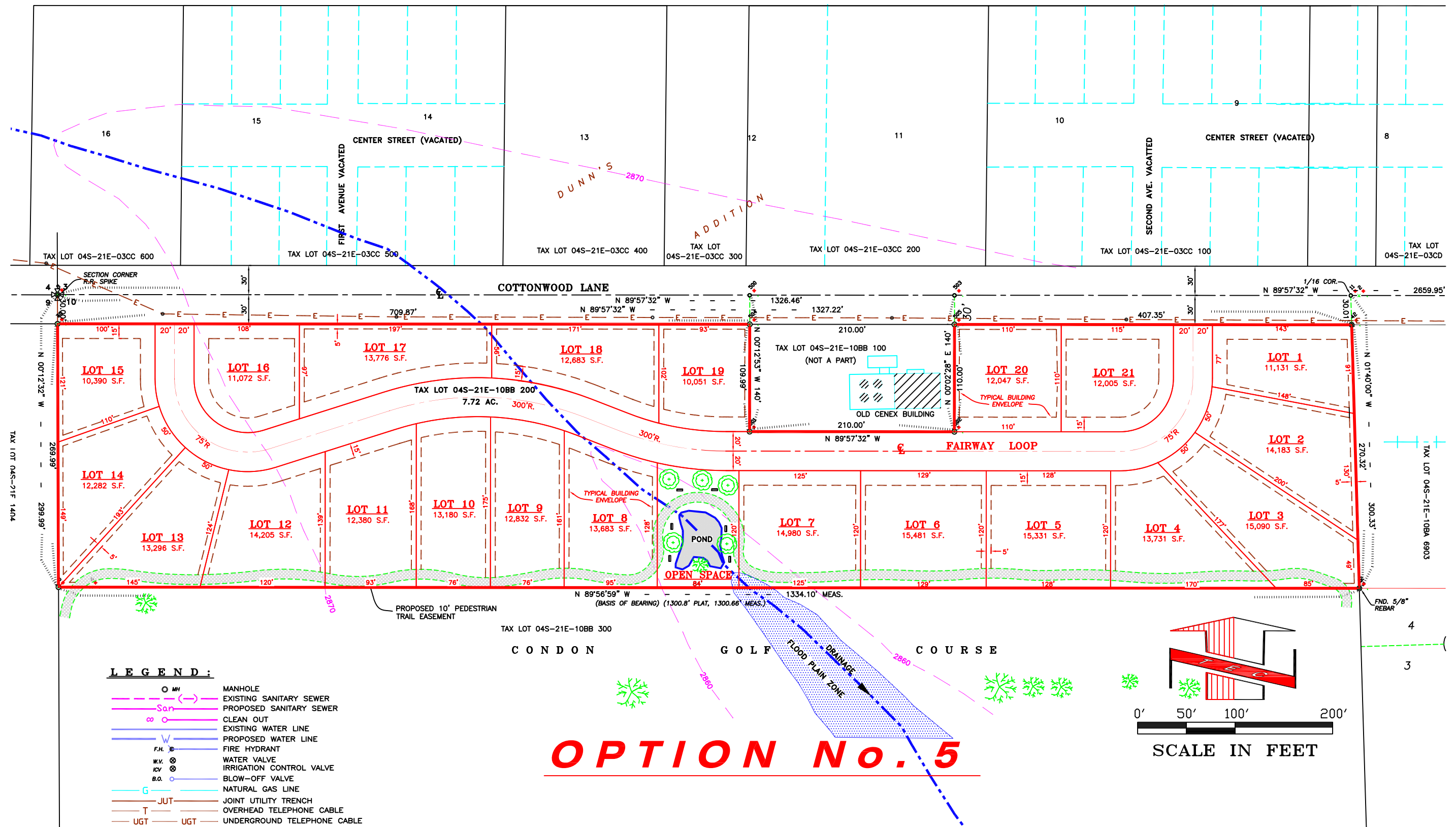
**CITY OF CONDON, OREGON
FAIRWAY DRIVE HOUSING
OFF-SITE WATER AND SEWER IMPROVEMENTS
PRELIMINARY COST ESTIMATE
(YEAR 2019 COSTS)
July 23, 2019**

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
1	Mobilization/Demobilization	LS	\$ 16,400	All Req'd	\$ 16,400
2	Temporary Protection and Direction of Traffic/Project Safety	LS	7,500	All Req'd	7,500
3	16-inch Water Line	LF	58	1,350	78,300
4	12-inch Water Line	LF	50	400	20,000
5	16-inch Gate Valve	EA	3,500	3	10,500
6	12-inch Gate Valve	EA	2,500	1	2,500
7	Hydrants and Auxiliary Valve	EA	5,000	4	20,000
8	1-inch Water Service Line	LF	30	10	300
9	1-inch Water Meter	EA	750	1	750
10	Connection to Existing Line	EA	1,500	3	4,500
11	8-inch Gravity Sewer	LF	52	1,174	61,048
12	Manhole	EA	4,000	4	16,000
13	Water-Sewer Crossing	LS	3,500	All Req'd	3,500
14	Connection to Existing Manhole	EA	1,500	1	1,500
15	Rock Excavation	CY	130	707	91,910
16	Gravel Surface Restoration	SY	15	510	7,650
17	Lawn Seeding	SY	10	346	3,460
18	Natural Area Seeding	SY	4	93	372
Total Estimated Water and Sewer Construction Cost					\$ 346,190
Administration, Engineering, and Contingencies @ 35%					121,100
ESTIMATED WATER AND SEWER IMPROVEMENTS COST					\$ 467,290

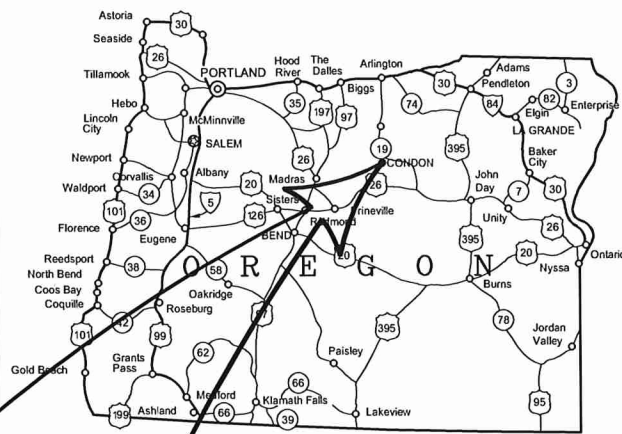
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OPTION No. 3

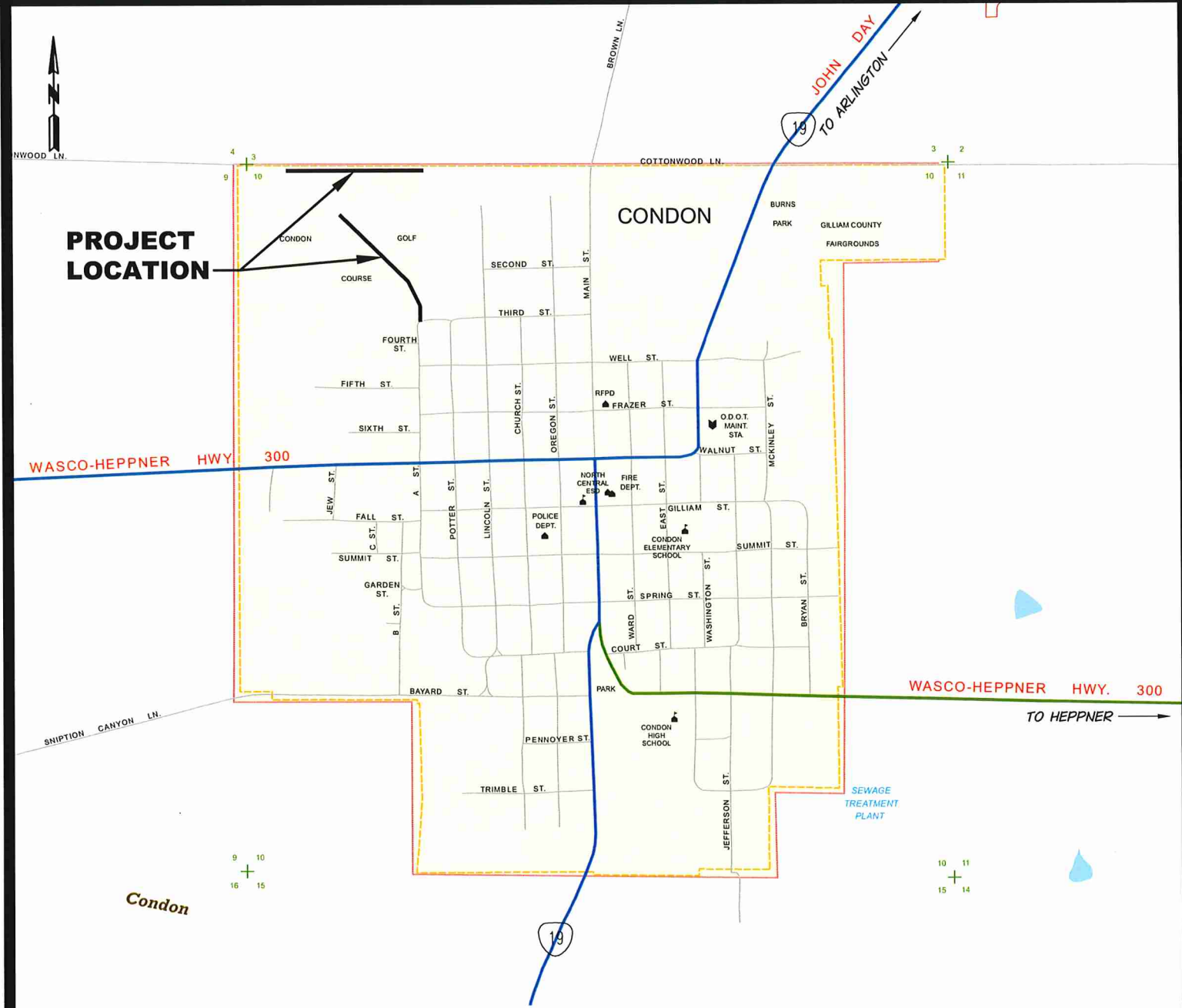


CITY OF
CONDON, OREGON
FAIRWAY DRIVE HOUSING
OFF-SITE WATER AND SEWER IMPROVEMENTS
2019



INDEX

- COVER
- 1 LEGEND AND SHEET INDEX
- 2 WATER LINE PLAN STA. 'A'1+00 TO 'A'9+00
- 3 WATER LINE PLAN STA. 'A'9+00 TO 'A'15+18
- 4 WATER LINE PLAN STA. 'B'1+00 TO 'B'5+00
- 5 SEWER LINE PLAN AND PROFILE STA. 'S'1+00 TO 'S'5+00
- 6 SEWER LINE PLAN AND PROFILE STA. 'S'5+00 TO 'S'9+00
- 7 SEWER LINE PLAN AND PROFILE STA. 'S'9+00 TO 'S'13+00
- 8 WATER DETAILS I
- 9 WATER DETAILS II
- 10 THRUST BLOCK DETAILS
- 11 SEWER DETAILS
- 12 TRENCH DETAILS



VICINITY MAP
N.T.S.



CITY COUNCIL

- JIM HASSING, Mayor
- BOYD HARRIS
- DONALD JAMIESON
- JAN STINCHFIELD
- MIKE CRONK
- THOMAS FATLAND
- CAROL HARRISON

CITY OFFICIALS

- KATHRYN GREINER, City Administrator
- GIBB WILKINS, Public Works Director

FOR REVIEW ONLY
NOT FOR CONSTRUCTION



1901 N. Fir Street - La Grande, OR 97850 Ph: (541)553-8309 Fax: (541)553-5456
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PLAN LEGEND

WATER

EXISTING	PROPOSED
WATER LINE	6"W
VALVE	
CAP	
COUPLING	
REDUCER	
FIRE HYDRANT	
WATER METER	

SEWER/STORM DRAIN

EXISTING	PROPOSED
SEWER LINE	6"S
CULVERT	
GRAVITY SEWER MANHOLE	
CLEANOUT	

MISCELLANEOUS UTILITIES

BURIED POWER	
OVERHEAD POWER	
UTILITY POLE	
GUY WIRE	
ELECTRICAL TRANSFORMER	

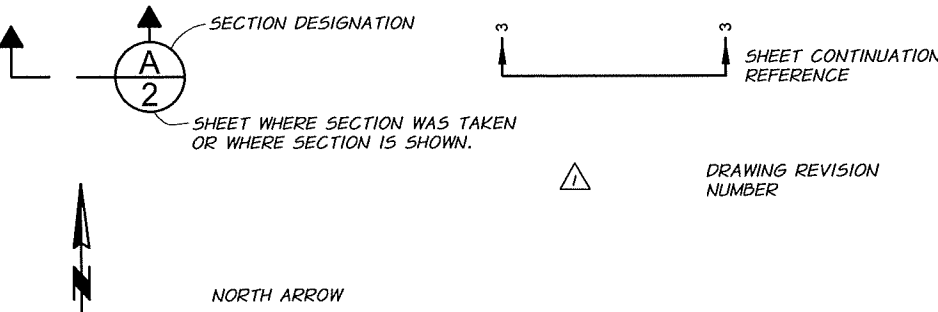
GENERAL

FENCE LINE/GATE	
CHAINLINK FENCE	
CREEK/DITCH CENTERLINE	
PAVED STREET	1ST ST.
GRAVEL DRIVEWAY/STREET	
SIGN	
MISCELLANEOUS POST	
BOLLARD	
DECIDUOUS TREE	
BUILDING	

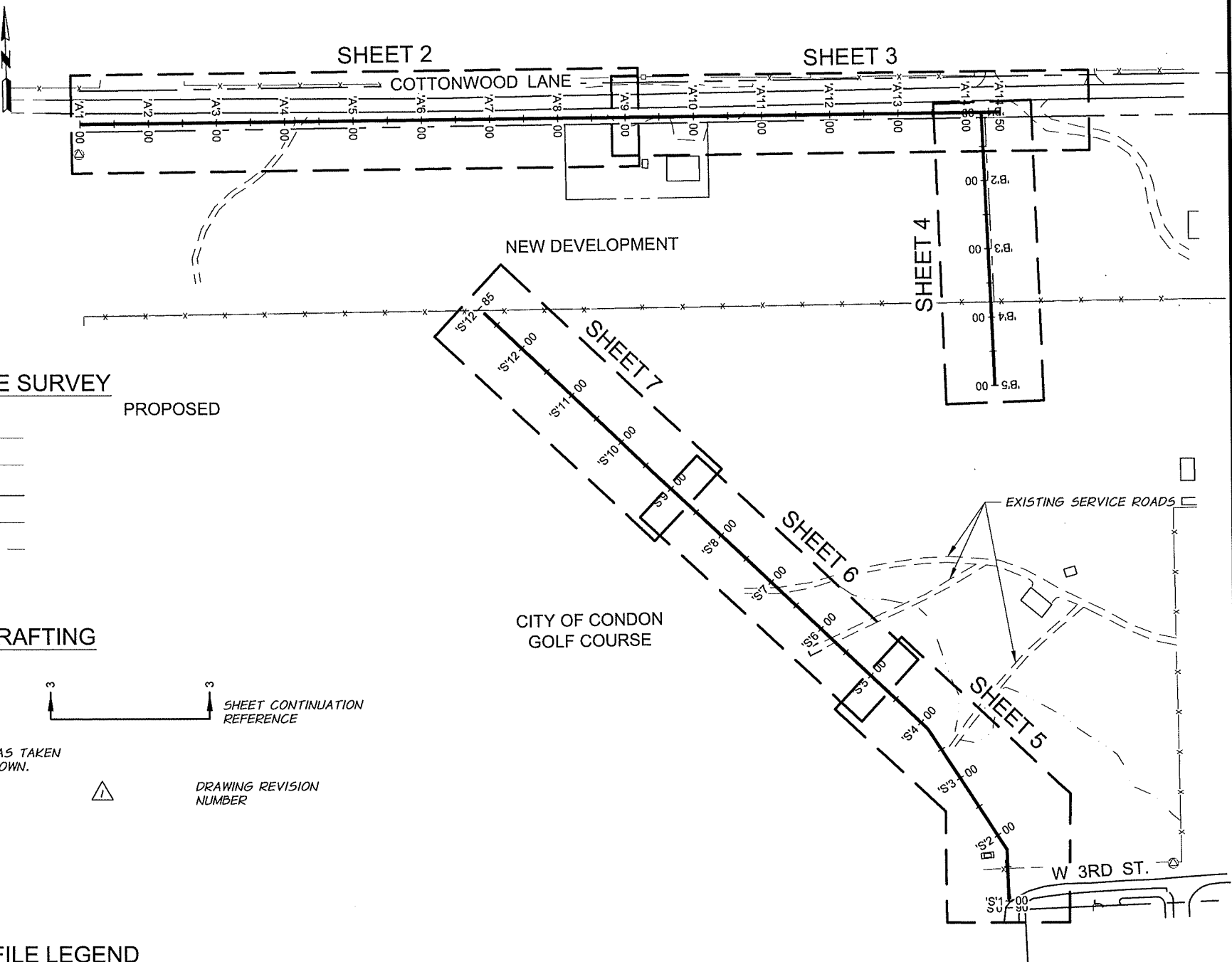
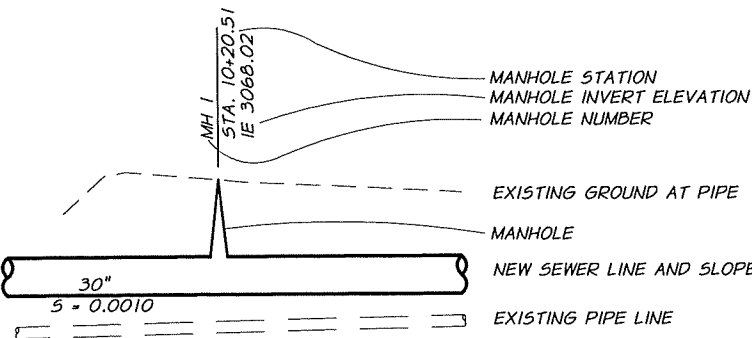
SITE SURVEY

EXISTING	PROPOSED
INDEX CONTOUR	750
INTERMEDIATE CONTOUR	749
PROPERTY LINE/ RIGHT-OF-WAY CENTERLINE	
EASEMENT	
CONTROL POINT	

