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**CITY OF CONDON
WORK SESSION AGENDA
COUNCIL RETREAT
Friday, January 31, 2020, 12:00 PM
CONDON CITY HALL**

- 1. Call the Meeting to Order**
- 2. Housing**
 - 2.1. "Home Town" Housing Video - Lori Anderson**
 - 2.2. Fairway Housing & Pioneer CDC Update**
 - 2.3. Other Housing Ideas/Projects**
- 3. Fiber Project**
 - 3.1. Inland Development Update - Franchise and IRU**
 - 3.2. Fiber Council Update - Agreements & Other**
- 4. Capital Projects**
 - 4.1. Golf Course, Park & Pool**
 - 4.2. Machinery & Vehicles**
 - 4.3. Building & Remodel of Facilities**
- 5. Goals & Priorities**
 - 5.1. 2019 Goals & Priorities**
- 6. Other**
 - 6.1. Public Art - Heritage Grant**
 - 6.2. Other Topics or Additions**
- 7. Adjourn**

Work Session agenda distributed January 23, 2020



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**CITY OF CONDON
WORK SESSION AGENDA
HOUSING COMMITTEE
Thursday, January 16, 2020, 5:30 PM
CONDON CITY HALL**

1. Call the Meeting to Order - Meeting held at North Central ESD, 135 S. Main Street, Condon, OR

Mayor Jim Hassing called the meeting to order at 5:28 p.m.

Present: Mayor Jim Hassing; Councilors Brian Barnett and Michael Cronk; CA Kathryn Greiner; Pioneer CDC members Mac Stinchfield, Jeff Schott, Julius Courtney and director Rob Turrie; Gilliam County Judge Elizabeth Farrar.

2. Discuss City of Condon Housing Issues

2.1. Fairway Housing Projects

The group was given the city's plans of Fairway Housing diagrams of certain layouts of lots, plus a map of the city's engineer estimate of sewer plans for the area of 5th and 6th Streets that has several vacant lots and no sewer system to develop those lots. CA Greiner explained that there are estimates of getting water and sewer to the proposed Fairway Housing development and estimates for infrastructure to the individual lots. The city has committed and received the engineering of the water and sewer to the development but has not completed the engineering for the lots within the development. The Housing Committee has recommended the first plan for the Fairway Housing but it has not been approved by the council to proceed.

2.2. Infrastructure Projects of Fifth and Sixth Streets - NW Condon

A map of future sewer lines was presented to the group that would allow the development of multiple lots in that area. One larger lot has been approved for a septic system, but if a sewer system could be put in this area, and possibly tie into the Fairway Housing area, it may open up development for infill lots in that area. If the sewer system was put into that area, the residents that at this time do not have a sewer system would be required to hook into the city system if within 300 feet.

2.3. Other Area Housing Issues

The group also discussed lots owned by Myrtle Potter family in the southwest corner of Condon that is under a development agreement with the city. The agreement has deeded streets to the city and allowed them to put in one house, but if more development is to occur they have to put in streets and water and sewer main lines.

Councilor Barnett asked if the city could build on fill land and Schott, who is an engineer, stated that it is possible. Schott asked if the development standards can be relaxed to allow development. CA Greiner stated that the subdivision rules were approved in the last 10 years put in the standards for streets and sidewalks and the city Planning Commission are in the process of reviewing standards to have people that building permits are required to put in sidewalks. She did add that she is having a discussion with the city planner next month about development issues and will bring this up to him.

3. Discuss Pioneer CDC Housing Issues

Turrie stated that Pioneer CDC has done the following projects in Condon - 3 demo grants to remove derelict structures to open lots for development; 3 rehabilitation grants for which 2 have signed agreements to rent the property for 5 years after completion; has an application pending for a duplex; received two rehab grants that one is for a long term rental and received six inquiries of the program. In Arlington there has been a single family home built and sold, single family home for a local resident being built and a loan for a rental home.

Turrie said that the Gilliam County funds received were for specific programs and requirements of that are to be returned at the end of the program. Gilliam County Judge Elizabeth Farrar stated that if PCDC wanted to change the scope of their funds they could return to the Gilliam County Court and ask for modification.



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3.1. Housing Programs

4. Discuss Gilliam County Housing Issues

Judge Farrar stated that she is working on a project that would develop Condon School District property at the site of the old baseball field by using a pilot state of Oregon grant for housing. The state program requires that an employer be at the table and commit financially to the program. The employers she hopes to participate are the school district and Waste Management (WM). WM currently gives signing bonuses to new employees and an idea of this program is instead of a signing bonus is to give the employee free rent at this development for a period of time. She stressed that she has not gotten commitments from any employer or the state at this time, but is working on the idea to see if it viable.

5. Discuss Grant or Other Funding Options

CA Greiner stated that an idea to proceed with the Fairway Housing project is a partnership in a grant application to Gilliam County for their Capital Improvement grant between the City and PCDC. She asked them to consider applying for a grant of approximately \$1.5 million to put in sewer and water to the housing development and possibly link it to improvements of sewer in the 5th and 6th Streets region on the south side of the golf course. She noted that in the funds of the city to put in match was approximately \$750,000, and in exchange for the infrastructure PCDC would building either two homes or two duplexes at the housing development. CA Greiner noted that grants that have infrastructure to no development are eliminated in the county program and this would be a way to meet the housing goals of the county and City. Judge Farrar stated that the county has received a grant from entity that purposed infrastructure to no known development and it has been rejected two times. CA Greiner stated that the grant application, for which she has offered to write, is due March 6 and again in October. She realized that PCDC may not be able to make a decision by the March 6, but would like to start preliminary discussion to see if this is a possibility. Gilliam County awards grants through their budget committee in the spring and left over funds would be available in October round. CA Greiner said that it may have to wait until the 2021 grant cycle to apply. Turrie stated that there is a duplex going to be built in Condon this summer and wanted to wait and see if construction would move faster after the first one built.

