



128 S Main St.
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**CITY OF CONDON
WORK SESSION AGENDA
WORK SESSION - RETREAT
Friday, January 22, 2021, 3:00 PM
CONDON CITY HALL**

1. Call the Meeting to Order

1.1. Join Zoom Meeting

<https://us02web.zoom.us/j/88338484807?pwd=anZXSTRQMER4Nk9NakZNL2ZZSENJZz09>

Meeting ID: 883 3848 4807

Passcode: 949684

One tap mobile

+16699006833

Council President Donald Jamieson opened the retreat at 3:05 p.m. He added an item to give the oath of office to Councilor Tom Fatland since he was not available at the January 6 council meeting.

The oath of office was given to Councilor Fatland by Councilor Jamieson.

Mayor Hassing arrived at 3:10 p.m.

Present: Mayor Jim Hassing, Councilors Jan Stinchfield, Dawn Parm, Michael Cronk, Donald Jamieson, Tom Fatland (via zoom), Jeremy Kirby; Staff - Public Works Superintendent Gibb Wilkins and City Administrator Kathryn Greiner. Attending on Zoom were Nate Stice, State of Oregon; Rob Turrie Executive Director of Pioneer Development Corporation (PCDC); Mac Stinchfield board member of PCDC; and Steve Shaffer representing the Port of Arlington.

2. Discuss Goals & Priorities for 2021

2.1. 2021 Goals & Priorities

Council received a mock up of the 2021 goals and priorities with additions from the staff.



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2.2. Housing - Baseball Field & Fairway Projects

CA Greiner explained that the Request for Proposals for a developer for the Baseball Field development had gone out this week and February 25, is the deadline to receive responses. She said that she had received a call from a local builder that was upset about asking someone to develop all the lots, but she urged him to be creative and response with possible partial development instead of the entire area.

Nate Stice, Regional Solutions Coordinate stated that he did not have much to report from the Oregon Legislature or any programs that would be available to assist with housing in Condon. He noted that a majority of the grants and funding had been swept up with COVID programs and relief funds. He did state that there has been some partnerships between urban and rural cities on housing projects that have been successful in securing some funding. The other pressing issue is the rebuilding of housing due to the Oregon wildfires last summer needing to be completed in Southern Oregon.

Rob Turrie, executive director of the Pioneer Development Corporation (PCDC) stated that their board had increased the loan amounts for since family housing to \$225,000 from \$180,000 and multifamily housing from \$270,000 to \$337,000 at a recent meeting. He added that there has been dramatic cost increases in building supplies which makes it harder for an investor to pencil out a profit of building in Gilliam County. Mac Stinchfield, PCDC board member stated that their group has discussed their function and how they can assist the city with the Baseball Field development.

Councilor Jamieson stated that he would like to see the city sell their lots on the Fairway Housing development near the golf course now and allow septic systems. It was noted that the site has engineered the water and sewer to the project site, but not the inside of the site. The Council asked that CA Greiner gather information for the requirements of having lots with septic systems.

2.3. Condon Grade School Plans & Timeline

CA Greiner noted that she has the opportunity to apply for a grant from Business Oregon Brownfield program that will pay toward the evaluation of the Condon Grade School Building. This will allow the Council to determine what they will do with this property when the school's lease runs out.

CA Greiner also mentioned that there is some flashing off on the front of the roof, and as of last week a piece of flashing on the building hanging off. She asked if the Council wanted to see about getting someone to fix the flashing or at least take the piece off that was hanging on the side of the building. The Council asked her to try and find a person to make that repair if the school does not have the personnel to do it.

2.4. Fiber Project and Timeline

The council stressed the need to get the fiber used by the community and county, but were waiting for the RFP received from Home Telephone to be reviewed before deciding the next path to move forward. CA Greiner noted that she had gathered a group of professionals to review the RFP in the next week and should have some news prior to the February 3, Council meeting.