DRAFTING



PROFILE LEGEND



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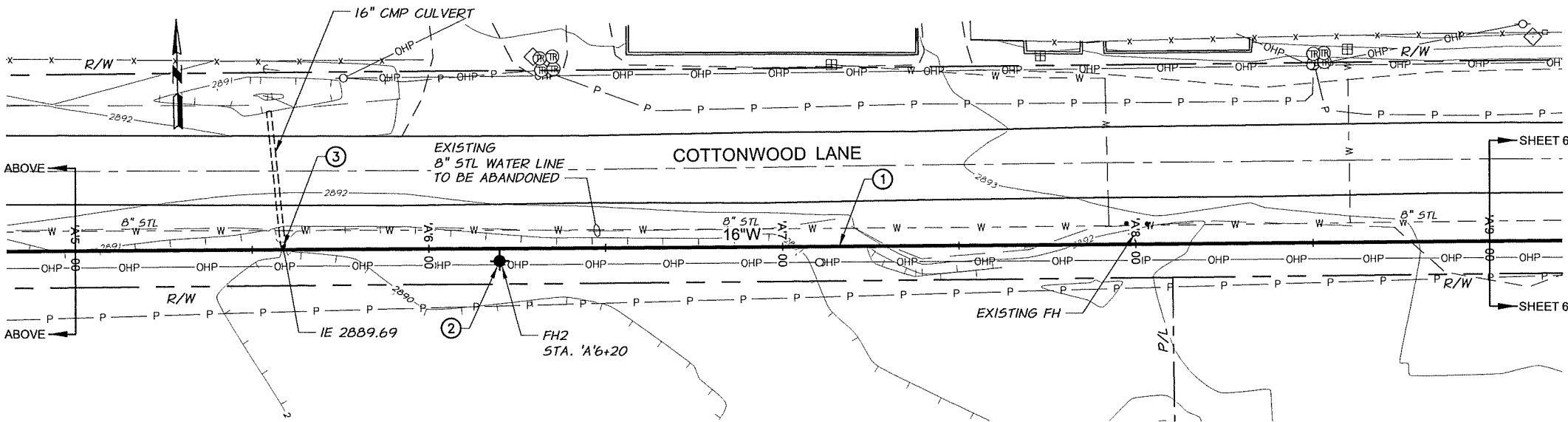
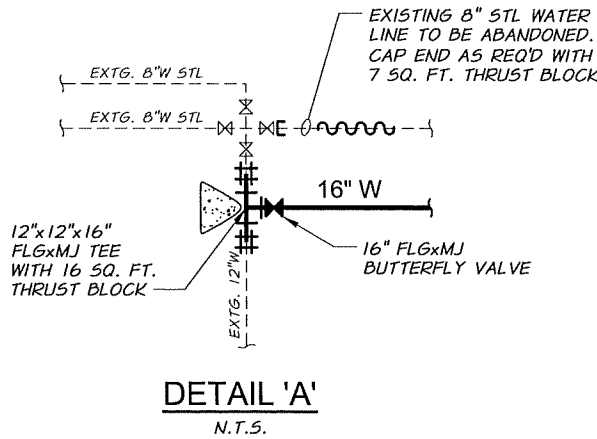
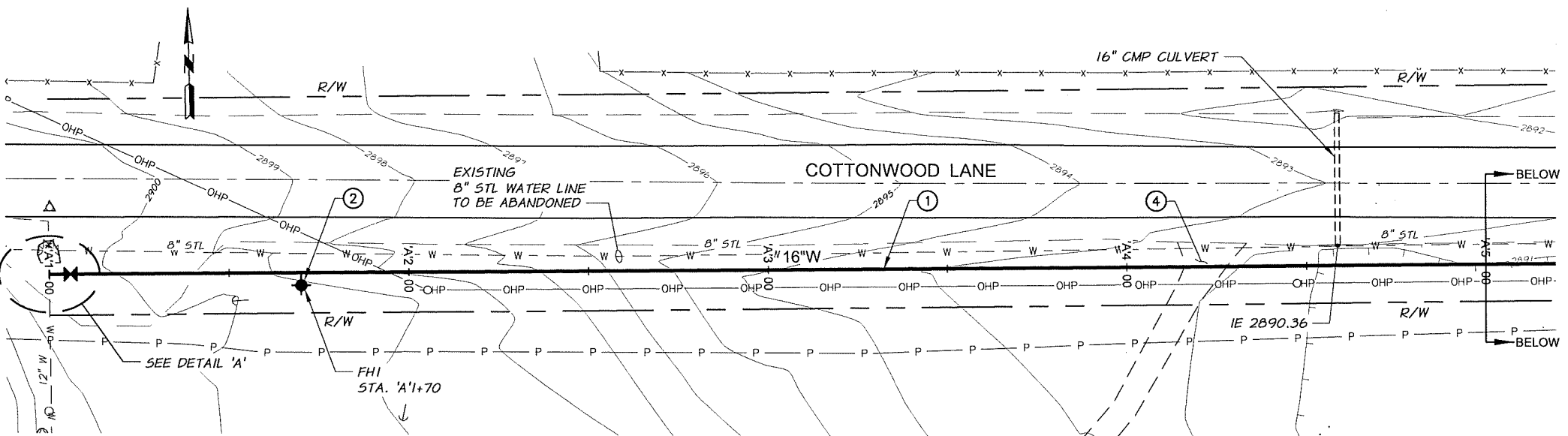
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DESIGNED BY	B. LEDBETTER / D. WILDMAN			JOB NUMBER						977-70	DATE	2019
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REVIEWED BY	B. MOORE			COPYRIGHT 2019 BY ANDERSON PERRY & ASSOC., INC.								

WORK ITEMS

- 1 NEW 16-INCH PVC WATER LINE. SEE DETAILS SHEET 8 AND 9.
- 2 FIRE HYDRANT AND AUXILIARY VALVE. SEE DETAILS SHEET 8.
- 3 REMOVE CULVERT END AS REQUIRED AND EXTEND CULVERT A MIN. OF 2'-0" SOUTH OF NEW 16-INCH PVC WATER LINE.
- 4 RESTORE EXISTING GRAVEL DRIVEWAY TO EQUAL OR BETTER CONDITION AS REQUIRED.
- 5 NEW 1-INCH WATER SERVICE LINE AND NEW WATER METER. CONNECT EXISTING WATER SERVICE LINE AS REQUIRED.
- 6 NEW 12-INCH WATER LINE. SEE DETAILS SHEET 8 AND 9.

NOTES

1. POTHOLE EXISTING WATER LINES TO VERIFY DEPTHS AND TYPES PRIOR TO ORDERING FITTINGS AND MAKING CONNECTIONS.
2. COORDINATE POTENTIAL SERVICE INTERRUPTIONS PER THE GENERAL REQUIREMENTS, "COOPERATION WITH OTHERS".
3. DETERMINATION OF THRUST BLOCK BEARING SHALL BE CALCULATED ASSUMING SOIL BEARING LOAD OF 1500 LB/ SQ. FT. AND A DESIGN PRESSURE OF 150 PSI.



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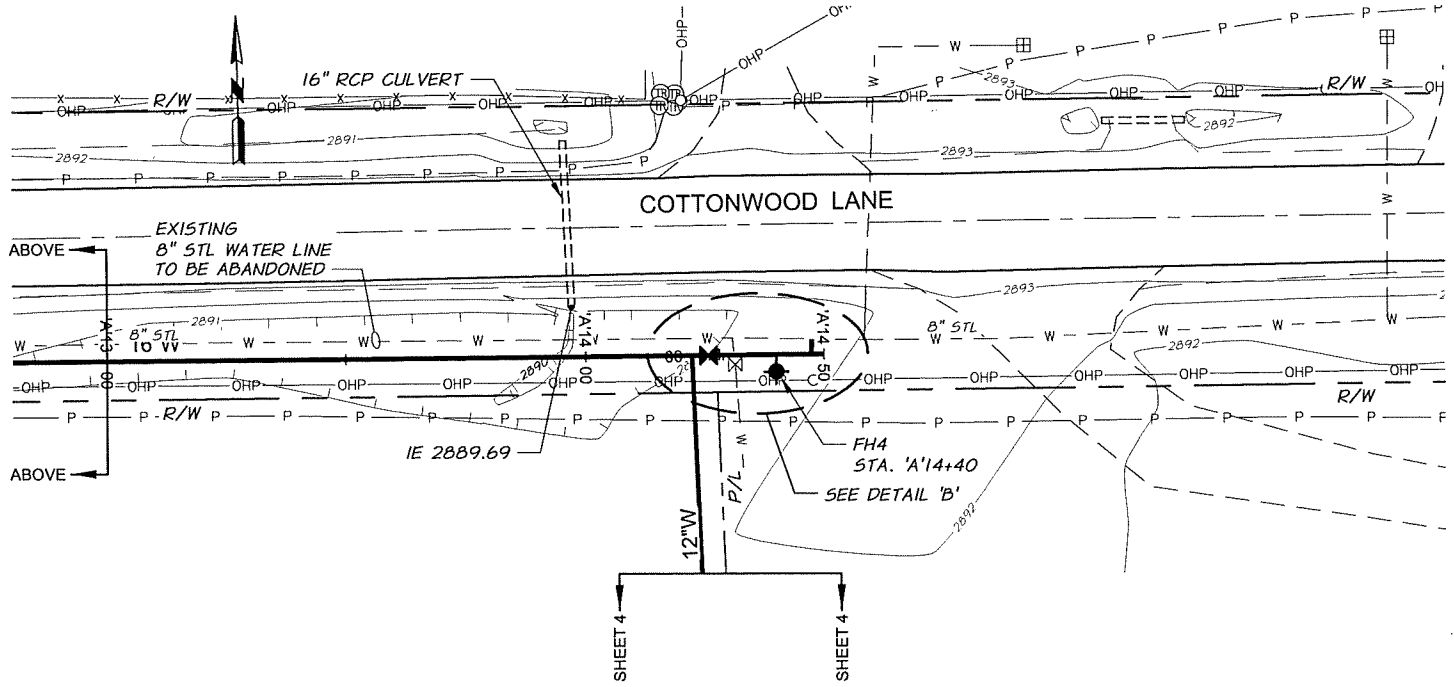
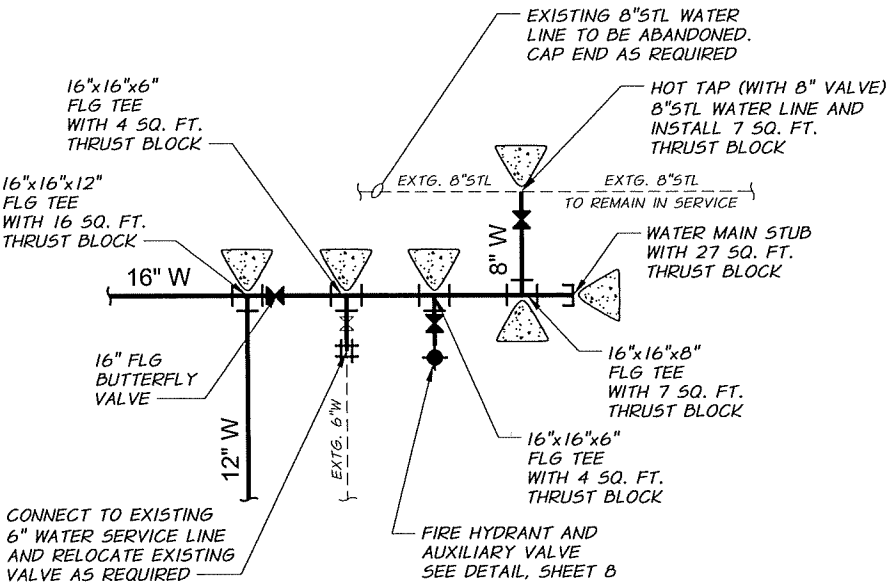
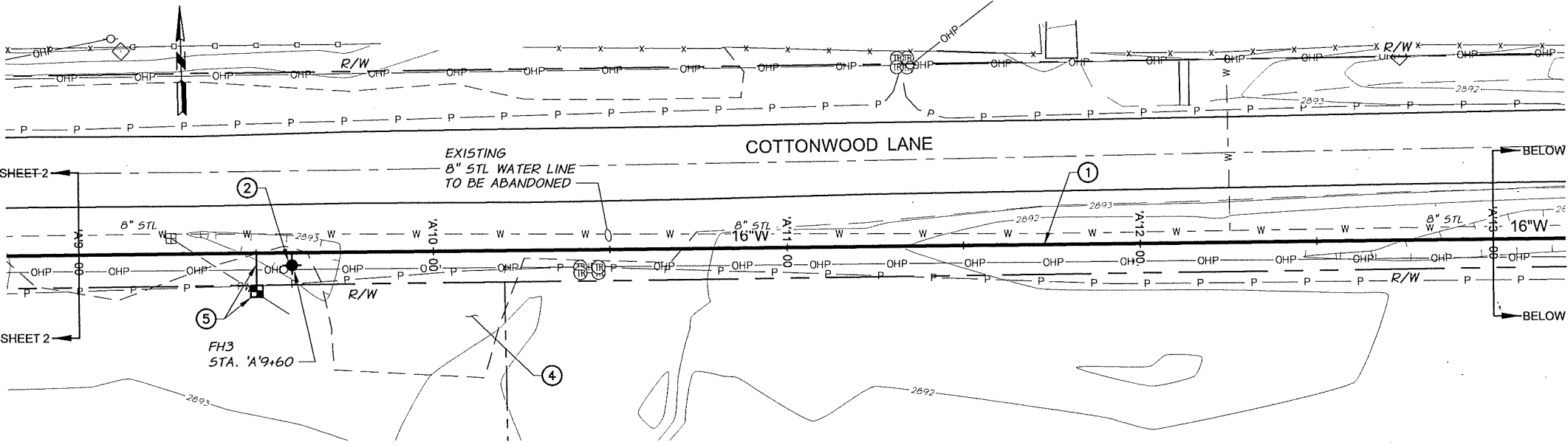
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DESIGNED BY B. LEDBETTER / D. WILDMAN			DATE 2019						2
DRAWN BY L. WILLHITE									
REVIEWED BY B. MOORE									

WORK ITEMS

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- 2 FIRE HYDRANT AND AUXILIARY VALVE. SEE DETAILS SHEET 8.
- 3 REMOVE CULVERT END AS REQUIRED AND EXTEND CULVERT A MIN. OF 2'-0" SOUTH OF NEW 16-INCH PVC WATER LINE.
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- 5 NEW 1-INCH WATER SERVICE LINE AND NEW WATER METER. CONNECT EXISTING WATER SERVICE LINE AS REQUIRED.
- 6 NEW 12-INCH WATER LINE. SEE DETAILS SHEET 8 AND 9.

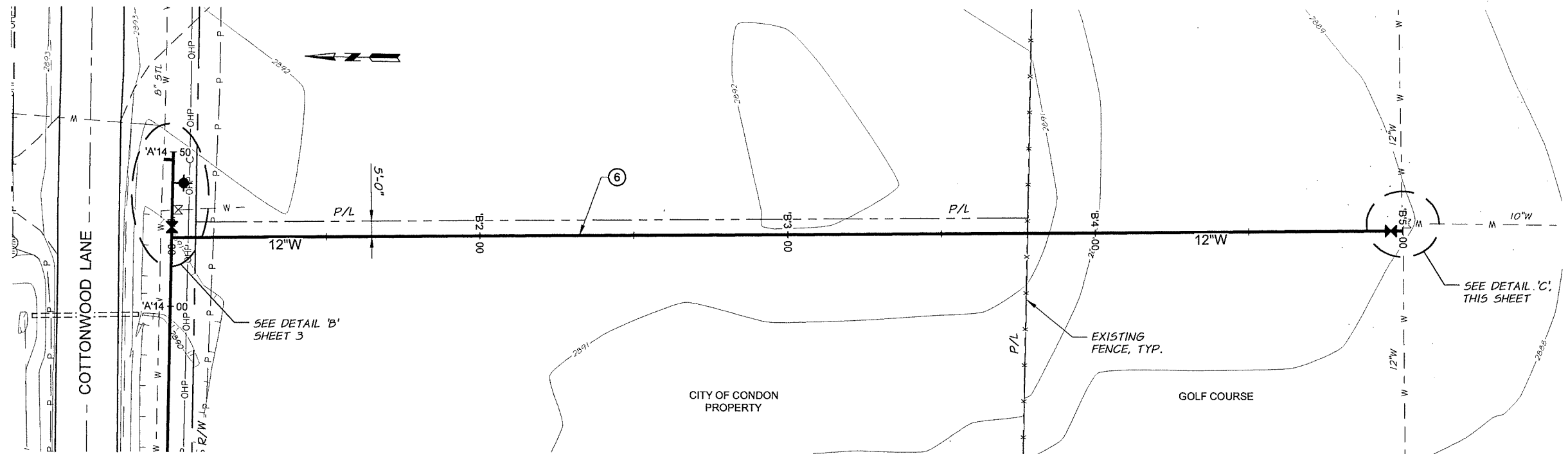
NOTES

1. POTHOLE EXISTING WATER LINES TO VERIFY DEPTHS AND TYPES PRIOR TO ORDERING FITTINGS AND MAKING CONNECTIONS.
2. COORDINATE POTENTIAL SERVICE INTERRUPTIONS PER THE GENERAL REQUIREMENTS, "COOPERATION WITH OTHERS".
3. DETERMINATION OF THRUST BLOCK BEARING SHALL BE CALCULATED ASSUMING SOIL BEARING LOAD OF 1500 LB/ SQ. FT. AND A DESIGN PRESSURE OF 150 PSI.



REVISION		BY	DATE	20	0	20	40	60	SCALE IN FEET	FOR REVIEW ONLY NOT FOR CONSTRUCTION	 engineering • surveying • natural resources	CITY OF CONDON FAIRWAY DRIVE HOUSING OFF-SITE WATER AND SEWER IMPROVEMENTS WATER LINE PLAN STA. 'A'9+00 TO 'A'15+18	SHEET		
DESIGNED BY		B. LEDBETTER / D. WILDMAN		JOB NUMBER		977-70		DATE					2019		3
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REVIEWED BY		B. MOORE													

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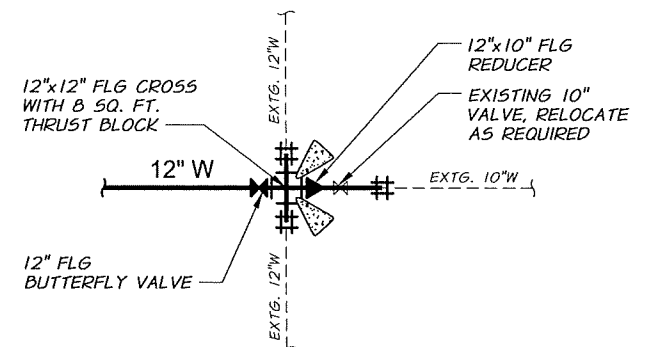


WORK ITEMS

- NEW 16-INCH PVC WATER LINE. SEE DETAILS SHEET 8 AND 9.
- FIRE HYDRANT AND AUXILIARY VALVE. SEE DETAILS SHEET 8.
- REMOVE CULVERT END AS REQUIRED AND EXTEND CULVERT A MIN. OF 2'-0" SOUTH OF NEW 16-INCH PVC WATER LINE.
- RESTORE EXISTING GRAVEL DRIVEWAY TO EQUAL OR BETTER CONDITION AS REQUIRED.
- NEW 1-INCH WATER SERVICE LINE AND NEW WATER METER. CONNECT EXISTING WATER SERVICE LINE AS REQUIRED.
- NEW 12-INCH WATER LINE. SEE DETAILS SHEET 8 AND 9.