A discussion was held over local rents, affordability of home prices and the recent housing study done by Gilliam County.

PCDC board members seemed concerned that they did not want to be in the construction or rental business. CA Greiner stressed that quality housing is scarce in Condon and homes have been selling for more than before and are sold quickly. A discussion was held regarding rental rates, housing costs and the housing study done by Oregon Solutions.

6. Other

Resident Lori Anderson was present and stated that her son was building a house on a five-acre parcel that had an existing house that has to be decommissioned once the new house is completed. She said that the information was given to them at the county planning commission but asked that with the housing crisis, is there a way to keep the older home for a rental. She said she has kept the older home in good repair through the years. Judge Farrar stated that she would look into at the county planning level.

7. Adjourn

Mayor Hassing adjourned at 6:50 p.m.

Goals & Priorities

Council Retreat – February 1, 2019

Approved by City Council February 6, 2019

WATER

Current Projects – Ongoing- up to two years

- PW crew will work on projects within the city's Master Plan:
 - Spring Street – Main to Jefferson Streets. Materials have already been purchased.
 - Jefferson Street – Bayard Street to City Shop. Most of construction complete. Finish with water connections to vacant lots.
- Use Cell Tower revenue that was going to manhole account (fund 030) to pipe purchase in water improvement fund (020).
- Radio water meters to replace current meters that can be read with a “wand.” PW will investigate cost of radio meters that could be read at City Hall to only do an upgrade one time.
- Cell tower revenue will continue to be placed in Water Improvement Fund (020).
- Upgrade telemetry from City Farm to City Shop when fiber is available.

Two-Ten Year Projects

- Refurbish wet well at City Farm with either a liner or epoxy material.
- Water conservation education to residents and businesses.
- Transmission Line from City Farm to Reservoir was evaluated during the update of the Master Plan and was found to be in decent shape. There are several “yellow” areas that will continue to be monitored by City PW staff.

SEWER

Ongoing – Two Years

- Public Works crew is evaluating and assessing the trouble spots in the system and work on projects in the Public Works Master Plan as needed.
- Develop “sludge plan” for lagoons with Anderson, Perry & Associates
- Develop crop rotation plan with new wastewater permit and an pivot repairs or upgrades.
- Develop a plan for manhole replace or installation

Ten + Year Project

- Sewer expansion to city limits depending on funding.

STREETS/SIDEWALKS

Current – Two year

- Investigate cost-share program for sidewalk replacement or installation for residents that coincide with the city's sidewalk standards.
- Review the city's sidewalk ordinance with planning commission, attorney and city planner. This will include trees on city rights-of-way and investigate companies that may be available.
- Mapping and prioritizing streets in need of repair and chip sealing and budget accordingly by transferring some more money into the Street Fund (003) to accomplish the projects.
- Cooperative project with ODOT on large sidewalk project on North Main, East Walnut and South East Streets that is in the successful STIP funds.
- Continue to apply for sidewalks grants as applicable

Two-Ten Year Projects

- Streets – Complete repairs and replacement as water and wastewater project are completed and communicate regularly with
- Continue sidewalk replacement/repair project with council prioritizing projects

TRANSFER STATION/RECYCLE DEPOT

Current Projects - Ongoing

- Continue to investigate the resolution of recycling issues of the mixed recycling.

GOLF

One-Two Year Projects

- Get a design plan for the golf course clubhouse and outside area before demolition of current clubhouse.
- Repair fencing along the perimeter and check into seeing if the OYCC group can do this task. Fencing was put at a low priority.

PARK

Current Project - Ongoing

- Look into purchasing a portable stage and see if there are any partners that would like to share the cost/stage.

POOL

Current Project – Ongoing

- No projects were noted at this time.

FACILITIES

One-Two Year Projects

- **Memorial Hall**
 - Wire for technology to hold meetings
 - Start the process of getting duct work done and look into air conditioning solutions
- **City Hall**
 - Start on a bid to get the outside work completed at City Hall which includes the steps from upstairs, sidewalk and other concrete projects in the current fiscal year.
 - Budget to get the inside of the City Hall Project completed in the 2019-20 fiscal year by putting it back out to bid
- **Ward Street Shop**
 - Instead of using it as storage, investigate possibility of leasing to another entity.

VEHICLES

Current – Ongoing

- Public Works and administrative task will determine a vehicle replacement plan. Budget accordingly to replace 1-2 vehicles in 2019.

PUBLIC SAFETY

Current Project - Ongoing

- No issues or projects noted

ECONOMIC DEVELOPMENT

Current Project – Ongoing

- Complete middle mile fiber project with Gilliam County and determine the end point solutions at Condon and Arlington. Continue to look for funding for final project needs.
- Update the broadband strategic plan with gathering community partners from education, health services, emergency services, businesses and other interested parties.
- Housing project – Continue to work on the Fairway Housing project. Complete the engineering of the water and sewer to the site and determine cost estimates. Continue to look for funding from local, state and federal sources.
- Water Extension to Linus Pauling Field but have determined this is a Port of Arlington Project and will write a letter to state that fact and request that they use the \$17,000 give to the Port from Gilliam County for this project to begin the engineering.

- Derelict Housing Removal Project – work with the Pioneer Community Development Corporation on their future programs

“WISH LIST”

Projects

- Energy efficient street lights or “night sky initiative”
- Water Conservation incentives – cost share on low flow toilets, showerheads, etc.
- Solar panel field at the site of the pivot