



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, April 7, 2021, 7:00 PM**

1. ZOOM LINK & LOCATION

1.1. Join Zoom Meeting

<https://us02web.zoom.us/j/81000095265?pwd=MVk3NUhTTDRvZlcxRHp4b2pvaVlxdz09>

Meeting ID: 810 0009 5265

Passcode: 269327

2. CALL REGULAR MEETING TO ORDER

3. ROLL CALL

4. ADDITIONS TO AGENDA

4.1. * Anderson, Perry & Associate Plans and Estimates for Baseball Field Housing Project**

5. PUBLIC COMMENT

5.1. The Council may hear discussion of unannounced items from the floor and the comments on the agenda items. Comments are limited to five (5) minutes.

6. PUBLIC HEARING - SALE OF PUBLIC PROPERTY - ORS 221.725

6.1. Hearing Procedure & Staff Report/Other Information

7. PUBLIC HEARING - REZONE BASEBALL FIELD PROPERTY

7.1. Quasi-Judicial Hearing - Procedure & Staff Report

7.2. Written Public Comment Submitted

8. PUBLIC HEARING - CITY & GILLIAM COUNTY COMPREHENSIVE MAP AMENDMENT

8.1. Legislative Hearing - Procedure & Staff Report

9. CONSENT AGENDA

9.1. Review & Approve March 3, 2021 Regular City Council Meeting Minutes

9.2. Review March Accounts Payable

9.3. Review VISA Statements

10. OLD BUSINESS

10.1. COVID Update

10.2. Golf Course & Swimming Pool Update

11. NEW BUSINESS



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- 11.1. Review & Approve the Sale of the Baseball Field Property Per ORS
- 11.2. Review & Approve Baseball Field Rezone
- 11.3. Review & Approve Baseball Field Development Agreement - Coy Real Estate LLC
- 11.4. Anderson & Perry Plans and Estimates for Baseball Field Housing Project
- 11.5. Review & Approve the City of Condon's Audit Action Plan
- 11.6. Gilliam County Fire Services Presentation - Laci Olsen, GCFS Coordinator
- 11.7. Review and Approve ODOT Intergovernmental Agreement Regarding ADA Ramp Project
- 11.8. Review & Approve Resolution 2021-05 - General Fee Resolution - Tiered Water Rates
- 12. STAFF REPORTS
 - 12.1. Public Works - Public Works Superintendent Gibb Wilkins
 - 12.2. Police - Gilliam County Sheriff Gary Bettencourt
 - 12.3. Administration - City Administrator Kathryn Greiner
- 13. COUNCIL INFORMATION
 - 13.1. Condon Child Care Complaint
 - 13.2. Washington Street Deed Dedication
- 14. NEXT REGULAR MEETING DATE
 - 14.1. The next regular Condon City Council meeting is Wednesday, May 5, 2021, 7 p.m.
- 15. ADJOURN REGULAR MEETING

If necessary, Executive Session may be held in accordance with ORS 192.660(2)(). 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 April 1, 2021

221.725 Sale of city real property; publication of notice; public hearing. (1) Except as provided in ORS 221.727, when a city council considers it necessary or convenient to sell real property or any interest therein, the city council shall publish a notice of the proposed sale in a newspaper of general circulation in the city, and shall hold a public hearing concerning the sale prior to the sale.

(2) The notice required by subsection (1) of this section shall be published at least once during the week prior to the public hearing required under this section. The notice shall state the time and place of the public hearing, a description of the property or interest to be sold, the proposed uses for the property and the reasons why the city council considers it necessary or convenient to sell the property. Proof of publication of the notice may be made as provided by ORS 193.070.

(3) Not earlier than five days after publication of the notice, the public hearing concerning the sale shall be held at the time and place stated in the notice. Nothing in this section prevents a city council from holding the hearing at any regular or special meeting of the city council as part of its regular agenda.

(4) The nature of the proposed sale and the general terms thereof, including an appraisal or other evidence of the market value of the property, shall be fully disclosed by the city council at the public hearing. Any resident of the city shall be given an opportunity to present written or oral testimony at the hearing.