NOTES

- POTHOLE EXISTING WATER LINES TO VERIFY DEPTHS AND TYPES PRIOR TO ORDERING FITTINGS AND MAKING CONNECTIONS.
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DETAIL 'C'
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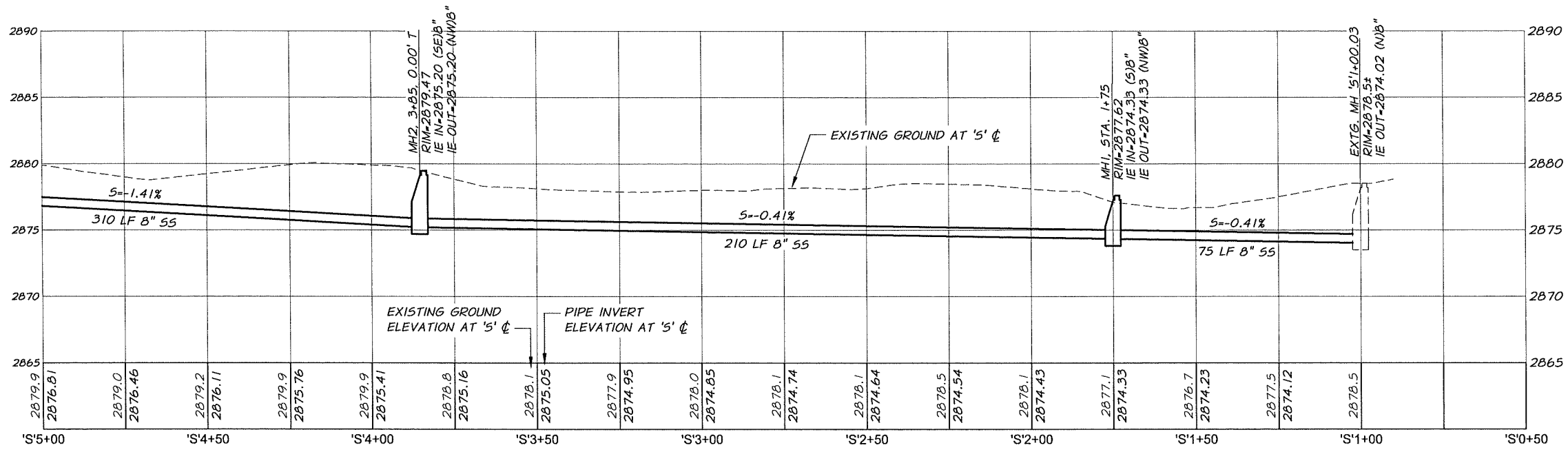
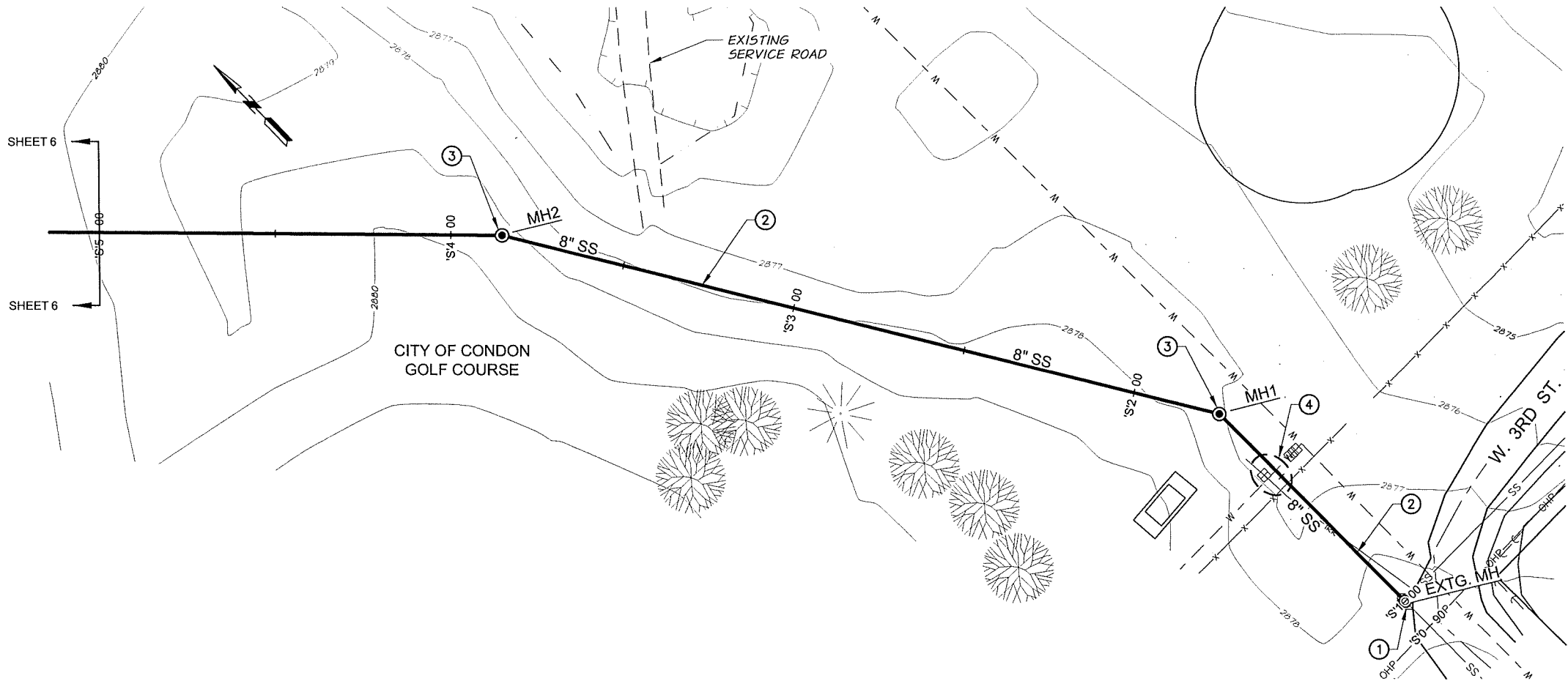
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WORK ITEMS

- 1. CONNECT NEW 8" SEWER MAIN TO EXISTING MANHOLE AS REQUIRED. SEE DETAIL SHEET 11.
- 2. INSTALL NEW 8" SANITARY SEWER MAIN. SEE TECHNICAL SPECIFICATIONS, "SANITARY SEWER LINES".
- 3. INSTALL NEW MANHOLE. SEE DETAIL SHEET 11.
- 4. PROTECT EXISTING WATER SERVICE LINE. THE CONTRACTOR SHALL RELOCATE WATER SERVICE LINE IF IT CONFLICTS WITH NEW SEWER MAIN ALIGNMENT.

NOTES

- 1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL DEPTHS AND LOCATIONS OF ANY UTILITIES AFFECTED BY THE WORK.
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- 3. CONTRACTOR SHALL POTHOLE EXISTING 12-INCH WATER TO VERIFY LOCATION, DEPTH, AND TYPE PRIOR TO PERFORMING THE WORK. ONCE WATER LINE IS LOCATED AND DEPTH DETERMINED CONTRACTOR SHALL SEE WATER-SEWER CROSSING DETAIL, SHEET 11.



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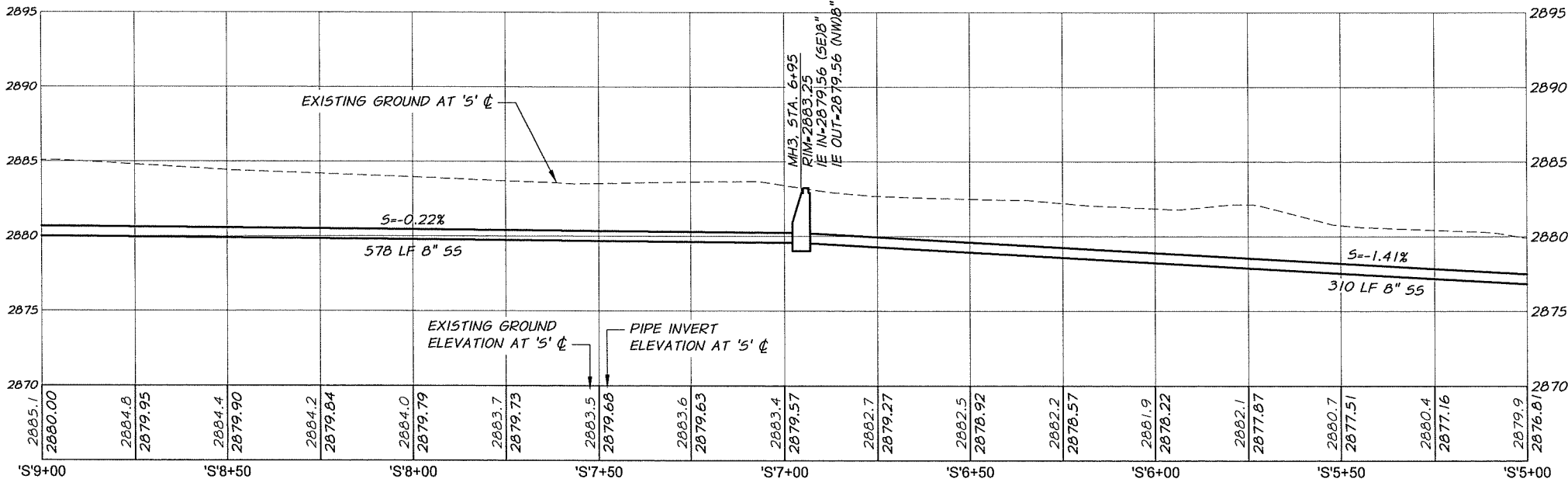
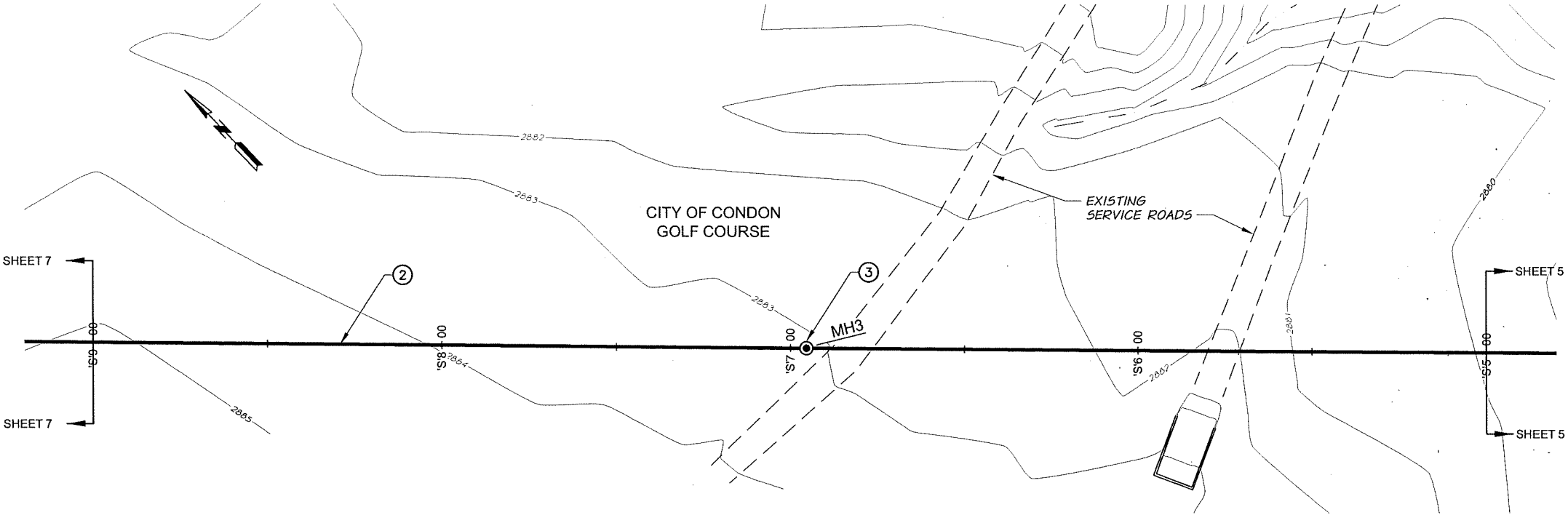
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DESIGNED BY B. LEDBETTER / D. WILDMAN				5 0 5 10 15 SCALE IN FEET					5
DRAWN BY L. WILLHITE				JOB NUMBER 977-70 DATE 2019					
REVIEWED BY B. MOORE				ACAD FILE: 977-70-060C-103PP_SEWR.dwg COPYRIGHT 2019 BY ANDERSON PERRY & ASSOC., INC.					
								SEWER LINE PLAN AND PROFILE STA. 'S'1+00 TO 'S'5+00	

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DESIGNED BY B. LEDBETTER / D. WILDMAN		JOB NUMBER 977-70		DATE 2019	
DRAWN BY L. WILLHITE		ACAD FILE: 977-70-060C-102PP_SEWR.dwg			
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SCALE IN FEET

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CITY OF CONDON

FAIRWAY DRIVE HOUSING

OFF-SITE WATER AND SEWER IMPROVEMENTS

SEWER LINE

PLAN AND PROFILE STA. 'S'5+00 TO 'S'9+00

SHEET

6

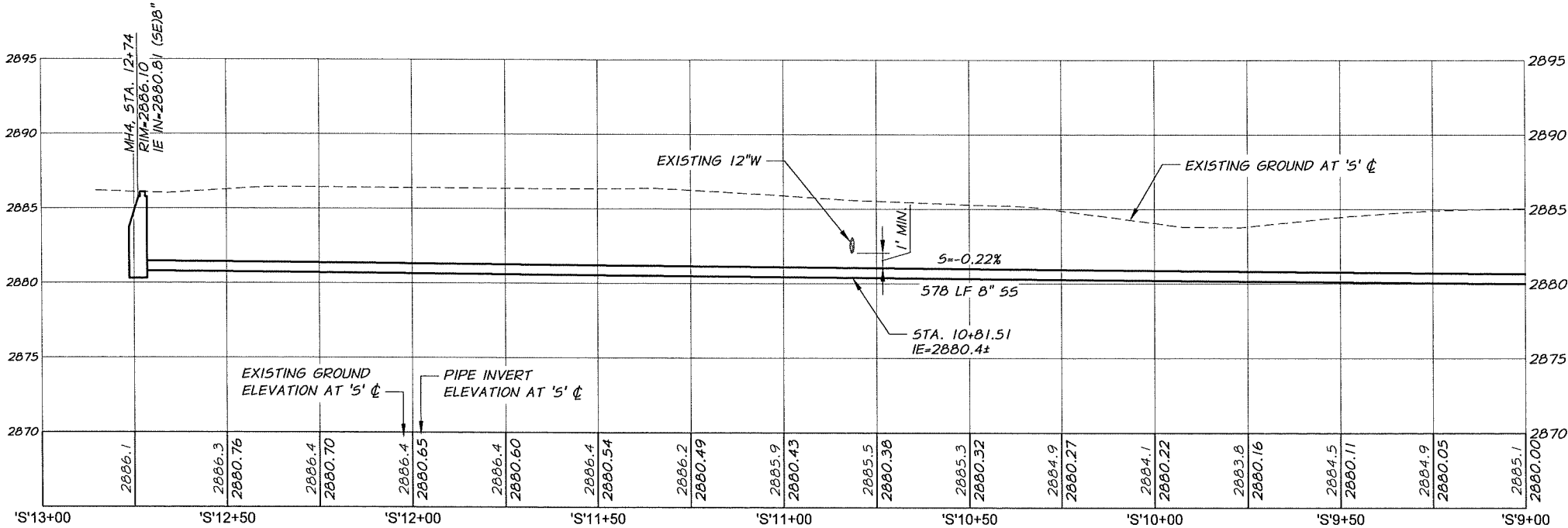
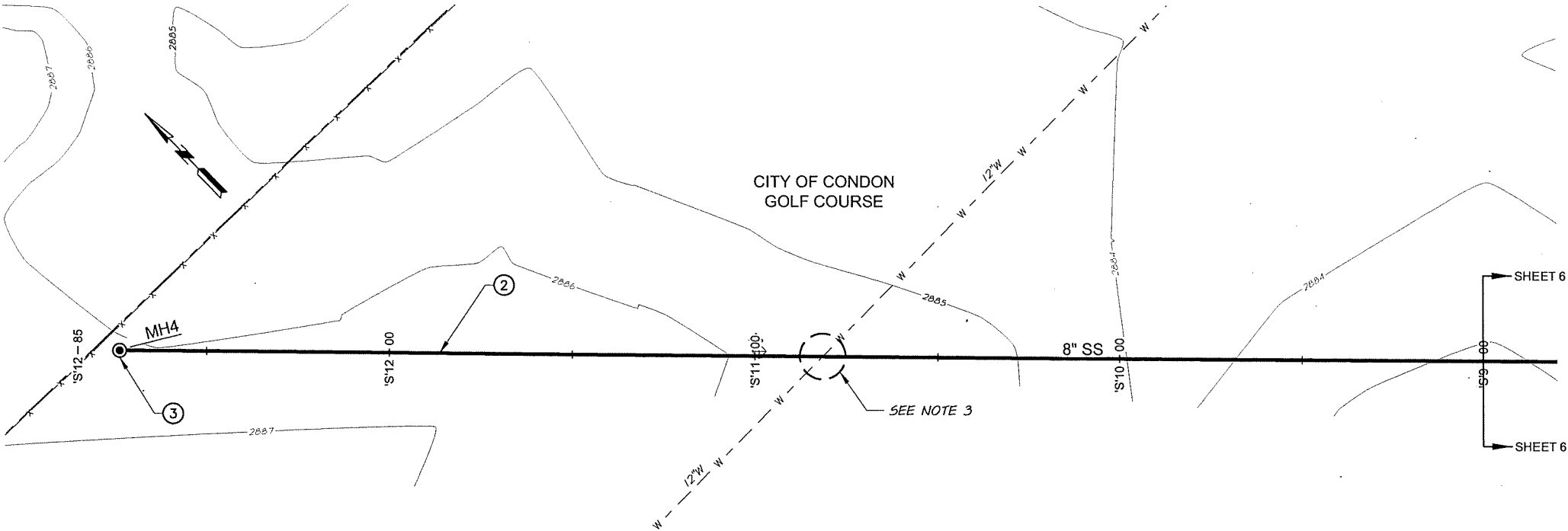
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WORK ITEMS

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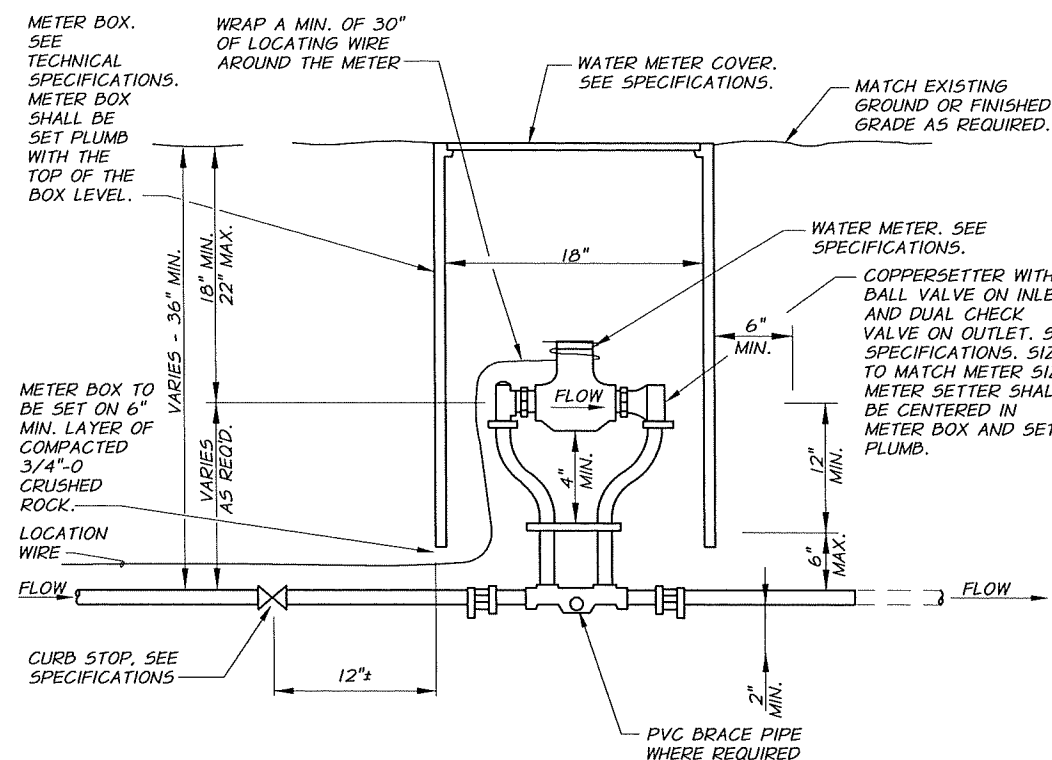
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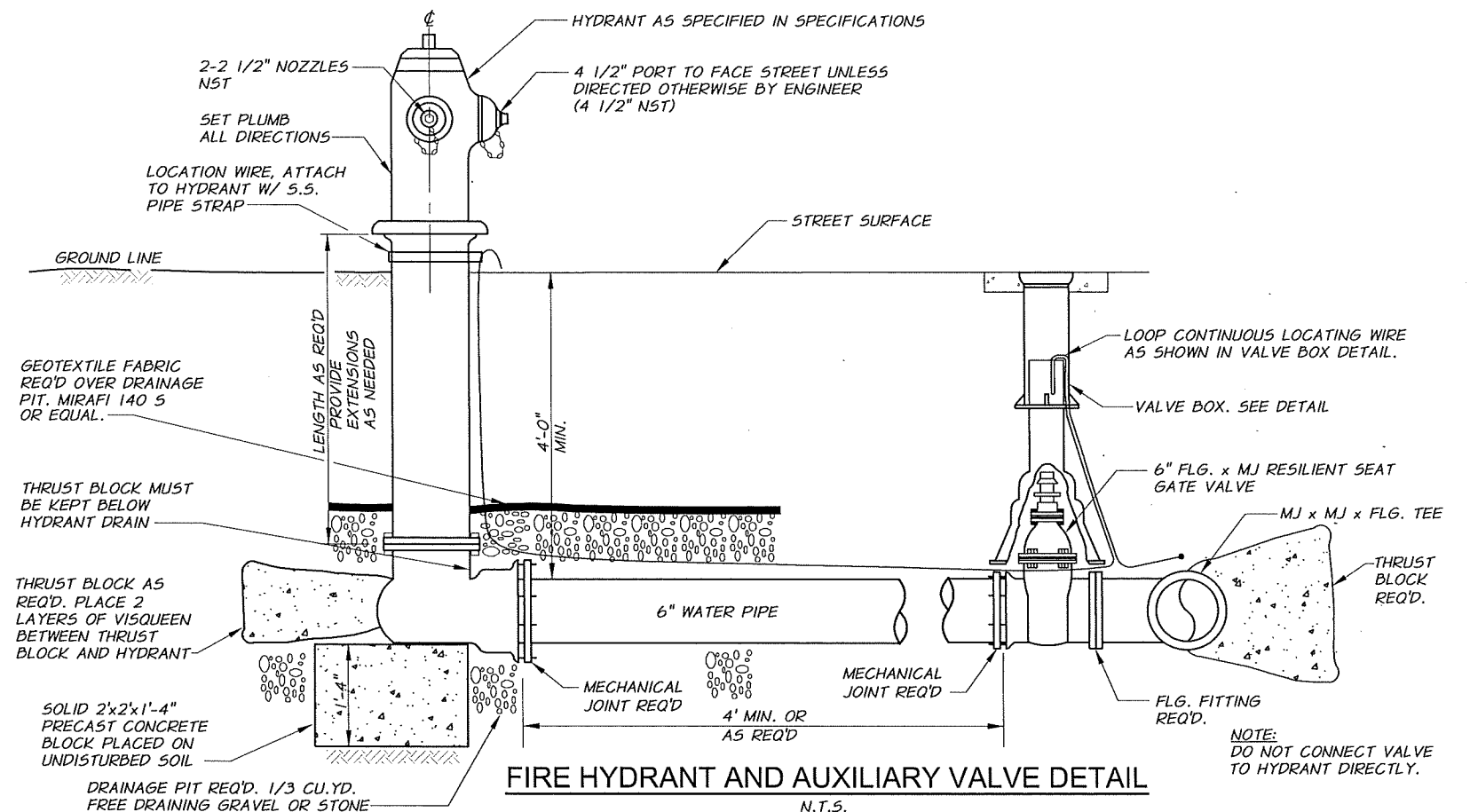
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DESIGNED BY B. LEDBETTER / D. WILDMAN				5 0 5 10 15 SCALE IN FEET					
DRAWN BY L. WILLHITE				JOB NUMBER 977-70 DATE 2019					
REVIEWED BY B. MOORE				ACAD FILE: 977-70-060C-101PP_SEWR.dwg COPYRIGHT 2019 BY ANDERSON PERRY & ASSOC., INC.					
								SEWER LINE PLAN AND PROFILE STA. 'S'9+00 TO 'S'13+00	