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2.5. Water & Sewer Updates & Projects

Council reviewed what was on the draft "goals & priorities" and noted the list was fine, but had further discussion on the proposed tiered rate increase. PW Wilkins submitted a plan to the Public Works Committee last month to discuss the high end users. It was decided to go with the graduated rate increases based on water used, but to take several months to education the public and to gather conservation programs to assist the high end users to conserve water.

Condon School District receives free water from the City for the football field through two meters and have used up to 1 million gallons in a month in irrigation season. PW Wilkins stated that the City Park uses 1" of water per week and if that would be used on the football field it would be 150,000 gallons a meter for a total of 300,000 gallons a month free. The Council agreed that they wanted to continue to help make that entry point of town look good and discussed implementing that the school would pay for water over that amount, but to give them conservation ideas and offer to work with them to make it better with the water at that level. This may include aerating and thatching and allowing their groundskeeper to use city equipment to complete those tasks.

Other large users such as the Cemetery District would receive conservation materials and also the assistance of equipment if needed.

Discussed getting radio water meters to scan for the monthly meter readings but determine that will not be pursued at this time, but to leave on the list. Another item was to get plans for a new equipment shop storage shop near the current City shop by the lagoons.

2.6. Condon Community Swimming Pool

Councilor Fatland updated the Council on the Pool Committee activities and stated that they were looking forward to providing a history of the pool to move forward with a vision and plan for the future of the pool. The Committee has decided that in looking at a possible new pool, the current pool would need to be operated for several years. Councilor Fatland noted that the one quote of the pool to fix the solar and pumps is just over \$10,000 and estimates it will take \$15-20,000 more to make the boiler work properly. Councilor Stinchfield asked about relining the pool as previously planned, and was told that it would be on the back burner until the Pool Committee has a plan of action. Councilor Jamieson stated that he thought the pool issue is with the main pump, for which Councilor Fatland said that he would look into it with the crew from the Pool & Spa company that has been helping with the pool issues.

CA Greiner suggested that the City ask the school for a one-year lease, realizing that they did not want to participate in the operation or the maintenance of the pool and see what language they would like to keep in the agreement. Councilor Fatland stated that at the school board meeting he attended that the board indicated they would sign the original lease. CA Greiner noted that the City will need to have money for a match on the repairs if they get a grant from Gilliam County and suggested that it come from the Art & Music grant funds and possibly the transient funds. She will also contact Gilliam County to determine if there is a way to make the repairs and if successful with the Gilliam County grant, use that to repay the City for the repairs. It was the consensus of the Council to move forward with the one year lease and determine funding options for maintenance from Gilliam County.

2.7. City Buildings - City Hall, Memorial Hall, Shop, City Farm

The notes for the buildings were put on the the document of the goals. No major projects were added to the list.

2.8. Public Safety - Police & Fire

CA Greiner noted that the Gilliam County Fire Services never got the document signed by the entities that was approved by the City in October 2020. S. Gilliam County Rural Fire Protection District had some issues with the agreement and are working on it to get it to the Council in March with the changes.

2.9. 2020 City of Condon Goals & Priorities

This was a copy of the 2020 document for reference.



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2.10. Wish List/Other

Nothing was added to the wish list at this time.

3. Other

Shaffer stated that the Port of Arlington was having a goal session in the next week and asked that the Council send any projects to them for consideration.

3.1. Grants, Funding Issues, Budget Update

A brief update on the ODOT grants that are still outstanding include the North Main Street grant is moving forward for completion in 2022; the ODOT Special City Allotment grant for Court, Jefferson and Ward Streets is waiting for quotes from Gilliam County Road Department to complete this spring, and the next SCA grant will be for the paving of Trimble and Pennoyer Streets near the new proposed grade school. The City has an outstanding grant with Gilliam County on the engineering and installation of the infrastructure on the Baseball Field development and one on swimming pool maintenance from previous year.

4. Adjourn

Mayor Hassing adjourned the work session at 4:50 p.m.