(5) As used in this section and ORS 221.727, “sale” includes a lease-option agreement under which the lessee has the right to buy the leased real property in accordance with the terms specified in the agreement. [1983 c.216 §1; 2005 c.22 §164]

Note: 221.725 and 221.727 were enacted



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3775 CRATES WAY
THE DALLES, OR 97058

PHONE (541) 296-9177
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March 29, 2021

City Council
City of Condon
128 South Main Street
Condon, Oregon 97823

Reference: Comprehensive Plan/Zoning Map Amendment – Baseball Field
Staff Report

Applicant:	City of Condon
Procedure Type:	Quasi-Judicial
Decision Date:	April 7, 2021
Assessor's Map:	04S21E10DB
Tax Lot(s):	4500, 4600, 4700
Legal Description:	Lots 1-12 of Block 66 of Lancaster's Addition and Blocks 7-12 of Ward's Addition to the City of Condon.
Address:	East of S. Jefferson St. between E. Summit & E. Spring Streets
Comprehensive Plan Designation:	Open Space/Public Facilities
Zoning District:	Open Space/Public Facilities

REQUEST: To amend the City's Comprehensive Plan/Zoning Map, changing the zoning designation of the inactive baseball field between Spring and Summit Streets from Open Space/Public Facilities (OS/PF) to Residential (R-1). The purpose of this action is to allow for the development of single-family dwellings on the site.

BACKGROUND INFORMATION: Recently acquired from the School District, the property contains a total of 18 platted lots, each 50 by 100 feet as well as an undeveloped portion of McKinley Street. Twelve of these lots are proposed to be part of a housing development proposal initiated by the City Council. As the remaining six lots lie within a FEMA designated floodplain, they are not included in the proposed housing development and will remain under City ownership.

Though the subject property has served as a secondary play area for the Condon Grade School youth, it has not been used for baseball in quite some time. The fields at the north end of town have fulfilled this



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need for nearly two decades. With the construction of the new grade school the field will likely no longer be utilized for P.E. or recess as it has been in the past.

It is generally understood that there is a severe lack of housing in Condon and throughout region. The City Council sees the development of this property as a unique opportunity to address this need in a deliberate way. The Council has produced a request for proposal and has identified a developer to implement the project. A necessary step in this process is to amend the combined Comprehensive Plan/Zoning Map to designate the site as Residential.

It was noted at the Planning Commission meeting that the six lots excluded from housing proposal would serve as a buffer between future development and existing residences. Planning Commissioners discussed the possibility of these lots remaining under the Open Space/Public Facilities zoning designation to ensure this. As these particular lots lie within a floodplain and are not proposed to be developed now or in the future, the OS/PF zoning would indeed be more appropriate.

NOTICE: The requisite notices were mailed to adjacent property owners and published in the Times-Journal.

COMMENTS RECEIVED: Written comments were received prior to the Planning Commission meeting on March 16, 2021, one in favor of the proposal and one in opposition, both letters are attached to this report. In addition, four opponents spoke in opposition of the proposal during the public testimony portion of the hearing before the Planning Commission.

Concerns stated by those in opposition to the proposal include the desirability of greenspace, parks, and publicly owned recreation areas within the City; the historical value of the baseball field was also noted. Those living nearby regard the field as a neighborhood asset and believe facilities such as this serve to attract and retain residents. Additional concerns expressed by neighboring property owners included the potential for neighborhood change, particularly if the housing development produced higher-density rental units.

RECOMMENDATION: The Planning Commission moved to recommend approval of this action by a 4-1 vote at the March 16, 2021 public hearing. The staff recommendation is for approval based upon the following findings of fact.

The Comprehensive Plan states that amendments to Comprehensive Plan/Zoning Map must follow the amendment procedure set forth in the Zoning Ordinance. The relevant criteria are addressed below.

CITY OF CONDON ZONING ORDINANCE

§ 152.701 FORMS OF AMENDMENTS. *There are two types of amendments to this ordinance:*

- (1) *Amendment to the text. (Legislative Revision)*
- (2) *Amendment to the Map. (Legislative Revision or Quasi-Judicial Change)*

Finding: The proposal is an amendment to the Comprehensive Plan/Zoning Map.



§ 152.703 QUASI-JUDICIAL REVISIONS.

- (1) *A proposed amendment to this ordinance shall be deemed a quasi-judicial change if the proposed amendment involves the Zoning map and does not have widespread and significant impact beyond the immediate area of the proposed amendment.*

Finding: The proposal is to amend the zoning designation of one specific area under City ownership. This proposal will not have widespread impact beyond the area to be rezoned.