TYPICAL 1" OR SMALLER WATER METER INSTALLATION

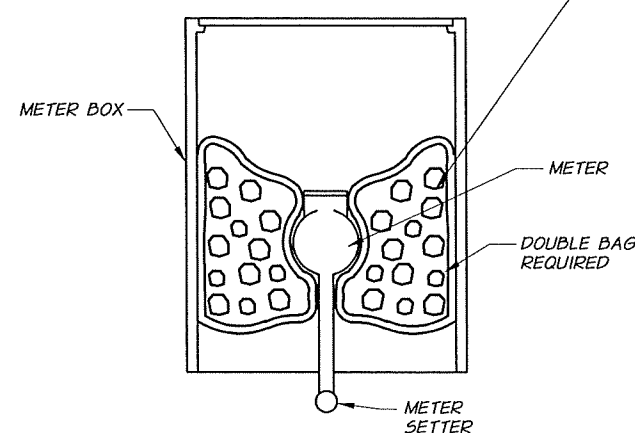
N.T.S.



FIRE HYDRANT AND AUXILIARY VALVE DETAIL

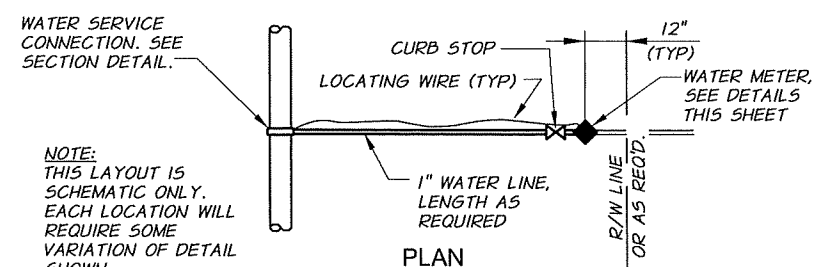
N.T.S

INSTALL THREE BAGS MIN., OR MORE IF REQ'D. BAGS SHALL BE FILLED WITH POLYURETHANE FOAM "PEANUTS". SECURELY HEAT SEAL OR TAPE EACH END OF EACH BAG. DOUBLE BAG EACH BAG UNIT. PLACE BAGS AROUND THE METER 50 METER CAN BE READ. PROVIDE PROTOTYPE OF INSULATING BAG FOR APPROVAL BY OWNER BEFORE PROVIDING BAGS FOR PROJECT. CONSOLIDATED PLASTIC CO. INC. (1-800-362-1000) #90349KA 4-MIL. 18" X 20" POLY BAGS OR APPROVED EQ. —



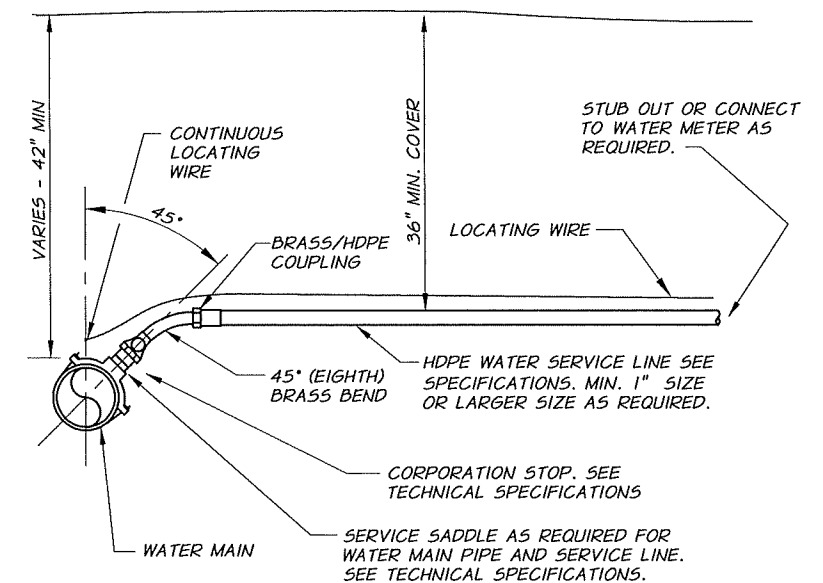
METER BOX INSULATION DETAIL
(REQUIRED FOR ALL METER INSTALLATIONS)

N.T.S



SINGLE WATER SERVICE LINE

N.T.S



SECTION
TYPICAL WATER SERVICE LINE

N.T.S.

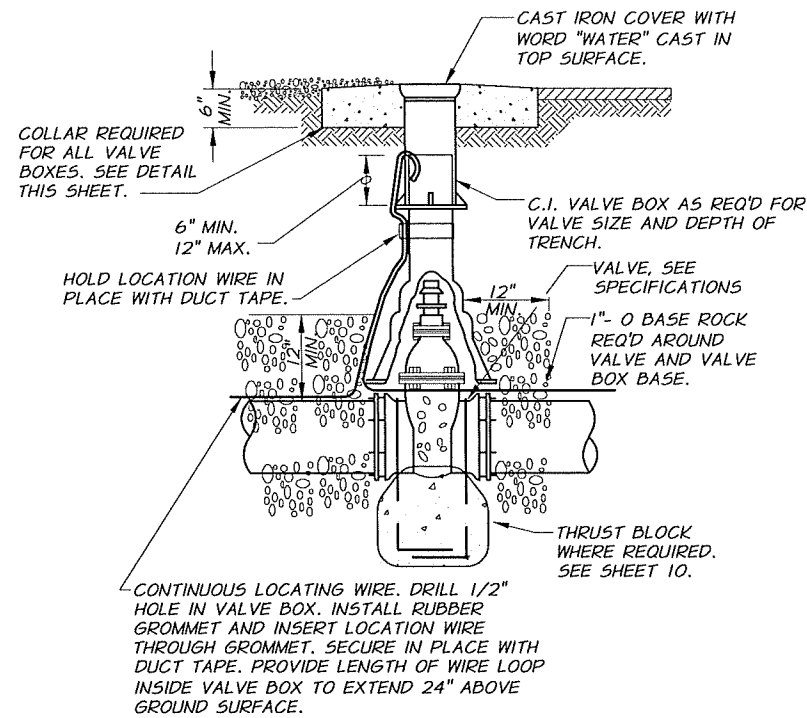
REVISION		BY	DATE			
DESIGNED BY <i>B. LEDBETTER / D. WILDMAN</i>				JOB NUMBER 977-70		DATE 2019
DRAWN BY <i>L. WILLHITE</i>				ACAD FILE: 977-70-060C-501DTL_WATR.dwg		
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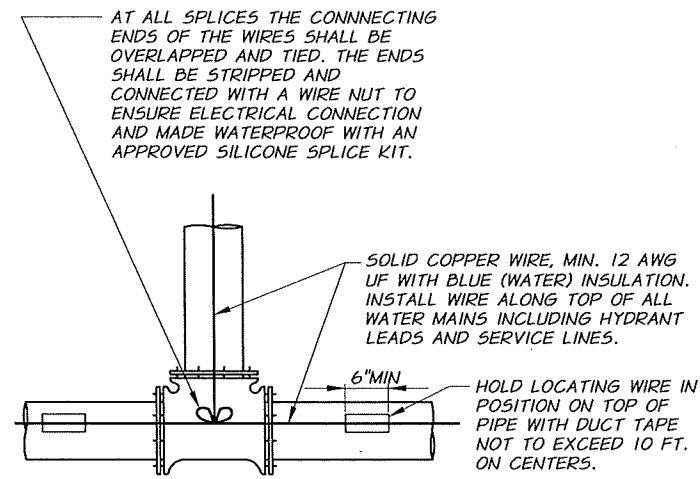


CITY OF CONDON
FAIRWAY DRIVE HOUSING
OFF-SITE WATER AND SEWER IMPROVEMENTS

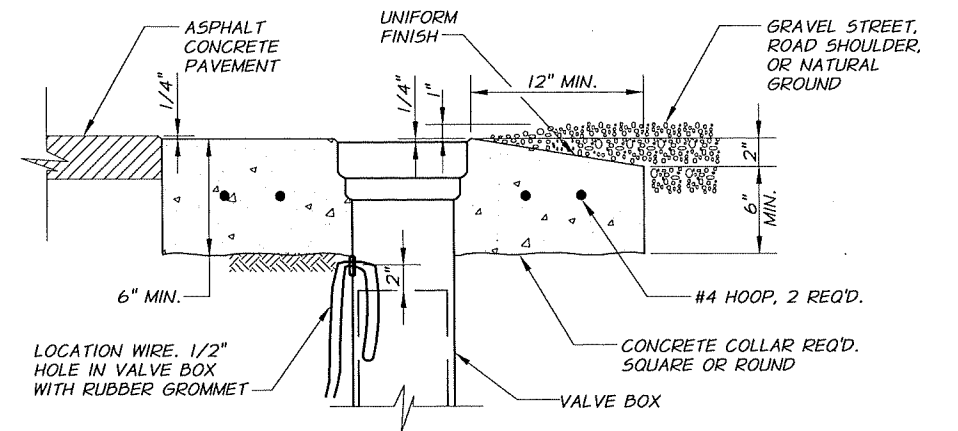
WATER DETAILS I



VALVE BOX DETAIL
N.T.S.

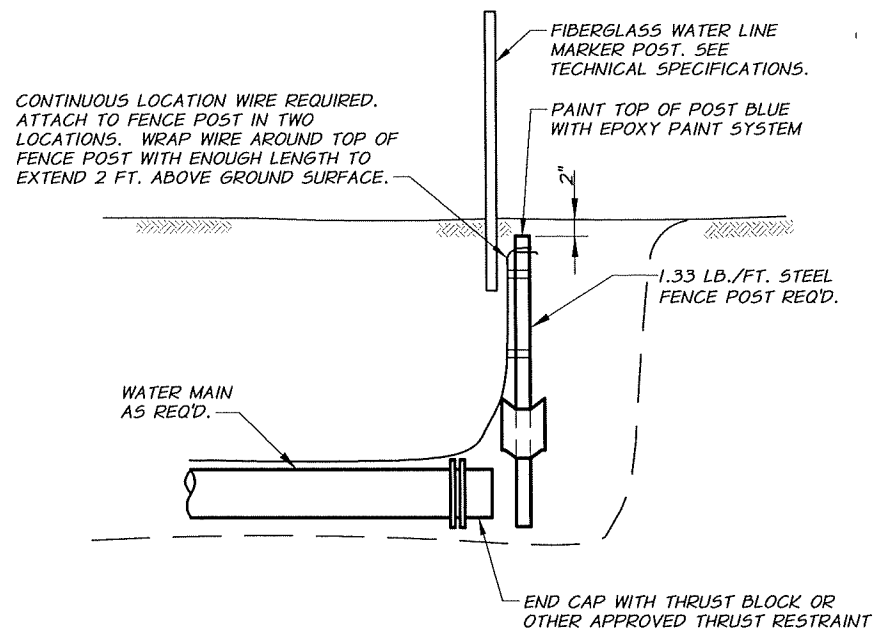


CONTINUOUS LOCATING WIRE DETAIL
N.T.S.



- REQUIREMENTS FOR CONCRETE COLLARS:
1. CONCRETE : 3/4", 7 SACK, 4000 PSI AT 28 DAYS, 2" TO 4" SLUMP, 4-7% AIR.
 2. COLLAR TO BE FORMED AND UNIFORMLY SHAPED.
 3. SMOOTH BROOMED FINISH REQ'D.
 4. APPLY CONCRETE CURING COMPOUND.
 5. PROTECT FROM TRAFFIC FOR 4 DAYS MIN.

VALVE CONCRETE COLLAR DETAIL
IN ASPHALT STREETS, GRAVEL STREETS, OR NATURAL GROUND
N.T.S.



NOTE:
PROVIDE TWO REFERENCES FROM PERMANENT OBJECTS
TO THE END OF WATER LINE. THESE TIES SHALL BE
SHOWN AND DIMENSIONED ON THE "RECORD DRAWINGS".

SECTION
TYPICAL WATER MAIN STUB
N.T.S.

DESIGNED BY	B. LEDBETTER / D. WILDMAN	JOB NUMBER	977-70	DATE	2019
DRAWN BY	L. WILLHITE	ACAD FILE	977-70-060C-502D TL_WATR.dwg		
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CITY OF CONDON
FAIRWAY DRIVE HOUSING
OFF-SITE WATER AND SEWER IMPROVEMENTS

WATER DETAILS II

SHEET

9

THRUST BLOCK NOTES

- THRUST BLOCKS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
 - ALL CHANGES IN DIRECTION.
 - ALL DEAD-ENDS.
 - WHEN REDUCERS ARE INSTALLED.
 - ALL VALVES 8-INCHES AND LARGER SHALL BE SIZED FOR CLOSED CONDITION EXCEPTIONS:
 - WHEN RESTRAINED JOINT PIPE IS USED ON BOTH SIDES OF VALVE.
 - WHEN VALVE IS RESTRAINED JOINT CONNECTED TO A FITTING WHICH HAS APPROPRIATE THRUST BLOCKING.
 - AT LOCATIONS SPECIFICALLY CALLED OUT ON THE DRAWINGS.
 - AT TEMPORARY DEAD ENDS DURING PIPE INSTALLATION AS REQUIRED FOR TEMPORARY PRESSURE TESTING.
 - AT OTHER LOCATIONS REQUIRED BY THE ENGINEER.
- THRUST BLOCKS SHALL BE SIZED AS REQUIRED BY SOIL CONDITIONS AND DESIGN PRESSURE.
- PLACE CONCRETE AGAINST UNDISTURBED TRENCH WALL.
- CONCRETE SHALL BE 2,500 PSI MINIMUM.
- ALL CONCRETE SHALL BE PLACED SO THAT PIPE, FITTING JOINTS, BOLTS AND NUTS, ETC., WILL BE ACCESSIBLE FOR REPAIRS.
- PLACE ONE LAYER OF VISQUEEN BETWEEN FITTING AND CONCRETE TO FACILITATE FUTURE REMOVAL OF THRUST BLOCK IF REQUIRED.
- ANCHOR RODS SHALL BE 3/4" DIAMETER GALVANIZED STEEL RODS OR #6 EPOXY COATED REINFORCEMENT BAR, AASHTO M284, HAVING AN 18" MINIMUM EMBEDMENT IN CONCRETE.
- ALL THRUST BLOCKS SHALL BE SIZED FOR 150 PSI PRESSURE.
- IF THE REQUIRED BEARING AREA IS LESS THAN 1 SQUARE FOOT, A THRUST BLOCK SHALL NOT BE REQUIRED.

DETERMINATION OF THRUST BLOCK BEARING AREA

NOTE:
WHEN THRUST BLOCK BEARING AREA IS NOT SPECIFIED ON THE PLANS OR DETERMINED BY THE ENGINEER, THE FOLLOWING PROCEDURE SHALL BE USED TO DETERMINE REQUIRED BEARING AREA.

