



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

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

1. Call the Meeting to Order

Mayor Jim Hassing called the work session to order at 12:05 p.m.

Present: Mayor Jim Hassing; Councilors - Donald Jamieson, Jan Stinchfield, Michael Cronk, Brian Barnett; staff - City Administrator Kathryn Greiner, Public Works Superintendent Gibb Wilkins

Guests: Gilliam County Judge Elizabeth Farrar, Gilliam County Chief of Staff Lisa Adkins, Pioneer Community Development Corporation (PCDC) Executive Director Rob Turrie, PCDC board member Mac Stinchfield; and State of Oregon Regional Strategies Nate Stice.

Absent: Councilors - Tom Fatland & Dawn Parm

2. Housing

2.1. "Home Town" Housing Video - Lori Anderson



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2.2. Fairway Housing & Pioneer CDC Update

Councilor Cronk updated the group on the recent meeting that as a member of the Housing Committee attended with PCDC and Judge Farrar. He noted that they had a good conversation and have a starting point to further discussion of housing needs in Condon.

CA Greiner stated that after the meeting, it was apparent that instead of consolidating resources and projects, that Condon Grade School facilities was a project that was being discussed between school and Judge Farrar, which was diverging the projects once again. She suggested that the Council consider offering to take the school property - the baseball field and the block with the grade school building to do a smaller, less expensive project than the Fairway Housing. Water and sewer lines are close to the baseball field property, paved streets on three sides and required will be a new street on the East side of the field and a water line to loop the system near that block. It would be a good indication if successful if more housing will be needed. She suggested that if the building is deeded to the City in the near future, the development can be started on the baseball field block in 2020, then when the school moves to their consolidated campus in 2022, the facilities will be evaluated to see if it can be re-purposed or demolished. An estimate of \$500,000 for infrastructure at the baseball field may yield 12 - 5,000 square foot lots. The playground portion of the main building lot may also be developed into housing lots. CA Greiner also noted that a developer from The Dalles recently stopped in and his "wants" for building in Condon were construction financing and available lots.

Stice explained that there is a pilot grant from the State of Oregon for housing that ties in housing grant to employer participation. The funds are being made available through the Oregon Housing Community Services (OHCS) and they have been appropriated \$5 million for the next round of grants. The rules are not completed at this time, but Stice suggested that they may be done early summer and they will be looking for projects that are "shovel ready." The three points of the grant are employer, community and private developer engagement.

Judge Farrar said that she has had discussion with Condon School superintendent Michelle Geer, who is receptive to the city developing the property. The school district would be an employer for the grant program and their contribution would be the property. She said that the county could also be a participating employer, but she is going to have a discussion with Waste Management to see if they would like to participate. The more employers were we can secure rents would be better toward apply for the grant.

Questions about who would own the houses/rentals, who would build and the other issues of the project are still being discussed. Councilor Stinchfield asked if the school is interested and Judge Farrar said that preliminary discussions sound positive. Stice stated that usually with these grants that a housing needs analysis needs to be completed. A short discussion of what this entailed and who would be able to do this analysis. It was suggested that the city's planner Dan Meader may be able to do it at a reasonable cost. CA Greiner noted that in the housing development fund there are funds for technical issues.

Councilor Cronk expressed concerns of taking on the Grade School building as he has heard that it has issues. It was discussed of having a group go through it to get a design to see if it could be converted into a multi-use facility that would include community space and condos or if the structure needed to be torn down. Stice mentioned that a Master Lease could be formed that would obligate employers for future rents on houses or multi-unity facilities that the contractor/builder could use for financing. He added that if the project gained traction that they may look to the Ford Family for a grant or the Metro affordable housing bond as alternative funding sources.

The recommendation was to add the school property/project to the city's "goals and priorities" and make a decision at the council meeting next week. The Fairway Housing project was recommended to be put on hold at this time.



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2.3. Other Housing Ideas/Projects

Discussed other housing projects that included Fifth and Sixth streets on the south side of the golf course, and property owned by the Potter family in the southwest portion of Condon. CA Greiner received a call from Gordon Smith who lives on Fifth Street and was told that he purchased the vacant lots in that area and was opposed to any future development. CA Greiner said that with Smith buying up those lots, it was not a large enough area to expand at this time. The Potter property was partitioned in the 1990s and that family signed a deferred development agreement that deeded streets in that area to the city, plus any development would trigger putting in paved streets, mainline for water and sewer, and sidewalks. The family is meeting with city and city planner in February to see if there can be a way to partially develop the property as they are issued building permits.

3. Fiber Project

3.1. Inland Development Update - Franchise and IRU

Update that Judge Farrar and CA Greiner had a phone conversation with Blake Lawrence of Inland Development and discussed the connection of potential customers, plus the vaults that were put in on the project but paid for by Columbia Basin Electric Cooperative (CBEC). City is trying to schedule a meeting with the new CBEC CEO and will have a discussion about leasing the dark fiber and the vaults.

3.2. Fiber Council Update - Agreements & Other

Judge Farrar stated that the agreement to lease the dark fiber should be completed in the next two weeks then the draft will be sent to the potential customers for review. At that time the discussion will be how to connect the companies into the line in Arlington and Condon.

4. Capital Projects

4.1. Golf Course, Park & Pool

Golf Course - previous discussion was to build a new clubhouse, but at this time there is no group that is willing to assist with it so it was recommended to leave on the Goals & Priorities but wait until some of the other projects get wrapped up.

4.2. Machinery & Vehicles

Another Public Works Pickup will be purchased in the 2020-21 fiscal year to replace one of the older service vehicles. Other items added to the list is a snowplow for the 5-yard dump truck and a trailer for the tables, chairs and portable stage to be stored and transported. CA Greiner indicated that she will apply for the Gilliam County Special Projects grant for the trailer.

4.3. Building & Remodel of Facilities

The bids for the City Hall remodel project have been put out to bid and are due February 20. CA Greiner anticipates that this project will run through the end of this fiscal year and into the next, but hopes to have it completed no later than December 31, 2020.

The Memorial Hall will complete the track lighting, with Councilor Jamieson recommending that the tracks be installed and the lights only put up when needed. Other suggested items for the Memorial Hall are refinishing the floor and installing drop down screens to be used for meetings.

No new items for the transfer station or recycle depot.

5. Goals & Priorities



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5.1. 2019 Goals & Priorities

Councilors received a draft of the 2020 Goals and Priorities and CA Greiner will make the changes as noted in this meeting and submit for the council to review and approve at next week's council meeting.

6. Other

6.1. Public Art - Heritage Grant

Discussed investigating public art on downtown or in the park and suggested investigating grants and other funding for bronze statues or other art depicting Condon's heritage. CA Greiner suggested a committee that would include the Gilliam County Historical Society or other interested groups. Councilor Barnett suggested tying the theme into the fairgrounds metal art on the side of the grandstands.

6.2. Other Topics or Additions

None.

7. Adjourn

Mayor Hassing adjourned the work session at 2:55 p.m.