- (2) *Quasi-judicial changes may be initiated by:*
- (A) *Property owners or contract purchaser or an authorized agent; or*
 - (B) *A majority vote of the City Council; or*
 - (C) *A majority vote of the Planning Commission; or*
 - (D) *A request by the City Attorney, City Administrator, or City Planner.*

Finding: This amendment has been initiated by the City Council.

§ 152.708 QUASI-JUDICIAL HEARING REQUIREMENTS.

- (1) *The following criteria must be followed in deciding upon a quasi-judicial proceeding.*
- (A) *The burden in all land use proceedings is upon the applicant, whether a zone change, conditional use or variance is the subject of the hearing.*
 - (B) *The requested zone change or conditional use must be justified by proof that:*
 - 1. *The change is in conformance with the Comprehensive Plan and also the goals and policies of the Plan.*

Finding: Compliance with the Comprehensive plan policies and goals is demonstrated below. The proposal complies with Criterion 1.

- 2. *The showing of public need for the rezoning and whether that public need is best served by changing the zoning classification on that property under consideration.*

Finding: The City of Condon is currently lacking sufficient housing. By changing the zoning classification from Open Space/Public Facilities to R-1 the City allows for the possibility of necessary residential development. The proposal complies with Criterion 2.

- 3. *The public need is best served by changing the classification of the subject site in question as compared with other available property.*



Finding: The subject site is a sensible location for residential development as it is under City ownership, near City services, and currently platted as individual lots resembling the surrounding neighborhood. The proposal complies with Criterion 3.

4. *The potential impact upon the area resulting from the change has been considered.*

Finding: The potential changes to the area have been considered. As noted above, this vacant field will cease to be useful as a secondary play area once the elementary school relocates. If zoned Residential, future development would be compatible with the existing neighborhood. The City and its residents would benefit from additional housing within the City. The proposal complies with Criterion 4.

(C) Approval Criteria for Amendments.

1. *The applicant must show that the proposed change conforms with the Comprehensive Plan.*

Finding: The relevant Comprehensive Plan Goals are addressed below. The proposal complies with Criterion 1.

Goal 1 – Citizen Involvement

Finding: Both the City Council and Planning Commission are required to conduct public hearings to evaluate the proposal. All necessary notices have been published and mailed in accordance with requirements set forth in the Zoning Ordinance, which complies with the City's Citizen Involvement Program. The proposal complies with Goal 1.

Goal 2 – Land Use Planning

Finding: This proposal seeks to update the combined Comprehensive Plan/Zoning Map through the procedures required by the Zoning Ordinance. The proposal complies with Goal 2.

Goal 3 – Agricultural Lands

Finding: This is an urban site; the proposal would have no impact on agricultural lands. The proposal complies with Goal 3.

Goal 4 – Forest Lands

Finding: The proposal would not impact any forest land. The proposal complies with Goal 4.

Finding: There are no forest lands



Goal 5 – Open Space, Natural & Scenic Resources

Finding: This proposal would alter the zoning designation of the property from Open Space/Public Facilities to R-1, this change is not contrary to any policies of the Comprehensive Plan. The anticipated residential development of the site will contribute additional housing within the City, preserving natural and scenic resources that lie outside of City Limits. The proposal complies with Goal 5.

Goal 6 – Air, Water, & Land Resources of the State

Finding: The proposal meets all environmental regulations and complies with Goal 6.

Goal 7 – Natural Disasters & Hazards

Finding: A portion of the subject area lies within a FEMA designated flood plain. The City will continue to enforce its Flood Plain Ordinance and apply it to any future development proposals. The proposal complies with Goal 7.

Goal 8 – Recreational Needs

Finding: The subject area is the site of a former little league baseball field. Two additional fields at the north end of the City have replaced this site and it is no longer used as such. It has previously been owned and managed by Condon School District 25J and has never been a City park or recreational facility. The proposal complies with Goal 7.

Goal 9 – Economics

Finding: The City of Condon recognizes the necessity of increasing its population to fuel economic development. This additional residential land would provide the opportunity for new homes and residents. The proposal complies Goal 9.

Goal 10 – Housing

Finding: By adding to the land available to residential development, this proposal increases the City's ability to meet present and future housing needs. The proposal complies with Goal 10.

Goal 11 – Public Facilities

Finding: The City will require any residential development on the subject area to connect to City services. The proposal complies with Goal 11.

Goal 12 – Transportation

Finding: The requested Comprehensive Plan/Zoning map change would not impact any existing or planned transportation systems. The proposal complies with Goal 12.