- DETERMINE THRUST (T) FOR TYPE OF FITTING OR JOINT AND SIZE OF PIPE FROM TABLE NO. 1 OR TABLE NO. 3.
- DETERMINE BEARING CAPACITY (B) OF SOIL FROM TABLE NO. 2.
- DETERMINE REQUIRED BEARING AREA (A) AS FOLLOWS:
 $A = T / B$
 EXAMPLE: DESIGN PRESSURE = 175 PSI
 PIPE = 12"
 FITTING = TEE
 SOIL - SANDY GRAVEL
 FROM TABLE NO. 1: T = 15,050 LB.
 FROM TABLE NO. 2: B = 3000 LB/SQ.FT.
 $A = 15,050 \times 1.75 = 8.8 \text{ SQ.FT.} = 9 \text{ SQ.FT. (ROUND UP TO NEAREST 3,000 WHOLE SQ.FT.)}$

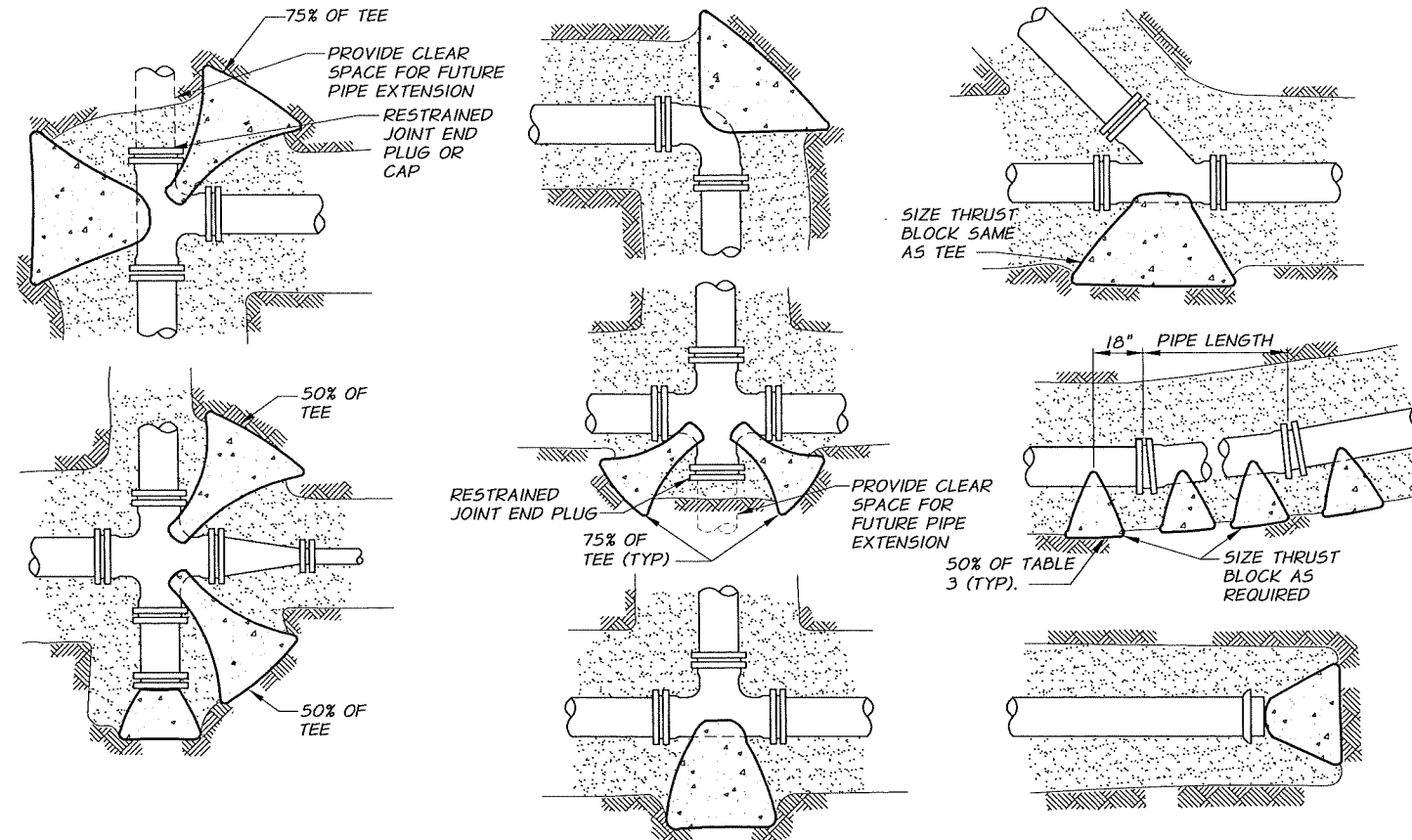
TABLE NO. 1
THRUST AT FITTINGS IN POUNDS AT 100 PSI OF PRESSURE

PIPE SIZE	TEES AND DEAD ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	1,680	2,310	1,290	660	340
6"	3,770	5,320	2,890	1,480	750
8"	6,690	9,460	5,120	2,620	1,320
10"	10,440	14,780	8,010	4,090	2,050
12"	15,050	21,280	11,520	5,880	2,960
14"	20,490	28,960	15,680	8,000	4,020
16"	26,750	37,830	20,470	10,440	5,260
18"	33,850	47,870	25,910	13,210	6,640
20"	41,790	59,090	31,980	16,310	8,190
24"	60,170	85,100	46,060	23,490	11,800

NOTE:
FOR WATER PRESSURES DIFFERENT THAN 100 PSI, MULTIPLY THRUST FOUND IN TABLE NO. 1 BY REQUIRED PROPORTION.
 EXAMPLE: DESIGN PRESSURE = 175 PSI.
 MULTIPLY VALUE IN TABLE BY 1.75

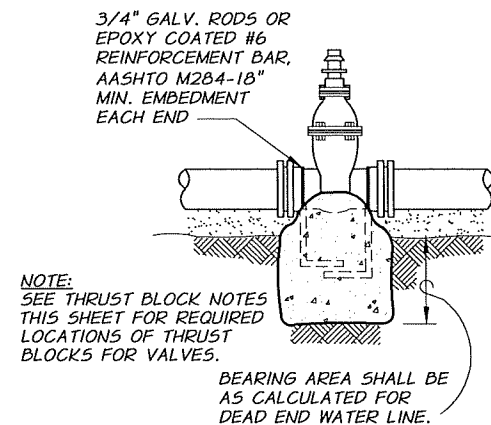
TABLE NO. 2

SOIL	SAFE BEARING LOAD LB/SQ.FT.
SOFT CLAY	500
SILT	1,000
SAND	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL CEMENTED WITH CLAY	4,000
HARD CLAY	4,000



TYPICAL THRUST BLOCK LOCATIONS

PLAN VIEWS

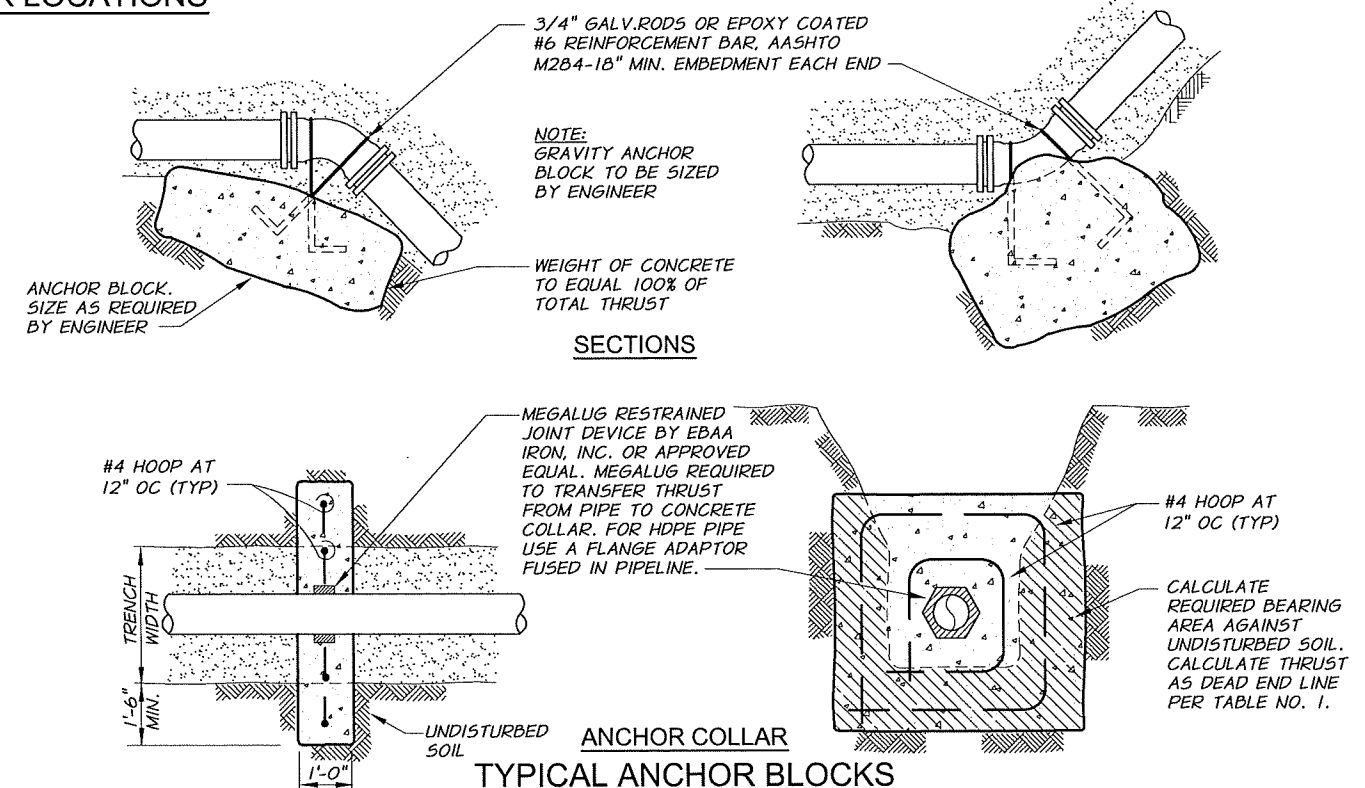


TYPICAL VALVE THRUST BLOCK

TABLE NO. 3

SIDE THRUST PER 100 LB./SQ.IN. PRESSURE PER DEGREE OF DEFLECTION			
PIPE SIZE	SIDE THRUST-LB	PIPE SIZE	SIDE THRUST-LB
4"	N/A	14"	360
6"	N/A	16"	470
8"	N/A	18"	600
10"	190	20"	730
12"	270	24"	1,050

MULTIPLY THRUST BY DEGREE OF DEFLECTION TO OBTAIN TOTAL THRUST



TYPICAL ANCHOR BLOCKS

CITY OF CONDON
FAIRWAY DRIVE HOUSING
OFF-SITE WATER AND SEWER IMPROVEMENTS

THRUST BLOCK DETAILS

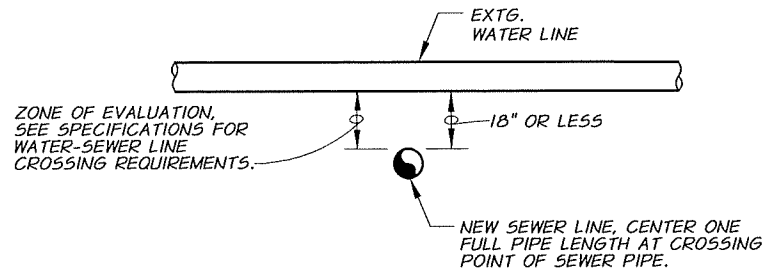
FOR REVIEW ONLY
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& associates, inc.
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SHEET

10

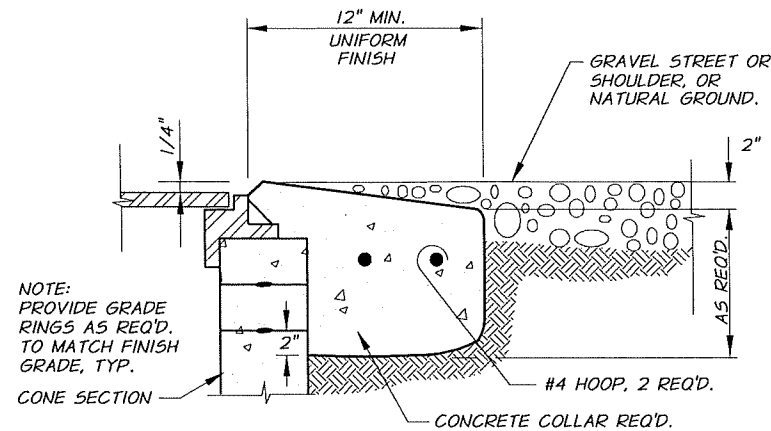
DESIGNED BY	B. LEDBETTER / D. WILDMAN	JOB NUMBER	977-70	DATE	2019
DRAWN BY	L. WILLHITE	ACAD FILE	977-70-060C-503D.L.TBLK.dwg		
REVIEWED BY	B. MOORE	COPYRIGHT 2019 BY ANDERSON PERRY & ASSOC., INC.			



NOTE:
ALL BACK FILL IN AREA OF WATER-SEWER CROSSING TO A DEPTH 12" ABOVE THE TOP OF THE HIGHEST PIPE SHALL BE 3/4"-Ø BASE ROCK COMPACTED TO 95% OF ASTM D-698 LABORATORY DENSITY.

WATER-SEWER CROSSING (NEW SEWER LINE CONSTRUCTION)

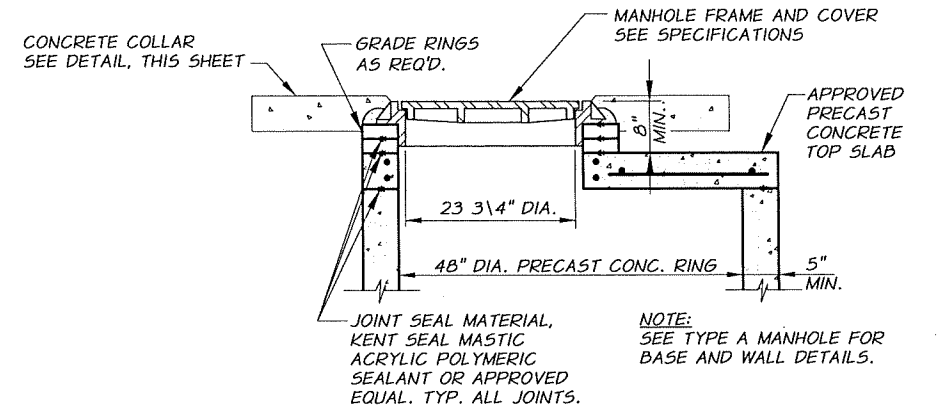
N.T.S.



REQUIREMENTS FOR CONCRETE COLLARS:
1. CONCRETE: 3/4", 7 SACK, 4000 PSI @ 28 DAYS, 2" TO 4" SLUMP, 4-7% AIR.
2. COLLAR TO BE FORMED AND BE UNIFORMLY ROUND.
3. SMOOTH BROOMED FINISH REQ'D.
4. APPLY CONCRETE CURING COMPOUND
5. PROTECT FROM TRAFFIC FOR 4 DAYS MIN.

MANHOLE AND CLEANOUT CONCRETE COLLAR DETAIL IN GRAVEL STREETS OR NATURAL GROUND

N.T.S.



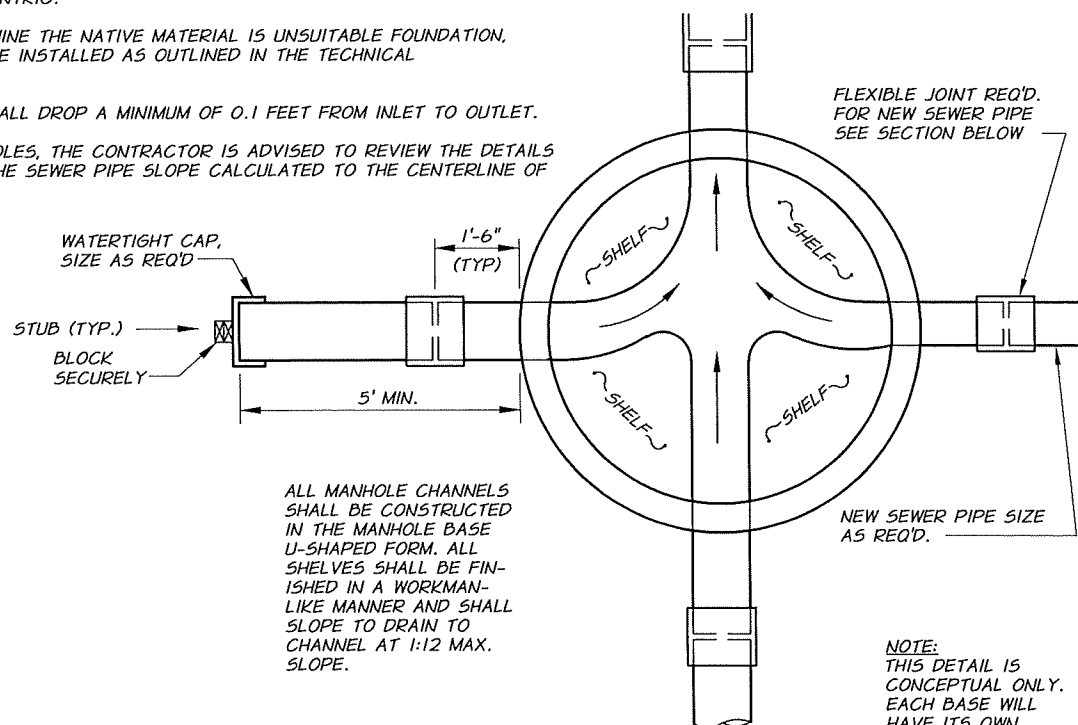
PRECAST TOP SLAB MANHOLE

TYPE B

N.T.S.

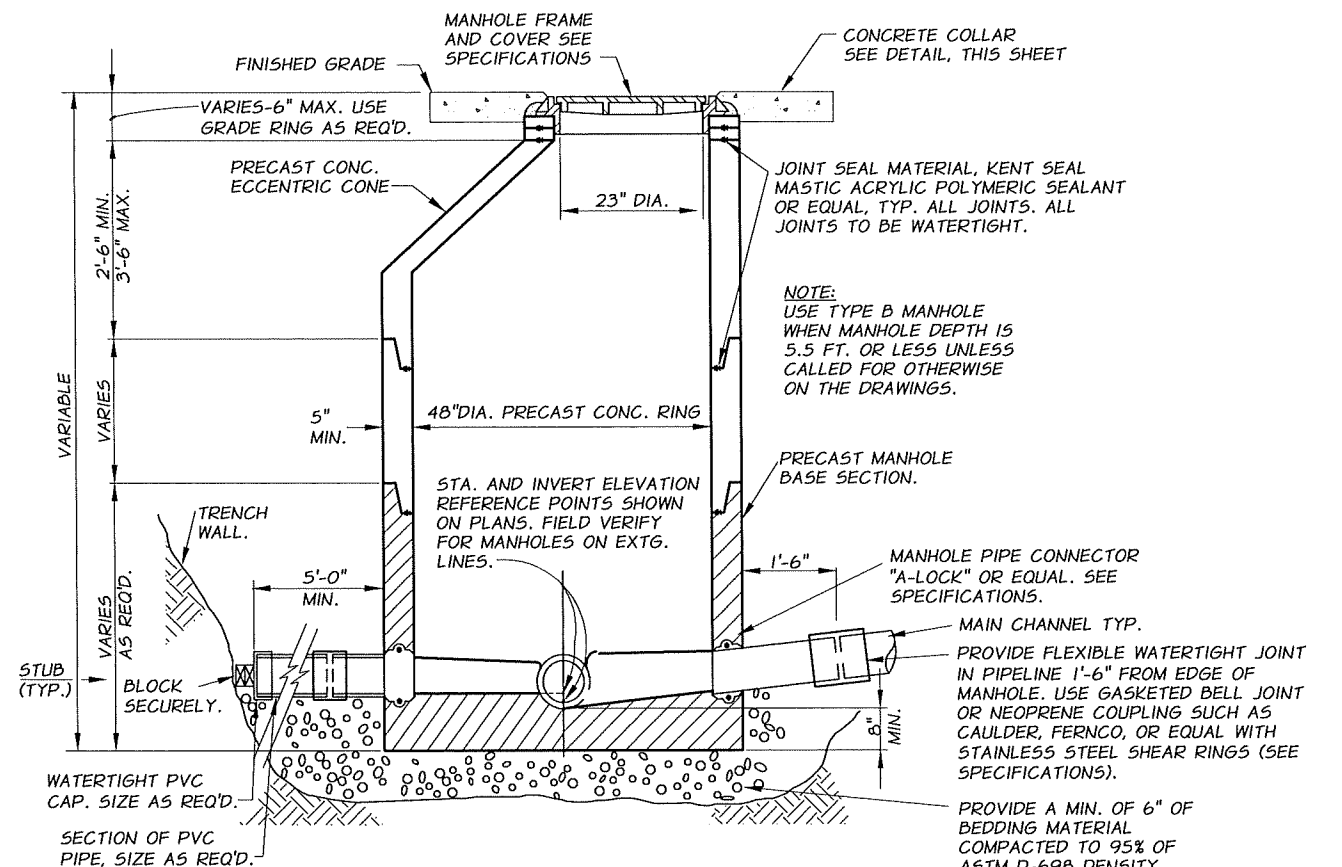
MANHOLE CONSTRUCTION NOTES

1. ALL MANHOLES SHALL BE PRECAST MANHOLE UNITS UNLESS OTHERWISE APPROVED.
2. ANY GAPS, HOLES, ROUGH SPOTS, ETC., IN THE CHANNELS SHALL BE FILLED OR REPAIRED IN THE FIELD.
3. THE MANHOLES SHALL BE SET 0 TO 6 INCHES BELOW FINISH GRADE AND THEN ADJUSTED TO GRADE WITH GRADE RINGS AS REQUIRED.
4. CONE SECTION SHALL BE ECCENTRIC.
6. SHOULD THE ENGINEER DETERMINE THE NATIVE MATERIAL IS UNSUITABLE FOUNDATION, ADDITIONAL MATERIAL SHALL BE INSTALLED AS OUTLINED IN THE TECHNICAL SPECIFICATIONS.
7. FLOW CHANNEL IN MANHOLE SHALL DROP A MINIMUM OF 0.1 FEET FROM INLET TO OUTLET.
8. IN MANUFACTURING THE MANHOLES, THE CONTRACTOR IS ADVISED TO REVIEW THE DETAILS ON THIS SHEET WHICH SHOW THE SEWER PIPE SLOPE CALCULATED TO THE CENTERLINE OF THE MANHOLE.



PLAN MANHOLE BASE

N.T.S.



SECTION STANDARD PRECAST BASE MANHOLE

TYPE A
N.T.S.