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Goal 13 – Energy

Finding: The proposal would have no impact on the City's energy goals. The Request complies with Goal 13.

Goal 14 – Urbanization

Finding: This proposal increases available residential land without the need for expanding the Urban Growth Boundary. The proposal complies with Goal 14.

2. *A plan or land use regulation amendment significantly affects a transportation facility if it:*
- (a) Changes the functional classification of an existing or planned transportation facility;*
 - (b) Changes standards implementing a functional classification system;*
 - (c) Allows types or levels of land use that would result in levels of travel or access what are inconsistent with the functional classification of a transportation facility; or*
 - (d) Would reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.*

Finding: The requested amendment would not significantly affect a transportation facility. The proposal complies with Criterion 2.

Sincerely,

Kirk T. Fatland

Kirk Fatland
KTF
<WO 15786>

RECEIVED

MAR 15 2021

CITY OF CONDON

March 15, 2021

Rev. Robert M. Greiner
309 S. Bryan Street
P.O. Box 485
Condon, Oregon 97823

Condon Planning Commission: Rachel Weinstein, Cody Bettencourt, Vernon Grey,
Haylee Potter, Derek Hiser

Dear Members of the Condon Planning Commission:

I am writing in reference to a letter I received from Kirk Fatland, Contract Planner for the City of Condon, on Friday, March 5, 2021 in which it was indicated that the Condon Planning Commission is considering a Comprehensive Plan/Zoning Map Amendment applying to City owned property currently the site of a baseball field between Spring and Summit Streets. This property is planned and zoned Open Space/Public Facilities. The request is to amend the Comprehensive Plan/Zoning Map to designate the property as Residential.

I greatly appreciate this opportunity to voice my strong opposition to this proposed amendment.

My home, located at 309 S. Bryan Street in Condon, borders on, and looks out onto, the baseball field in question. For decades this field has served as a wonderful place for children to play, dogs and their owners to walk, and people to fly kites, among other activities. It is a beautiful open space which I adamantly feel ought to be preserved from residential development for the full enjoyment of the people of Condon now and of future generations.

It is my understanding that this parcel of land was donated by Mr. Marvin Albee as a playing field for local grade school children. I would like to suggest that we, as citizens of Condon, might be able to come up with some creative ways to use and maintain this area for the mutual benefit of all who live in our community. Perhaps we might name the open space in honor of Mr. Albee in gratitude for his generosity and let it remain and maintain it as it is.

This field, this great open space, is an extraordinarily unique asset which, if developed as a residential area, will be lost forever. It would be a terrible mistake, in my view, to miss this golden opportunity to re-imagine the ways in which this special place could be utilized.

A town or city cannot have too many wide-open spaces. This is one reason why people, myself included, I readily admit, enjoy living next to golf courses, school playgrounds and city parks. Open spaces enhance the livability of any community. I realize that I have been tremendously blessed and fortunate to live in my home adjacent to such an open area. For my part, I know that if this openness were compromised, such as in the way being proposed, it would affect my quality of life, ruining, for me, one of the main reasons I hope to someday retire in my hometown.

It may be argued that because Condon already has a beautifully re-landscaped city park, has within its borders Burns Park, a high school football field and baseball fields dedicated to Jack Fatland, a civic minded native son and man of vision, that it does not "need" another park or open space to maintain. I would like to suggest that the protection and preservation and conservation of such spaces is a supreme good in and of itself. This field under consideration,

because it is quite flat, could, I would submit, be developed for easy access to people according to ADA guidelines.

Having done a bit of traveling, I can readily attest to the fact that towns and cities which provide multiple parks, open spaces and various kinds of recreation areas, are wonderful to visit. Many small towns and urban areas support more than one type of open space. I believe that the citizens of Condon, being a community of forward thinking people, who value the conservation of farm and range land, also value the protection and conservation of the open areas in town.

The general enhancement of property values is also something to be considered when making this important decision. Homes located next to parks and golf courses, schools and their playgrounds, increase municipal revenues and attract families and retirees alike. Homeowners view parks as desirable amenities.

Parks, too, are very important venues for social and sporting events of all kinds. These open areas ought to be given a very high priority when it comes to considering the future of towns and cities, Condon included.

I acknowledge without hesitation: I, as a homeowner living on the border of this property, would greatly miss seeing people enjoying this open space. I would miss people setting up volleyball nets for a game, flying kites, walking their dogs, playing with their children, and kids simply running around and having a good time. Personally, I have found this old baseball field to be a great place to look at the stars. Granted, there is some interference from street lights, but for a place right in town, it is not bad!

The field holds a lot of fond memories for me, and, I would like to think, for a number of people who grew up in Condon: playing games on the field during recess, watching baseball games, and, when I was young, this is where we played grade-school football games.

It simply seems to me that this proposed amendment is one that needs to be very, very carefully considered from a variety of perspectives given that once houses are constructed, a fantastic resource will be lost forever. Perhaps we might think about other properties that could be rehabilitated, places around town that have been allowed to delapidate, that could be rejuvenated first before we forge ahead with a plan to re-zone an open space for residential development. I hope that we will wisely and prudently take all of the time that is necessary to study carefully this proposal and exhaust all other viable options for development before eliminating a valued and highly treasured public space.

There are many creative people in Condon who, given the chance, might welcome the opportunity to put our heads and hearts together to think about how we might conserve and maintain this special place.

Thank you very much for reading my letter and taking the time to review my reasons for opposing this proposal. I am grateful for this opportunity to share my opinion. If you would like to contact me I may be reached at: 541-384-5271 or 541-980-5660.

Sincerely,


Rev. Robert M. Greiner, pastor
Saint John Catholic Church, Condon, Oregon

Re: Baseball Field Rezone

I do believe this property should be residential. You have residential all around property.

Will this help housing shortage I believe no. Every small town is feeling impact of housing shortage. If you do not have to build schools and services growth is good. I believe our housing shortage will only stop with big correction in portland. I am looking at big picture. We as planning commission should be looking at property is it good fit. The answer is yes it fits area of town. Thank you for considering of rezoning of property.

RECEIVED

BRUCE R PETERSON
3-11-21

MAR 12 2021

CITY OF CONDON

April 5, 2021

Rev. Robert M. Greiner
309 S. Bryan Street
P.O. Box 485
Condon, Oregon 97823

City of Condon City Council: Jim Hassing, Mayor; Thomas Fatland, Donald Jamieson, Dawn Parm, Michael Cronk, Jeremy Kirby

Dear Members of the Condon City Council:

I am writing in reference to a letter I received from Kirk Fatland, Contract Planner for the City of Condon, in which it was indicated that the Condon City Council is considering a Comprehensive Plan/Zoning Map Amendment applying to City owned property currently the site of a baseball field between Spring and Summit Streets. This property is planned and zoned Open Space/Public Facilities. The request is to amend the Comprehensive Plan/Zoning Map to designate the property as Residential.

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My home, located at 309 S. Bryan Street in Condon, borders on, and looks out onto, the baseball field in question. For decades this field has served as a wonderful place for children to play baseball, dogs and their owners to walk, and people to fly kites, among other activities. It is a beautiful open space which I adamantly feel ought to be preserved from residential development for the full enjoyment of the people of Condon now and of future generations.

I would like to suggest that we, as citizens of Condon, given the time and opportunity, might be able to come up with some creative ways to use and maintain this area for the mutual benefit of all who live in our community. Perhaps we might simply allow it to remain as it is. Because developing this field will forever change and have a negative impact on the the unique character of the neighborhood in which this field is situated.

This field, this great open space, is an extraordinary asset which, if developed as a residential area, will be lost forever. It would be a terrible mistake, in my view, to miss this golden opportunity to re-imagine the ways in which this special place could be utilized.

A town or city of any size cannot have too many wide-open spaces. This is one reason why people, myself included, I readily admit, enjoy living next to golf courses, school playgrounds and city parks. Open spaces enhance the livability of any community. I realize that I have been tremendously blessed and fortunate to live in my home adjacent to such an open area. For my part, I know that if this openness were compromised, such as in the way being proposed, it would affect my quality of life, ruining, for me, one of the main reasons I hope to someday retire in my hometown.

It may be argued that because Condon already has a beautifully re-landscaped city park, has within its borders Burns Park, a high school football field and baseball fields, that it does not need another park or open space to maintain. I would like to suggest that the protection and preservation and conservation of such spaces is a supreme good in and of itself. This field under consideration, because it is quite flat, could, I would submit, be developed for easy access to people according to ADA guidelines.

Having done a bit of traveling, I can readily attest to the fact that towns and cities which provide multiple parks, open spaces and various kinds of recreation areas, are wonderful to visit. Many small towns and urban areas support more than one type of open space. I believe that the citizens of Condon, being a community of forward thinking people, who value the conservation of farm and range land, also value the protection and conservation of the open areas in town.