REVISION	BY	DATE
DESIGNED BY B. LEDBETTER / D. WILDMAN		JOB NUMBER 977-70 DATE 2019
DRAWN BY L. WILHITE		ACAD FILE: 977-70-060C-504DTL_SEWR.dwg
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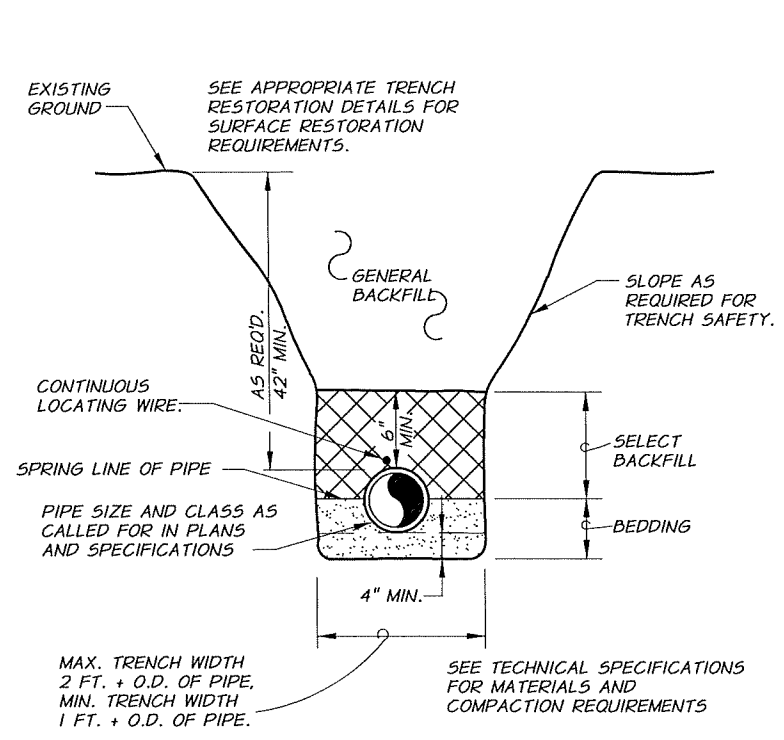
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& associates, inc.
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CITY OF CONDON
FAIRWAY DRIVE HOUSING
OFF-SITE WATER AND SEWER IMPROVEMENTS

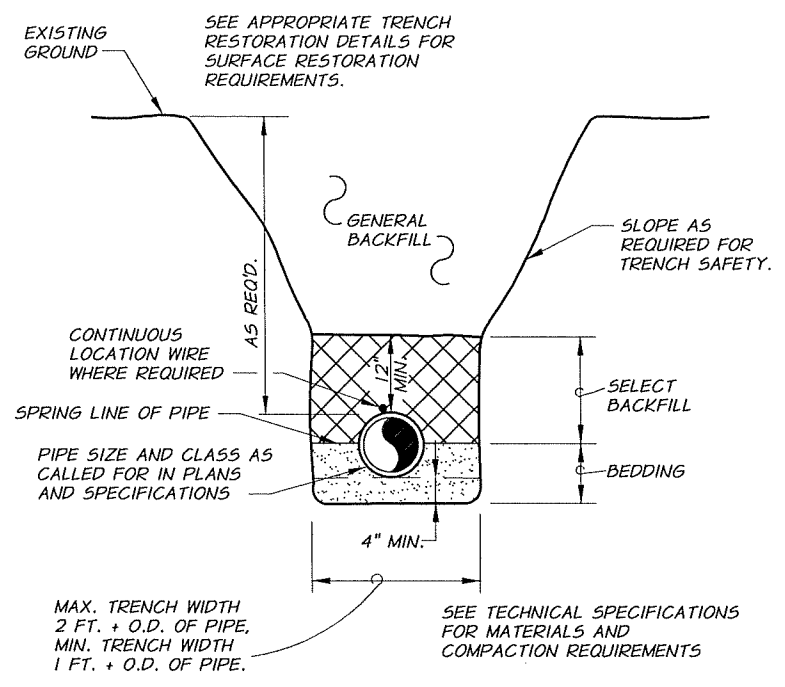
SEWER DETAILS

SHEET

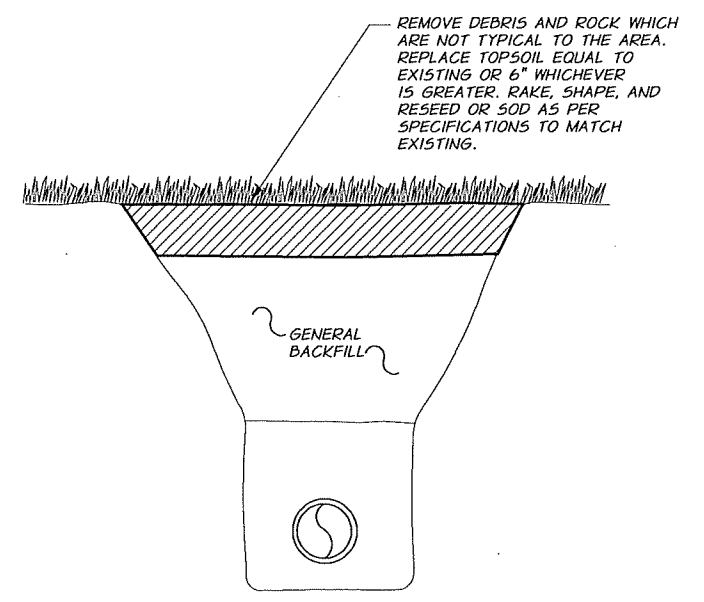
11



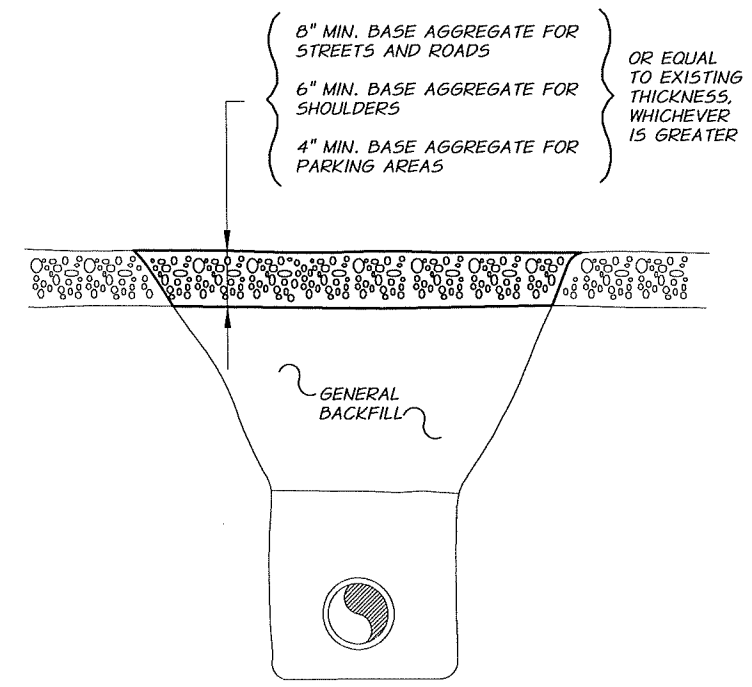
TRENCH EXCAVATION AND BACKFILL
WATER LINES
 N.T.S.



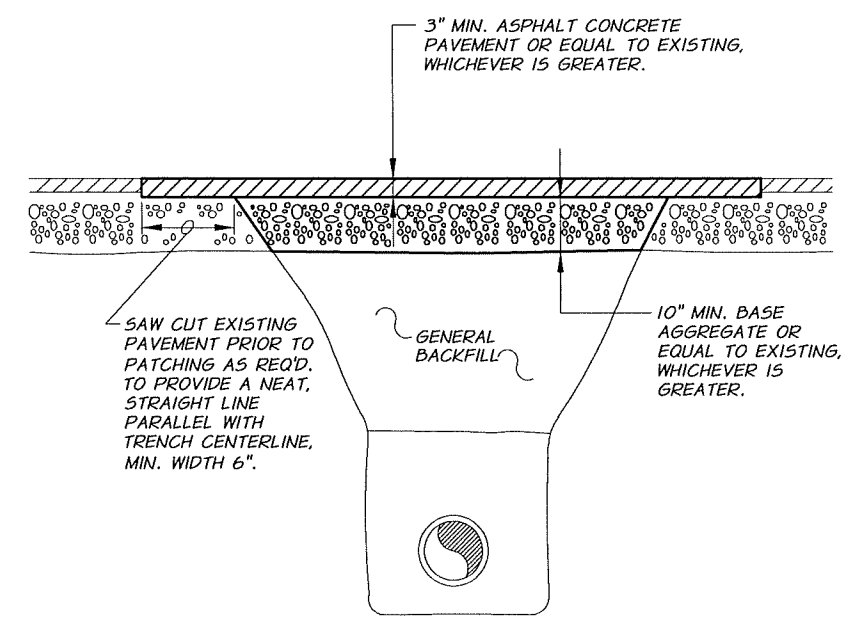
TRENCH EXCAVATION AND BACKFILL
SEWER LINES
 N.T.S.



TRENCH RESTORATION
LAWNS & LANDSCAPED AREAS
 N.T.S.



TRENCH RESTORATION
GRAVEL STREETS, ROADWAYS, SHOULDERS, AND PARKING AREAS
 N.T.S.



TRENCH RESTORATION
PAVED STREETS AND ROADWAYS
 N.T.S.

C:\Condon\977-70 Fairway Drive Housing Project\Drawings\977-70-060C-505D TL TRCH.dwg, 11x17, 7/18/2019 9:02 AM, pichardson

						FOR REVIEW ONLY NOT FOR CONSTRUCTION		CITY OF CONDON FAIRWAY DRIVE HOUSING OFF-SITE WATER AND SEWER IMPROVEMENTS	SHEET 12
REVISION		BY	DATE						
DESIGNED BY B. LEDBETTER / D. WILDMAN				JOB NUMBER 977-70	DATE 2019				
DRAWN BY L. WILLHITE				ACAD FILE: 977-70-060C-505DTL_TRCH.dwg					
REVIEWED BY B. MOORE				COPYRIGHT 2019 BY ANDERSON PERRY & ASSOC., INC.				TRENCH DETAILS	

COMMERCIAL LEASE

Date: _____, 2019

Between: THE CITY OF CONDON ("LESSOR")
128 S. Main Street
Condon, OR

And: GILLIAM COUNTY ("LESSEE")
221 S. Oregon St.
Condon, OR 97823

Lessor is the owner of a 2200 square foot building located at 133 S. Ward Street, Condon, Oregon. Lessor desires to lease to Lessee and Lessee desires to lease from Lessor the building located at 133 S. Ward Street, Condon, Oregon (hereinafter "the Building"). Now therefore the parties agree as follows:

Section 1. Occupancy

1.1 Original Term. The term of this lease shall tentatively commence September 10, 2019, and continue through December 31, 2025, unless sooner terminated as hereinafter provided. The parties acknowledge the dates to be flexible and the lease will commence upon 30 days' notice from the Lessee to the Lessor.

The Lessee has the option to extend the Term of this Lease for additional periods of five (5) years by delivering to the Lessor, no later than 90 days and no earlier than 180 prior to the expiration of the term, written notice of the Lessee's election to extend the Term. If the Lessee exercises such option in accordance with this section, this Lease will continue on the same terms during any such extended Term except with respect to rent, which will be agreed upon by the Landlord and the Tenant after the Tenant's notice of its election to extend the Term and before commencement of the extension.

1.2 Possession. Lessee's right to possession and obligations under the lease shall commence on September 10, 2019 unless otherwise agreed, or on such later date as the Building is available for possession by Lessee if possession is not given on the opening day of the term. Lessor shall have no liability for delays in delivery of possession and Lessee will not have the right to terminate this lease because of delay in delivery of possession except as hereinafter provided.

Section 2. Rent

Rent shall be \$500.00 per month. The first payment shall be made on January 1, 2020, or the date the parties agree this Lease begins, and continue on the first day of each

subsequent month for the duration of the Lease. Any payment received later than the 10th day of the month will be deemed late.

Lessor and Lessee agree that Lessee will make improvements to the Building as set out in Section 4.1 below. Lessee will be given a credit of \$500.00 for improvements made. Said credit shall be applied to the monthly rent in the amount stated above until credited in full or the total amount of credits reaches \$35,000.00, whichever occurs first. Once the credit has been applied, rent will be paid by Lessee in accordance with the above terms.

Section 3. Use of the Building

3.1 The Lessee shall use the building for Gilliam County Transportation Operations.

3.2 Hazardous Substances. Lessee shall not cause or permit any Hazardous Substance to be spilled, leaked, disposed of, or otherwise released on or under the Building. Lessee shall comply with all Environmental Laws and exercise the highest degree of care in the use, handling, and storage of Hazardous Substances and shall take all practicable measures to minimize the quantity and toxicity of Hazardous Substances used, handled, or stored on the Building. On the expiration or termination of this Lease, Lessee shall remove all Hazardous Substances from the Building. The term *Environmental Law* shall mean any federal, state, or local statute, regulation, or ordinance or any judicial or other governmental order pertaining to the protection of health, safety, or the environment. The term *Hazardous Substance* shall mean any hazardous, toxic, infectious, or radioactive substance, waste, and material as defined or listed by any Environmental Law and shall include, without limitation, petroleum oil and its fractions.

3.3 Compliance with Laws. Both parties will give prompt notice to the other of any notice it receives of the violation of any law or requirement of any public authority with respect to the Building or the use or occupancy thereof. Lessee will, at Lessee's expense, comply with all laws and requirements of any public authorities ("Laws") that, in respect of the Building or the use and occupancy thereof, or the abatement of any nuisance in, on, or about the Building, impose any violation, order, or duty on Lessor or Lessee, arising from (a) Lessee's use of the Building; (b) the manner of conduct of Lessee's business or operation of its installations, equipment, or other property therein; (c) any cause or condition created by or at the instance of Lessee; or (d) breach of any of Lessee's obligations hereunder.

3.3.1 ADA Compliance. Lessor and Lessee acknowledge that the provisions of the Americans with Disabilities Act (the "ADA") allow allocation of responsibility for compliance with the terms and conditions of the ADA in this Lease. Responsibility for compliance with the ADA is allocated as set forth in this section 3.3.1. Lessee is responsible for compliance with the applicable provisions of the ADA with respect to all improvements within the Building, except that Lessor represents that any improvements designed by Lessor's representative and installed by Lessor or its contractors under this Lease will conform to the requirements of the ADA

Standards for Accessible Design in effect as of the date of substantial completion of the work. Lessor is responsible for compliance with the provisions of Title III of the ADA with respect to the exterior of the Building and the Land including sidewalks and walkways and the like, together with all entrances, lobbies, elevators, common restrooms, and the other common areas of the Building. Neither Lessor nor Lessee is obligated to supervise, monitor, or otherwise review the compliance activities of the other. References in this Lease to "Laws" are deemed to include the ADA.

3.3.2 Indemnity Regarding Legal Violations. Lessee will indemnify and hold harmless Lessor, and its and their respective partners, directors, officers, agents, and employees from and against any and all claims arising from or in connection with the violation of Laws including but not limited to the ADA and Environmental Laws, occurring in, at, or about the Building and the Land due to the acts or omissions of Lessee or its partners, directors, officers, agents, and employees, together with all costs, expenses, and liabilities incurred or in connection with each such claim, action, proceeding, or appeal, including, without limitation, all attorney fees and expenses. Lessor will indemnify and hold harmless Lessee and its partners, directors, officers, agents, and employees from and against any and all claims arising from or in connection with the violation of Laws, including but not limited to the ADA and Environmental Laws, occurring in, at, or about the Building and the Land due to the acts or omissions of Lessor or its partners, directors, officers, agents, and employees, together with all costs, expenses, and liabilities incurred or in connection with each such claim, action, proceeding, or appeal, including, without limitation, all attorney fees and expenses.

Section 4. Repairs and Maintenance

4.1 Lessee Obligation. Lessee Agrees to make improvements to the building and said improvements will be set out in an Addendum to this Agreement which will be agreed upon by both parties upon Lessee's entering into an agreement with a contractor for the improvements to the building.

See Addendum to this Lease Agreement.

Lessee must provide to Lessor the budget and costs for the above items prior to the commencement of this lease in order to establish a credit as set out in Section 2 above.

Lessee must maintain and repair the Building and the Improvements as and when needed so as to keep them in a clean and attractive condition, and in good condition and repair, throughout the term of the Lease. Lessee's obligations extend to both structural and nonstructural items and to all maintenance, repair, and replacement work.

4.2 Lessor Obligation. Lessor is not required to furnish to Lessee, the Building, or the Improvements any facilities, utilities, or services of any kind whatsoever for the duration of the Lease, such as, but not limited to, water, sanitary sewer, storm sewer, gas, electric, telephone, cable, garbage pickup, or any other utilities or services used by Lessee.

Landlord is not required to make any alterations, rebuildings, replacements, changes, additions, improvements, or repairs to any portion of the Building or the Improvements for the duration of the Lease.

4.3 Inspection of Building. Lessor shall have the right to inspect the Building at any reasonable time or times to determine the necessity of repair. Whether or not such inspection is made, the duty of Lessor to make repairs shall not mature until a reasonable time after Lessor has received from Lessee written notice of the repairs that are required.

Section 5. Alterations

5.1 Alterations Prohibited. Lessee shall make no improvements or alterations on the Building of any kind without first obtaining Lessor's written consent apart from those alterations as stated in Section 4.1. All alterations shall be made in a good and workmanlike manner, and in compliance with applicable laws and building codes. As used herein, "alterations" includes the installation of computer and telecommunications wiring, cables, and conduit.

5.2 Ownership and Removal of Alterations. All improvements and alterations performed on the Building by either Lessor or Lessee shall be the property of Lessor when installed unless the applicable Lessor's consent or work sheet specifically provides otherwise. Improvements and alterations installed by Lessee shall, at Lessor's option, be removed by Lessee and the Building restored unless the applicable Lessor's consent or work sheet specifically provides otherwise.

Section 6. Insurance

6.1 Insurance Required. Each party agrees to maintain insurance levels, or self-insurance in accordance with ORS 30.282, for the duration of this Agreement, at levels necessary to protect against public body liability as specified in ORS 30.270. This Agreement is expressly subject to the tort limits and provisions of the Oregon Tort Claims Act (ORS 30.260 to 30.300).

Section 7. Taxes; Utilities

7.1 Property Taxes. Lessee shall pay as due all taxes on its personal property located in the Building. Lessor shall pay as due all real property taxes and special assessments levied against the Building. As used herein, real property taxes include any fee or charge relating to the ownership, use, or rental of the Building, other than taxes on the net income of Lessor or Lessee.

7.2 Payment of Utilities Charges. Lessee shall pay when due all charges for services and utilities incurred in connection with the use, occupancy, operation, and maintenance of the Building, including (but not limited to) charges for fuel, water, gas, electricity, sewage disposal, power, refrigeration, air conditioning, telephone, and janitorial services.

Section 8. Damage

In case of Major Damage, Lessor or Lessee may elect to terminate this Lease by notice in writing to the other party within 30 days after the date of the Major Damage. "Major Damage" means damage by fire or other casualty to the Building or the Building (a) that causes the Building or any substantial portion of the Building to be unusable, (b) the repair of which will cost more than 25 percent of the replacement value of the Building, or (c) that is not required under this Lease to be covered by insurance. If neither Lessor nor Lessee terminates this Lease after any Major Damage, or if damage occurs to the Building or Building that is not Major Damage, Lessor will promptly restore the Building to the condition existing immediately before the damage, and this Lease will continue in full force and effect. In the event of any damage to the Building or Building from a fire or other casualty, Lessee will promptly repair and restore all Lessee improvements or alterations installed or paid for by Lessee or pay the cost of the restoration to Lessor if Lessor performs the restoration. If the Building are damaged by any casualty, Rent will be reduced in proportion to the unusable portion of the Building from the date of damage until the date restoration work to the Building is substantially complete.

Section 9. Indemnity

Subject to the limitations of liability for public bodies set forth in the Oregon Tort Claims Act, ORS 30.260 to 30.300, and the Oregon Constitution, each party agrees to hold harmless, defend, and indemnify each other, including its officers, agents, and employees, against all claims, demands, actions and suits (including all attorney's fees and costs) arising from the performance of this Agreement where the loss or claim is attributable to the negligent acts or omissions of that party.