The general enhancement of property values is also something to be considered when making this important decision. Homes located next to parks and golf courses, schools and their playgrounds, increase municipal revenues and attract families and retirees alike. Homeowners view parks as desirable amenities.

Parks, too, are very important venues for social and sporting events of all kinds. These open areas ought to be given a very high priority when it comes to considering the future of towns and cities, Condon included.

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It simply seems to me that this proposed amendment is one that needs to be very, very carefully considered from a variety of perspectives given that once houses are constructed, a fantastic resource will be lost forever. Perhaps we might think about other properties that could be rehabilitated, places around town that have been allowed to delapitate, that could be rejuvenated first before we forge ahead with a plan to re-zone an open space for residential development. I hope that we will wisely and prudently take all of the time that is necessary to study carefully this proposal and exhaust all other viable options for development before eliminating a valued and highly treasured public space.

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Thank you very much for reading my letter and taking the time to review my reasons for opposing this proposal. I am grateful for this opportunity to share my opinion. If you would like to contact me I may be reached at: 541-384-5271 or 541-980-5660.

Sincerely,



Rev. Robert M. Greiner, pastor
Saint John Catholic Church, Condon, Oregon

RECEIVED

4/05/2021

APR - 7 2021

To the City Council Members:

CITY OF CONDON

We are writing to the Council Members to make known that our position on developing the baseball field, once a part of the Grade School, is OPPOSED. We would prefer that the City maintain this property as it is, Zoned for Green Space.

- 1) Taking the Grade School property and developing that into multi-family units or single family housing to include low income will take away the only park type setting on this side of town. Therefore, I would like the ball field to be maintained as a space that can be utilized for the future development of the neighborhood when that happens.
- 2) Low income housing has the potential to bring more costs to the city including increased law enforcement presence, code enforcement and again does not solve the issue of recreation for incoming families or individuals for this neighborhood.
- 3) The current City Park is not easily accessible as a major highway has to be crossed by children for use and does not have a play set that can accommodate easy play for children of various ages.
- 4) Developing single family double lots for building will cost a significant amount of money to the City as most developers, including the recent bid, would like to have all the infrastructure completed and in place prior to building. Further, if a developer is going to buy all lots, there is not the industry infrastructure to make these properties affordable and the current lumber market has increase at least 150% or more for building materials. Also, a property in the \$200,000-\$250,000 range is not realistic to the many that are looking to buy in this community. I cannot see the income generating jobs that would allow for purchase now or in the near future.
- 5) If maintaining the current green space is too costly or time consuming for the City, please allow the opportunity for the neighborhood to care for the space. Allow the possibility for this space to become more, like a community garden/dog park/park or recreation space.

In conclusion, we join our fellow neighbors in opposition of the rezoning of the baseball field. We thank you for your consideration and time.


Michael and Aubrey Gibson





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PHONE (541) 296-9177
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March 26, 2021

City Council
City of Condon
128 South Main Street
Condon, Oregon 97823

Reference: Urban Growth Boundary Area
Staff Report

Mayor and Councilors,

PROPOSAL SUMMARY

This proposal includes the following:

1. Comprehensive Plan/Zoning Map Amendment City of Condon Urban Growth Area
2. Draft of new Gilliam County Rural Residential II Zone – Condon Urban Growth Area

This proposal will require multiple public hearings before the City of Condon and Gilliam County in order to process these land use amendments correctly.

SUBJECT AREA

This proposal is part of a larger effort to correct longstanding zoning discrepancies in Gilliam County. This particular area is being brought before the City of Condon as it lies outside of the City of Condon city limits but within the Acknowledged Urban Growth Boundary. This area is currently Planned Industrial by the City of Condon Comprehensive Plan and zoned Gilliam County Industrial. Please see attached map.

GILLIAM COUNTY & CITY OF CONDON – GENERAL INFORMATION

North of Wheeler county and west of Morrow County, Gilliam County is bounded by the Columbia River to the north, the John Day River and Sherman County to the west. Expansive windfarms and dryland wheat fields dominate the landscape and are the primary industries of the 1,223 square mile County. Cattle ranching also remains an active tradition outside of the three incorporated cities of Arlington, Condon, and Lonerock. With a total population of 1,894 Gilliam County is the third least populous county in Oregon. Arlington, population 593 lies along the Columbia River at the North end of the county. Condon, at the southern end of the county is the most populous city with 694 residents, Lonerock, while incorporated, has a modest population of 21.

The City of Condon lies 38 miles south of the Columbia River at the intersection of State Highways 206 and 19. Originally platted in 1879, Condon was declared the county seat by way of a vote in 1890. The City's population has remained steady for the past several decades with a current population of 694. The



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City has its own wastewater collection and treatment systems as well as domestic water system. The Gilliam County Courthouse and other County activities are located within the City. It is best described as a regional farming community and is the largest city in Gilliam County. The elevation is approximately 2,900 feet at the highest point on the north end of town down to approximately 2,700 feet at the lower end of town. The City has a mayor/six council members, a full time City Administrator, a City Clerk, Public Works Superintendent and one Public Works employee.

The City's original Comprehensive Plan was prepared in 1977 and the City of Condon was one of the first jurisdictions to complete the acknowledgement process by the Department of Land Conservation and Development in the Fall of 1977. It was completed quickly but not carefully and as a result, was updated in 1987 bringing it up to more modern standards. The current Plan was adopted in 2011, the most recent City of Condon Zoning Ordinance was accepted in 2001.

In 1977 the County also adopted a new Comprehensive Plan and Zoning Ordinance. Both were amended in 1983 and 1985 and were acknowledged on November 21, 1985. The Zoning Ordinance has been amended several times since, most recently in 2011. The Zoning Ordinance contains regulations to implement Comprehensive Plan policies, state statutes and administrative rules. The adopted Zoning Map establishes the zoning designation of all land in the unincorporated area of the County. The Zoning Map provides a more specific depiction of the general land use categories identified on the Comprehensive Plan Map.

BACKGROUND INFORMATION – PRIOR LAND USE PLANNING

Gilliam County and its Cities of Condon, Arlington, and Lonerock were among the first jurisdictions to be Acknowledged for being in compliance with the Oregon State-Wide Planning Goals by the Land Conservation and Development Commission. This occurred in 1977, approximately a year after the Planning Goals became effective. The City's Plans included an Area of Mutual Concern, a forerunner to the Urban Growth Boundary concept. The Area of Mutual Concern included lands outside the corporate City Limits of Condon and Arlington but provided no specific Planning Designations other than an "R" for Residential or an "I" for Industrial. The Plan language simply indicated that the County and the appropriate City would coordinate with one-another to reach a land use decision. This carried forward for many years, until the early 2000s for Arlington and until 2001 for Condon.

In 2001, in a general Plan Update, Condon established an Urban Growth Boundary based upon the boundaries of the former Area of Mutual Concern. A Comprehensive Plan Map was prepared and provided more specific land use designations. However, there was insufficient funding available to enable Gilliam County to participate and their map remained unchanged until 2008. In 2008 a formal Urban Growth Area Management Agreement was mutually adopted by both Jurisdictions. The boundaries of the new Urban Growth Boundary followed the identical boundaries of the former Area of Mutual Concern. On November 05, 2008, the City of Condon and Gilliam County adopted Ordinance No. 08-03 eliminating the City of Condon Area of Mutual Concern, and establishing the Urban Growth Boundary, together with the adoption of an Urban Growth Boundary Area Joint Management Agreement. The underlying zoning in the UGB area is Gilliam County Industrial.

The County Planning staff have identified several ill-considered zoning areas in the County and have been



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required to deny land use applications that common sense would allow approval had the correct County Zoning had been in place. The following findings intend to address one of these zoning designations.

PLANNING & ZONING ISSUES PRESENTED

The purpose of this proposal is to apply a more appropriate zone to an area with a significant number of nonconforming uses that predate the current zoning.

This area lies outside of the City Limits but within the Urban Growth Boundary and is zoned Industrial. Located north of Cottonwood Lane, east of Brown Lane and west of State Highway 19, this area is approximately 20 total acres (see attached map.) Historically, this area has been the site of the Union Pacific Railroad discontinued in 1992, and a stockyard. This area contains six total parcels and portions of two others. There are five owners who have property in the area. Only two of the nine parcels in this area are committed to industrial uses while the remainder currently have either farm or residential uses.