Section 10. Estoppel

Either party will, within 10 days after notice from the other, execute and deliver to the other party a certificate stating whether or not this lease has been modified and is in full force and effect and specifying any modifications or alleged breaches by the other party. The certificate shall also state the amount of monthly base rent, the dates to which rent has been paid in advance, and the amount of any security deposit or prepaid rent. Failure to deliver the certificate within the specified time shall be conclusive on the party from whom the certificate was requested that the lease is in full force and effect and has not been modified except as represented in the notice requesting the certificate.

Section 11. Assignment and Subletting

Lessee will not assign, transfer, or encumber its interest under this Lease or sublet all or any portion of the Building without having first obtained Lessor's written consent except. Lessor's consent will not be unreasonably withheld, conditioned, or delayed.

Section 12. Default

The following shall be events of default:

12.1 Default under Section 2. Failure of Lessee to pay rent as required under Section 2.

12.2 Default in Other Covenants. Failure of Lessee to comply with any term or condition or fulfill any obligation of the lease (other than the payment of rent or other charges) within 30 days after written notice by Lessor specifying the nature of the default with reasonable particularity. If the default is of such a nature that it cannot be completely remedied within the 30-day period, this provision shall be complied with if Lessee begins correction of the default within the 30-day period and thereafter proceeds with reasonable diligence and in good faith to effect the remedy as soon as practicable.

12.3 Abandonment. Failure of Lessee for 20 days or more to occupy the Building for one or more of the purposes permitted under this lease, unless such failure is excused under other provisions of this lease.

12.4 Assignment or subletting by Lessee in violation of Section 11.

Section 13. Remedies on Default

13.1 Termination. Lessor may terminate this Lease, reserving all rights to damages resulting from Lessee's breach. Whether or not Lessor terminates this Lease, Lessor may retake possession of the Building by any legal means including self-help, and any relet or use of the Building by Lessor will not be deemed a surrender or waiver of Lessor's right to damages. If Lessor retakes possession of the Building, Lessor's mitigation efforts will be deemed sufficient if Lessor follows standard procedures otherwise used by Lessor for locating Lessees for the Building and otherwise complies with Law. If Lessor retakes possession, Lessor agrees to allow Lessee to remove Lessee's property and allow 20 days to do so. Lessor further agrees to make no claim of interest or ownership in any of Lessee's property stored in the Building.

13.2 Reletting. Following reentry or abandonment, Lessor may relet the Building and in that connection may make any suitable alterations or refurbish the Building, or both, or change the character or use of the Building, but Lessor shall not be required to relet for any use or purpose other than that specified in the lease or which Lessor may reasonably consider injurious to the Building, or to any Lessee that Lessor may reasonably consider objectionable. Lessor may relet all or part of the Building, alone or in conjunction with other properties, for a term longer or shorter than the term of this lease, on any reasonable terms and conditions, including the granting of some rent-free occupancy or other rent concession.

13.3 Damages. In the event of termination or retaking of possession following default, Lessor shall be entitled to recover immediately, without waiting until the due date

of any future rent or until the date fixed for expiration of the lease term, the following amounts as damages:

(1) The reasonable costs of reentry and reletting including without limitation the cost of any cleanup, refurbishing, removal of Lessee's property and fixtures, costs incurred under Section 13.5, or any other expense occasioned by Lessee's default including but not limited to, any remodeling or repair costs.

(2) Any excess of the value of the rent and all of Lessee's other obligations under this lease over the reasonable expected return from the Building for the period commencing on the earlier of the date of trial or the date the Building are relet and continuing through the end of the term.

13.4 Lessor's Right to Cure Defaults. If Lessee fails to perform any obligation under this lease, Lessor shall have the option to do so after 30 days' written notice to Lessee. All of Lessor's expenditures to correct the default shall be reimbursed by Lessee on demand. Such action by Lessor shall not waive any other remedies available to Lessor because of the default.

13.5 Remedies Cumulative. The foregoing remedies shall be in addition to and shall not exclude any other remedy available to Lessor under applicable law.

13.6 Improvements. The parties agree that if this Agreement is terminated early and any credit remains, the improvements shall become the sole property of the Lessor and Lessor will have no duty to reimburse Lessee for remaining credits not used.

Section 14. Termination. Either party may terminate for convenience this agreement after the first five (5) year term upon 90 days written notice.

Section 15. Surrender at Expiration

On expiration of the lease term or earlier termination on account of default, Lessee shall deliver all keys to Lessor and surrender the Building in the same condition as received and broom clean. Alterations constructed by Lessee with permission from Lessor shall not be removed or restored to the original condition unless the terms of permission for the alteration so require. Depreciation and wear from ordinary use for the purpose for which the Building are leased shall be excepted but repairs for which Lessee is responsible shall be completed to the latest practical date before such surrender. Lessee's obligations under this section shall be subordinate to the provisions of Section 8 relating to damage and destruction.

Section 16. Arbitration

166.1 Disputes to Be Arbitrated. If any dispute arises between the parties regarding a matter that this lease says should be arbitrated, or regarding to any other question involving apportionment or valuation, either party may request arbitration and

appoint as an arbitrator an independent real estate appraiser having knowledge of valuation of rental properties comparable to the Building. The other party shall also choose an arbitrator with such qualifications, and the two arbitrators shall choose a third. If the choice of the second or third arbitrator is not made within 10 days of the choosing of the prior arbitrator, then either party may apply to the presiding judge of the judicial district where the Building are located to appoint the required arbitrator.

16.2 Procedure for Arbitration. The arbitrator shall proceed according to the Oregon statutes governing arbitration, and the award of the arbitrators shall have the effect therein provided. The arbitration shall take place in the county where the leased Building is located. Costs of the arbitration shall be shared equally by the parties, but each party shall pay its own attorney fees incurred in connection with the arbitration.

Section 17. Miscellaneous

17.1 Nonwaiver. Waiver by either party of strict performance of any provision of this lease shall not be a waiver of or prejudice the party's right to require strict performance of the same provision in the future or of any other provision. The acceptance of a late payment of rent shall not waive the failure to perform an obligation under this lease except for the failure to pay the rent so accepted when due and shall not affect Lessor's remedies for failure to perform such other obligations.

17.2 Attorney Fees. If suit or action is instituted in connection with any controversy arising out of this lease, the prevailing party shall be entitled to recover in addition to costs such sum as the court may adjudge reasonable as attorney fees at trial, on petition for review, and on appeal.

17.3 Notices. Any notice required or permitted under this lease shall be given when actually delivered or 48 hours after deposited in United States mail as certified mail addressed to the address first given in this lease or to such other address as may be specified from time to time by either of the parties in writing.

17.4 Succession. Subject to the above-stated limitations on transfer of Lessee's interest, this lease shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

17.5 Recordation. This lease shall not be recorded without the written consent of Lessor.

17.6 Entry for Inspection. Lessor shall have the right to enter on the Building at any time to determine Lessee's compliance with this lease, to make necessary repairs to the building or to the Building, or to show the Building to any prospective Lessee or purchaser, and in addition shall have the right, at any time during the last two months of the term of this lease, to place and maintain on the Building notices for leasing or selling of the Building.

17.7 Proration of Rent. In the event of commencement or termination of this lease at a time other than the beginning or end of one of the specified rental periods, then the rent shall be prorated as of the date of commencement or termination and in the event of termination for reasons other than default, all prepaid rent shall be refunded to Lessee or paid on its account.

17.8 Time of Essence. Time is of the essence of the performance of each of Lessee's obligations under this lease.

17.9 Amendments. This Agreement may be amended only by an instrument in writing executed by all the parties, which writing must refer to this lease.

17.10 Construction. The captions used in this lease are provided for convenience only and will not affect the meaning or interpretation of any provision of this lease. All references in this lease to "Section" or "Sections" without additional identification refer to the Section or Sections of this lease. All words used in this lease will be construed to be of such gender or number as the circumstances require. Whenever the words "include" or "including" are used in this lease, they will be deemed to be followed by the words "without limitation."

17.11 Governing Law. This lease will be governed by and construed in accordance with the laws of the state of Oregon, without regard to conflict-of-laws principles.

17.12 Severability. If any provision of this lease is deemed to be invalid or unenforceable in any respect for any reason, the validity and enforceability of such provision in any other respect and of the remaining provisions of this lease will not be impaired in any way.

17.13 Counterparts. This lease may be executed in counterparts, each of which will be considered an original and all of which together will constitute one and the same agreement.

17.14 Facsimile Signatures. Facsimile transmission of any signed original document, and retransmission of any signed facsimile transmission, will be the same as delivery of an original. At the request of any party, the parties will confirm facsimile transmitted signatures by signing an original document.

Lessor:

Lessee:

CITY OF CONDON

GILLIAM COUNTY

By: _____
Its: _____

By: _____
Its: _____

DRAFT



The City of Condon is seeking proposals to contract approximately 40 acres of agricultural land known as “Pivot.” The Pivot consists of approximately 28 acres irrigated and 12 acres of dryland. The irrigation is a pivot that is operated and maintained by the City of Condon. The irrigation is serviced by using reclaimed water from the city’s wastewater system. Average effluent water produced is approximately ????? gallons per season that runs April 1 – October 31. Season may end sooner for lack of effluent water available for irrigation.

Crops grown may not be for human consumption, and must abide by all city regulations, including the Department of Environmental Quality permit regulations.

Intent of the city is to enter into a **five-year contract** with an option to renew the contract for 2 – 2-year terms providing both parties can negotiate acceptable terms for continuation.

City of Condon staff and contract engineers will review the proposals then make a recommendation to the City Council. The recommendation will be scored using specific criteria in the proposal. Selection may be completed based on the proposals, but the City reserves the right to conduct interviews, background assessment or pursue any other due diligence it sees appropriate. Once council selects proposal, negotiation will commence. The City of Condon reserves the right to reject RFP if a contract cannot be agreed upon and begin negotiations with the number 2 RFP.

DESCRIPTION OF PROPERTY

Pivot includes approximately 28 acres of irrigated farmland and 12 acres of dryland farmland. The City has installed a pivot system and utilizes reclaimed effluent water from their wastewater lagoons.

RESPONSIBILITIES OF FARMING

Costs of Farming

Contractor will supply all labor and materials to farm the properties at the Contractor’s sole expense. Grazing is strictly prohibited on Pivot.

Pivot and Pivot Lines

City of Condon will maintain the pivot and keep it in good operational condition. The City is responsible for power costs to the pivot and effluent pumping costs as indicated in the following paragraph.

Effluent

To the extent adequate effluent is produced, the City shall provide effluent for the irrigation. City of Condon manages rate of effluent used for irrigation with consultation of the proposers needs.

Crops

Approved crops in the current DEQ permit are barley, alfalfa and orchard grass. These can be done singularly, combination or rotating crops. All proposed crops must be approved by DEQ which may require a study to be done at the expense of the Contractor. Dryland and irrigation crops must be for non-human consumption.

Harvesting

Contractor acknowledges City's DEQ permit does not allow effluent to be approved to crops that are not harvested, nor crops for human consumption. Contractor, at its expense, will harvest all crops grown through the spreading of effluent. Any changes to this would require written approval of DEQ.

Soil Testing

Contract will perform annual soil testing at its own expense on the Pivot and make the test reports available for the city to review. Test at a minimum shall include near surface (0-6 inches), shallow (6 inches to 1 foot), medium (1-2 feet) and deep (2-3 feet) samples at each pivot application area. Such test shall be done no later than October 31 and shall be submitted to the City as required in the reports section of this contract. Test requirements are outlined in the water reuse plan.

Consultation

The parties will consult with one another whenever either party believes that changes are necessary in the activities performed under this agreement.

Reports

The Contract will provide annual reports to the City of crops, harvested amounts (weight slips), soil tests, chemical application and any other tests deemed appropriate by City.

MANNER OF FARMING AND CONSERVATION LAWS

Contractor shall farm, cultivate, maintain, and operate the Property consistent with the best agricultural practices employed by the farming industry in the area where the property is located. Contractor shall refrain from practices that will cause unusual erosion to the Property. Contractor shall maintain the Property in compliance with all federal, state and other governmental laws, regulations and directives. Contractor will take reasonable steps to control weed growth in all buffer areas in and to keep the buffer areas properly maintained at all times. Contractor shall take reasonable efforts to control rodents on the property.

PROPERTY

Contractor shall not use Property as storage for machinery (farming and otherwise), materials or harvested crop November 1 – March 31. At no time will property be used for machinery that is not used for the farming of Property.

REQUEST FOR PROPOSALS

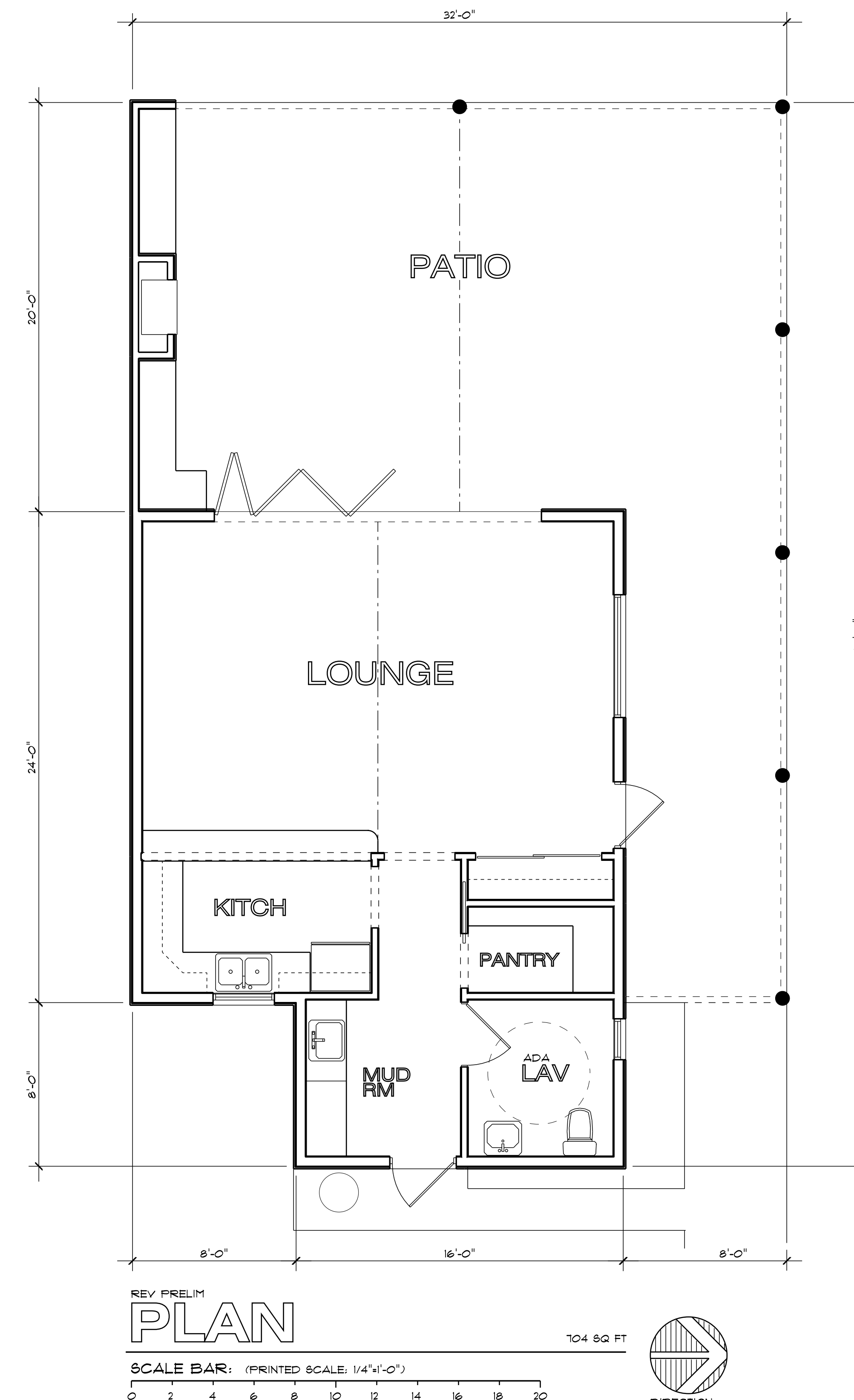
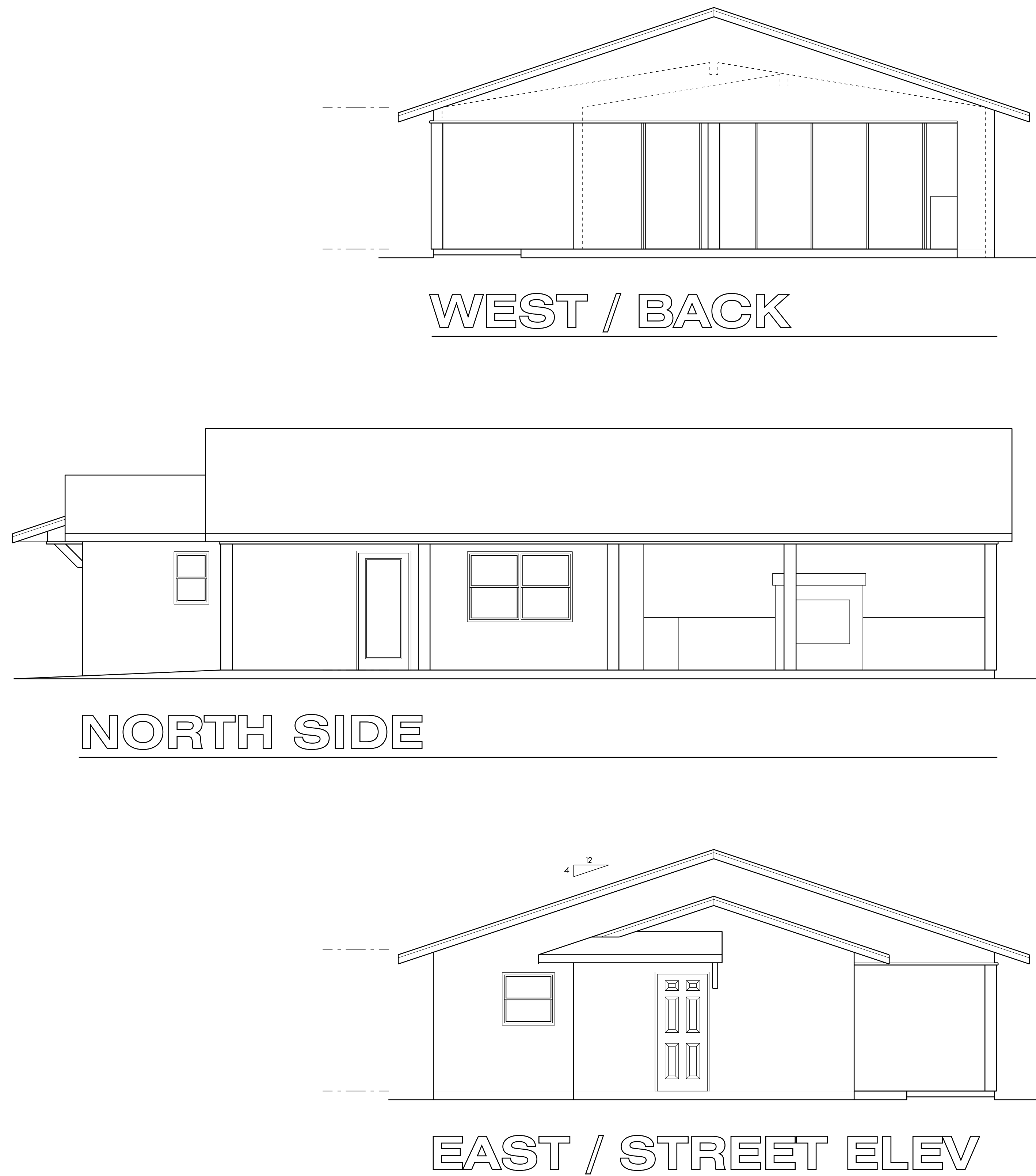
All Request for proposals must include the following:

- Completed applicant questionnaire
- Plan of crop to be planted and timeline
- Proposed cash rent amount and payment schedule. Price per irrigated acre or price per acre for crop or price of shared crop
- Description of experience and capability to perform
- Complete contact information
- Proof of liability insurance or ability to secure such insurance
- Any other relevant information which the applicant believes the City should consider before awarding this contract

Proposals received past the deadline will not be considered. Proposals must be complete with requirements stated above. Any proposals that are not completed will not be considered.

SELECTION CRITERIA

- Experience/capability and understanding of project scope – 15 points
- Submission of a complete response – 10 points
- Applicant questionnaire & lease proposal terms – 30 points
- Cash rent amount proposed and payment schedule – 45 points





Quarterly Report - Q2 and YTD 2019

Columbia Ridge

Volumes 2019 Q2: 693,976 tons, up 15.7% vs Q2 2018

Volumes 2019 YTD: 1,543,428 tons, up 11.4% vs 2018

Host Fees paid to Gilliam County 2019 Q2: \$1,096,709

Host Fees paid to Gilliam County 2019 YTD: \$2,413,015

Chemical Waste Management

Volume 2019 Q2: 32,839 tons, up 39.8% vs 2018

Volume 2019 YTD: 68,972 tons, up 29.6% vs 2018

Host Fees paid to Gilliam County 2019 Q2: \$38,751

Host Fees paid to Gilliam County 2019 YTD: \$81,389

Site Updates:

Safety - One Accident at CRL, Tractor/Trailer rollover.

Metro – The annual tour and luncheon was a terrific success. Thank you to the commissioners and county staff for stepping up to help us host the Metro Council and Metro staff. Thanks to you, the day was information as well as an important for relationship-building. Feedback was 100% positive from Metro. They love Gilliam County hospitality!

Hiring – CRL and CWM continue seeking to fill positions (Welder, Lab Tech, Chemists, Drivers, laborers)

CRL Construction Projects

- Gas well addition, Phase I complete, Phase II scheduled for October.
- Thaw bay construction project

Employee/Community Engagement

- Scheduling Safety BBQ – improved safety vs. 2018.
- Condon commuter bus has begun.
- Donations processed for the Chambers
- Arlington Insights 2nd Edition distributed.

Gondola Tarping:

- Implemented a spray-on hard shell liner at both Seattle facilities. Looking to incorporate for outbound in Arlington as well.
- Contracted with WATCO to provide maintenance/sealing of all gondolas in the fleet.



For Gilliam County

Who to contact at Waste Management

Questions and feedback about operations at Columbia Ridge:

Alan Anderson, Senior District Manager

cander21@wm.com

Office 541-454-3209

cell 541-705 5084

Leah Shannon, Environmental Manager

Lshanno3@wm.com

Office 541-454-3211

Cell 541-371-0869

Questions and feedback about Chem Waste:

Alan Anderson, Senior District Manager

cander21@wm.com

Office 541-454-3209

cell 541-705 5084

Bob Mulholland, District Manager

rmulholl@wm.com

Office 541-454-3265

cell 541-371-0646

Questions and feedback about Metro, about the WM-Metro contract, and about communications with Metro and the media:

Dean Kampfer (liaison to Metro)

dkampfer@wm.com

office 503.493.7831

cell 503-849-6444

Jackie Lang (communications and alignment)

jjlang@wm.com

office 503.493.7848

cell 503-705-0007

Draft Economic Policy Recommendations

1.1 Introduction

This section includes Condon's current economic development goal and policies with draft amendments and new recommended draft community economic development policies and objectives consistent with Oregon Administrative Rules 660-009-0020. A list of recommended next steps is provided following the updated draft economic development comprehensive plan policies for Goal 9. The draft policies and objectives listed below are intended to guide positive economic development within the urban growth boundary.

Condon's existing stated economic goal and policies are shown in Section 1.2 (5.2 in the full report) below. Recommended amendments and new policies, objectives, and strategies are shown in **bold**. Existing language recommended to be deleted is shown with a strikeout line, like this.

1.2 Recommended Amendments to Current Economic Development Policies; Recommended New Policies; Objectives and Strategies

Goal 9: Economics

Strengthen, diversify and maintain the economy and living wage jobs in Condon by building upon the city's investments, assets and strengths, encouraging economic development and supporting Condon's industries including but not limited to downtown commercial development, value-added agriculture, value-added waste management, renewable energy, construction, recreation and government. ~~To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon cities.~~

Policies

1. Recognizing the City's finite commercial area, the City shall strive to maintain the viability of the downtown commercial core area.

Objective 1.2: Support better utilization of buildable vacant lands within the City's downtown commercial core for multiple types of businesses.

Objective 1.2: Develop a downtown improvement plan that builds on the work in the Community Assessment Report for Condon, Oregon, conducted by the Oregon Economic and Community Development Department's Main Street Program in March 2009, currently contained under the Economic Development element of Condon's Comprehensive Land Use Plan.

Objective 1.3: Help ensure a diverse housing stock to accommodate residents and employees that wish to start a business or work in Condon.

2. The City of Condon shall strive to provide adequate plans for economic activities that contribute to the well-being of the City.

Objective 2.1: Consider strategies to make Condon a destination for tourism as well as year-round residents and potential employers.

Strategies:

- **Develop a community vision that reflects community values and can serve as a basis for a five-year economic development strategy.**
- **Encourage unique opportunities to attract visitors to experience Condon's scenic and historic qualities consistent with the community's vision.**
- **Focus on quality of life draws such as theater, bowling alley, breweries, etc.**
- **Continue coordinating with Sherman, Wheeler, and Grant Counties on the John Day River Territory tourism marketing strategy.**

Objective 2.2: Support Oregon Aviation Department, Gilliam County, and Port of Arlington efforts that result in an updated Condon State Airport Master Plan and associated infrastructure improvements.

Objective 2.3: Regularly update the City's capital improvement program for public infrastructure needed to prioritize development of vacant and redevelopable commercial and industrial sites identified in the buildable employment lands inventory.

Objective 2.4: Change the zoning for the publicly owned land at the north end of Condon to employment to provide space to encourage business startups and expansions.

3. **The City shall strive to provide an adequate amount of **employment** (commercial and industrial) land for future needs.**

Objective 3.1: Maintain 20-year buildable land inventory of vacant Commercial and Industrial zoned sites proportionally to meet business expansion requirements for target industries that are identified in this Economic Opportunities Analysis (Section 3), as current sites develop.

Objective 3.2: Work with Gilliam County, the Port of Arlington, and Business Oregon to attract traded sector businesses on airport and industrial land that offer living wages (includes average wage rates higher than the statewide average median wage for all private business establishments).

Objective 3.3: Support full utilization of buildable vacant lands within the City for a full range businesses, including entrepreneurial, home-based, commercial and industrial enterprise.

Strategies:

- **Provide public services that can be extended to employment lands.**

- Track the development of employment lands on the City's buildable land inventory map.
 - Promote commercial and industrial lands for sale or for lease on Business Oregon's www.oregonprospector.com.
4. The City shall continue to support home-based occupations and provide for a streamlined review and approval process for them.

Objective 4.1: Support home-based business occupations.

Strategies:

- Upon City Council request, conduct annual survey of local businesses to determine local business expansion needs.
5. Strengthen economic development partnerships in and with Gilliam County.

Objective 6.1: Support City, Port, County, regional, state, academic (OSU, Columbia Gorge Community College) and federal projects and initiatives that may positively impact or influence business development especially production of living wage jobs in Condon.

Strategies:

- Participate in airport planning for the Condon State Airport Master Plan by the Oregon Aviation Department.
- Continue to plan for economic development with the US Department of Commerce Economic Development District for Condon – the Greater Eastern Oregon Economic Development District.
- Work with the Regional Solutions Team to encourage small business service extension from Columbia Gorge Community College.

Objective 6.3: Maintain working relationships with Gilliam County and the Port of Arlington to routinely obtain guidance and assistance with opportunities in the target industries.

Objective 6.4: Encourage and partner to develop educational and training programs within the construction trades to promote and retain a larger, more diversified pool of construction contractors within the local area.

1.3 Draft Recommended Next Steps

1. Work with the Condon Chamber and other local, state and regional partners to develop a community vision and economic development strategy through a community process to

help guide appropriate economic opportunities and development. An economic development strategy identifies city and partner roles and responsibilities.

2. In consultation with Gilliam County and other economic development partners, set a few economic development goals annually.
2. Continue to address workforce housing needs and opportunities. Seek funding from the Department of Land Conservation and Development to develop a Housing Needs Analysis. Partner also with Oregon Housing and Community Services to serve the full range of income needs including starter-homes and homes affordable to seniors.
3. Update the City's capital improvement program to focus public infrastructure investments to support and encourage needed employment and housing development.
4. Partner with technical and educational providers such as Columbia Gorge Community College to provide workforce training resources to the residents of Condon.

**CITY OF CONDON
RESOLUTION 2020-02**

**A RESOLUTION REITERATING THE NEED OF A RESERVE FUND AND THE INTENDED
SOURCES AND USES OF FUNDS ACCUMULATED THEREIN**

The City of Condon Resolves as follows:

- Equipment Reserve Fund (008). This fund is to purchase equipment for all departments – public works, golf, police, park, fire and general office or administrative equipment. The funds are transferred in from the General (001), Water (006) and Sewer (007) funds.
- Sewer Reserve Fund (010). This fund was set up to replace the wastewater plant. The funds are collected as a \$1 per sewer unit charge per month on all active accounts. This also includes interest income. This fund will remain in place until needed.
- Water Equipment Reserve Fund (080). This fund is to allow for purchases of equipment or system costs of the water system. Funds are transfers from General and Water fund and interest income.
- Sewer Equipment Reserve Fund (090). This fund is to allow for purchases of equipment or system costs of the sewer system. Funds are transfers from the Sewer fund and interest income.
- Debt Service Reserve Fund (100). The fund is for payments of the debt of wastewater projects and must hold a reserve of a year's payment. Funds are transferred from the Sewer fund and interest income.

THEREFORE BE IT RESOLVED by the governing body of the City of Condon that the Council approves the reserve funds set forth to continue.

Passed by the City Council and signed by the Mayor this 4th day of September 2019.

Jim Hassing, Mayor

Date

ATTEST:

Kathryn Greiner, City Administrator

Date

2019 MSRS

August

	County	Arlington	Condon
Alarm	0	0	0
Medical	3	0	1
Assist Fire Dept.	4	0	1
Animal Problem	12	5	3
Assist Person	69	16	5
Assist Officer	7	1	4
Assist Outside Agency	12	0	3
Civil Matter	5	2	2
Disturbance	10	4	6
Juvenile	2	0	2
Suspicious Circumstances	12	3	4
Traffic Problem	34	4	0
Lost or Found Property	1	1	0
Traffic Stop (No Citation)	139	8	34
Civil Service	5	4	1
K9 Deployment	0	0	0
Security Check	13	4	1
Fingerprints	0	0	0
Impound Release	0	0	0
Training	3	0	0
Court/Court Security/Transport	2	0	0
All Other	66	16	34
TOTAL	399		
Arlington City Limits	68		
Condon City Limits	101		

TRAFFIC CITATIONS

I-84	121
Hwy. 19	22
Condon	7
Arlington	4
Hwy. 206	8
Hwy. 74	1
Cedar Springs Road	0
Blalock Road	0
Lonerock Road	0
Carter Hill Lane	0
TOTAL	163

Other Citations

Using Marijuana in a Public Place	0
Minor in Possession of Alcohol	0

INCIDENT REPORTS

County Total	24
City of Arlington	5
City of Condon	7



Oregon

Kate Brown, Governor

Department of Environmental Quality

Eastern Region The Dalles Office
400 East Scenic Drive, Suite 307
The Dalles, OR 97058
(541) 298-7255
FAX (541) 298-7330
TTY 711

August 23, 2019

Kathryn Greiner, City Administrator
City of Condon
PO Box 445
Condon, OR 97823

RE: Compliance Inspection Report
Condon Transfer Station
Solid Waste Disposal Permit No. 415
Gilliam County

Dear Ms. Greiner:

On August 14, 2019, I completed a compliance inspection at the Condon Transfer Station. The purpose of the inspection was to determine the extent of compliance with the conditions in your Solid Waste Disposal Site Permit No. 415. Please thank your staff for their assistance with the inspection.

Based on the results of my inspections, your transfer station was determined to be operating in compliance with permit requirements.

If you have any questions or comments, please contact me at (541) 298-7255 x 236 or by email at: slafkosky.matt@deq.state.or.us.

Sincerely,

Matt Slafkosky
Natural Resource Specialist III
Materials Management Program
Eastern Region – The Dalles office

cc: Ron Doughten, Manager, Materials Management – Eastern Region

Enc.: Compliance Inspection Forms



Oregon DEQ Eastern Region Solid Waste Inspection Form

Page 1 of 7

FACILITY: Condon Transfer Station	PERMIT NO: 415	 State of Oregon Department of Environmental Quality
INSPECTOR NAME: Matt Slafkosky	INSPECTION DATE: August 14, 2019	
COUNTY: Gilliam	TIME SPENT: 30 min	

Inspection Basis:

☒ Compliance Inspection	☐ Plan Review/Report Review	☐ Citizen Complaint
☐ Comprehensive Inspection	☐ Permit Condition	☐ Field Siting
☐ Compliance Audit	☐ Enforcement Follow-Up	☐ Other (specify)

Facility Type:

☐ Open MSW Landfill	☐ Open Construction/Demo LF	☐ SWLA Facility
☐ Closed MSW Landfill	☐ Closed Construction/Demo LF	☐ Tire Storage Facility
☐ Open Industrial Landfill	☒ Transfer Station	☐ Tire Carrier
☐ Closed Industrial Landfill	☐ Material Recovery Facility	☐ Private Business (no permit)
☐ Open Woodwaste Landfill	☐ Septage Lagoon	☐ Private Residence (no permit)
☐ Closed Woodwaste Landfill	☐ Other (specify)	

Inspection Summary:

I conducted an announced compliance inspection of the Condon Transfer Station on August 14, 2019. The facility is open Wednesday and Saturday. I conducted the inspection during operating hours.

Facility accepts municipal solid waste, scrap metal/appliances, yard debris/clean wood, paint, and CEDs. There is a recycling depot in the City of Condon. The site was clear of litter and no odors were detected. MSW is hauled to the Columbia Ridge landfill. Chem Waste(Waste Management) picks up the paint.

Arrival: 4:00 PM Departure: 4:45 PM

Weather: approx. 86° F, sunny

Photos of this inspection are attached at the end of the report.

Oregon DEQ Eastern Region Solid Waste Inspection Form
Permit Requirements Checklist for Transfer Stations –
(Yes answers indicate compliance)

Page 2 of 7

1) Changes In Ownership - Has the permittee reported to the Department any changes in either ownership of the TS property or of the name and address of the permittee or operator within ten (10) days of the change?

☒ Yes ☐ No Notes: **No change in ownership since last inspection.**

2) Wastes Authorized for Receipt - Is only solid waste being accepted at the TS for disposal?

☒ Yes ☐ No Notes:

3) Salvaging and Recycling - Are they being conducted in a controlled and orderly manner?

☒ Yes ☐ No Notes:

4) Hazardous Wastes - Are NO hazardous wastes, liquid wastes, lead-acid batteries, source separated recyclable materials, asbestos, infectious wastes, or explosives being accepted for disposal at the TS? Except as authorized in the permit?

☒ Yes ☐ No Notes:

5) Open Burning - Is NO open burning being conducted at the TS, except as authorized in the permit?

☒ Yes ☐ No Notes: **Open burning authorized, conducted during winter.**

6) Prohibited Materials - Are there NO prohibited materials in the authorized open burn pile (only materials allowed in authorized open burn piles are unpainted dimensional lumber and tree/shrub debris)?

☒ Yes ☐ No Notes:

7) Operations Plan - Is the TS being operated in accordance with the approved Operations Plan?

☒ Yes ☐ No Notes:

8) Permit - Is a copy of the permit displayed where it can readily be referred to by operating personnel?

☒ Yes ☐ No Notes:

9) Solid Waste Containers - Are all solid waste containers being kept cleaned as necessary to maintain a sanitary operating environment and to prevent malodors, unsightliness, and attraction of insects?

☒ Yes ☐ No Notes: **All containers observed were in adequate condition.**

10) Litter - Are the TS site and adjacent lands being maintained virtually free of litter at all times?

☒ Yes ☐ No Notes: **No litter was observed**

11) Air Quality and Noise - Are dust, malodors and noise being controlled?

☒ Yes ☐ No Notes: **Noise and odors were minimal.**

12) Drainage - Is surface water drainage being diverted around or away from the waste handling and storage area and are surface water diversion ditches or structures in a serviceable condition and free of obstructions?

☒ Yes ☐ No Notes:

13) Waste Removal - Is the permittee removing waste from the TS as often as needed/required to prevent nuisances?

☒ Yes ☐ No Notes:

14) Unloading Areas - Are the areas for unloading of solid waste clearly defined by signs, fences, or barriers?

☒ Yes ☐ No Notes: **Signs indicate unloading areas.**

15) Access Control - Is public access to the TS being controlled to prevent unauthorized entry and dumping?
☒ Yes ☐ No Notes: The facility is fenced and the entrance gate is locked when the facility is closed.

16) Fire Protection - Is adequate on-site fire control protection being provided? Have arrangements been made with the local fire control agency to immediately acquire their services when needed?
☒ Yes ☐ No Notes: _____

17) Roads - Is the access road/s providing reasonable all-weather access for vehicles using the site?
☒ Yes ☐ No Notes: _____

18) Entrance Sign - Is there a sign at the TS that contains: name of facility, emergency phone number, days and hours of operation, authorized and prohibited wastes, solid waste permit number and operator's address?
☒ Yes ☐ No Notes: Facility has an entrance sign that meets the requirements.

19) Recyclable Materials - Is the permittee providing a place for receiving the recyclable materials listed in the permit ---- either at the TS or at a more convenient location to the population served by the TS?
☒ Yes ☐ No Notes: Scrap metal collected at TS, there is a recycling depot in Condon.

20) Recycling Information - Is the permittee providing recycling information to disposal site users on printed handbills which includes the following information: the location of the recycling center at the disposal site or another location; the hours of operation of the recycling center; instructions for correct preparation of accepted source separated recyclable material; the materials accepted for recycling; and, the reasons why people should recycle?
☒ Yes ☐ No Notes: _____

21) Recycling Sign - Is there a recycling sign, prominently displayed at the TS, which indicates: the availability of recycling at the TS site or another location; the materials accepted at the recycling center; and the hours of operation of the recycling center (if different than TS site hours)? (Note: The sign must indicate the recycling center location, if not at the TS site.)
☒ Yes ☐ No Notes: _____

22) Recyclables Storage - Are all recyclable materials, except car bodies, white goods and other bulky items being stored in containers at the TS?
☒ Yes ☐ No Notes: _____

Violation Type:

- | | |
|---|--|
| ☐ General Permit Violation | ☐ Customer-Generated Waste Violation |
| ☐ Construction Violation | ☐ Health and Safety Violation |
| ☐ Landfill Operation Violation | ☐ Security and Access Violation |
| ☐ Transfer Station Operation Violation | ☐ Emergency Management Violation |
| ☐ Material Recovery Facility Operation Violation | ☐ Financial Assurance Violation |
| ☐ Compost Facility Violation | ☐ Closure/Post-Closure Violation |
| ☐ Leachate Management Violation | ☐ Illegal Disposal Site Violation (no permit) |
| ☐ Landfill Gas Management Violation | ☐ Nuisance Ordinance Violation |
| ☐ Groundwater Monitoring Violation | ☐ Waste Tire Violation |
| ☐ Air Monitoring and Emissions Violation | ☐ Tire Storage Permit Violations |
| ☐ Recycling Violation | ☐ Other (specify) |

Cause of Violation:

- | | | |
|---------------------------------|-------------------------------------|-------------------------------------|
| ☐ Design | ☐ Operations | ☐ Monitoring |
| ☐ Plans | ☐ Training | ☐ Reporting |

Violation Source:

- | |
|--|
| ☐ Federal Rule: |
| ☐ State Rule: |
| ☐ Permit Requirement: |
| ☐ DEQ Letter Requirement: |

Violation Comments:

--

Enforcement Type:

- | | | |
|-------------------------------|---|---|
| ☐ None | ☐ NON, No Enforcement Referral | ☐ NON, With Enforcement Referral |
|-------------------------------|---|---|

Corrective Actions:

• • • •

Due date:

Facility Representative Signature_____
Date_____
DEQ Representative Signature_____
Date



Transfer Station Signage



Transfer Station Signage



CED storage



Recycle depot signage



Recycle Depot located in Condon