Two of the parcels are currently farmland that extend outside the UGB. There are approximately 189.87 acres of industrial land immediately adjacent to the UGB to the North. Two parcels in the UGB area are currently vacant, one has several farm buildings and livestock, and one parcel has a home with outbuildings. The parcel made up of the old railroad easement is currently vacant but privately owned. The remaining two parcels are industrial, one being a warehouse and storage facility for the nearby chemical company and on the corner of Brown Lane and Cottonwood Lane, is the Mid-Columbia Electric Co-op Substation. City water is available to the properties under the condition that property owners sign an annexation agreement. None are connected to City sewer. Providing sewer services to this area would be an expensive undertaking.

The industrial zoning makes the majority of land uses in this area nonconforming, presenting challenges for the property owners. As there is little chance of the uses changing in the future, the County and the City agree that replanning and zoning this area would benefit the existing residential uses with livestock. The purpose of this land use action is to designate the subject area as Rural Residential II on the County Zoning Map. That zoning text will also allow the continuation of the established agricultural practices, specifically the keeping of livestock. Both the City and County agree on this course of action and it will resolve several local zoning issues that have plagued the County for years. The proposed zone change, with a two-acre minimum lot size would only allow for the future creation of three to five buildable lots, potentially resulting in as many new homes.

Summary Approach

The City and County propose to Redesignate the Comprehensive Plan/Zoning Map from Industrial to Residential on all properties in the area. The County has developed a new Rural Residential Zone (RR-II) which will allow the continuation of uses including the industrial uses and the keeping of horses on these properties. A copy of the new Rural Residential II Zone is attached.



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FINDINGS OF FACT

CITY OF CONDON COMPREHENSIVE PLAN

§ 152.701 FORMS OF AMENDMENTS. There are two types of amendments to this ordinance:

(2) Amendment to the Map. (Legislative Revision or Quasi-Judicial Change)

(B) *The proposed amendment involves the map, when such an amendment would have widespread and significant impact beyond the immediate area of the proposed amendment.*

FINDING: The proposal is to amend the Comprehensive Plan/Zoning map and because of the number of properties and property owners involved in each site, the process by which the Public Hearings are conducted shall be Legislative.

§ 152.707 LEGISLATIVE AMENDMENTS. Legislative amendments are broad-based amendments which impact the whole City not just a specific neighborhood or area. Most text amendments are legislative. No specific hearing procedure is required. The Planning Commission and/or City Council are acting as legislators, making new law for the City. It is suggested, in order to provide a sound format for the hearing process, that the quasi-judicial procedure be followed.

FINDING: As this amendment would impact a small area of many properties, not just a single property, this will be a Legislative revision.

(C) Approval Criteria for Amendments.

1. *The applicant must show that the proposed change conforms with the Comprehensive Plan.*

FINDING: The only criteria in the City's Comprehensive Plan is that a proposed amendment conforms to the Comprehensive Plan, which is a bit of a Catch-22. Therefore, since the Comprehensive Plan must comply with the State-wide Planning Goals, it follows that the proposed amendment should also address the State-wide Planning Goals.



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2. *A plan or land use regulation amendment significantly affects a transportation facility if it:*
 - (a) *Changes the functional classification of an existing or planned transportation facility;*
 - (b) *Changes standards implementing a functional classification system;;*
 - (c) *Allows types or levels of land use that would result in levels of travel or access what are inconsistent with the functional classification of a transportation facility; or*
 - (d) *Would reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.*

FINDING: There are no State transportation facilities within the subject area. Criterion (a) through (d) do not apply. The plan and zoning amendments proposed will not have a measurable impact on the existing road network – see discussion under Goal 12 below.

STATEWIDE PLANNING GOALS – UGB AREA

Goal 1. Citizen Involvement.

FINDING: Both the City and the County have adopted Citizen Involvement Programs. Over the years both have designated their Planning Commissions as the Committee for Citizen Involvement (CCI.) Public notices are placed in the local newspaper, and notices are placed on the local public bulletin boards. In addition, both jurisdictions place the notices on their individual websites. Four public hearing will be held, allowing for citizen involvement throughout this process. The first of these hearings was held on March 16, 2021 before the City of Condon Planning Commission who recommended approval of the proposed Comprehensive Plan/Zoning Map to the City Council. In addition, a letter was received from 1000 Friends of Oregon and read into the record. The letter is attached to this document and the concerns expressed are addressed in the revised Goal 2 Findings below. The proposal complies with Goal 1.

Goal 2. Land Use Planning.

FINDING: The City and the County as the applicants are following the City and County's adopted land use regulations and procedures.

As stated in the Goal 2 Findings of Fact of the Gilliam County Comprehensive Plan:



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6. It is expected that most of the future growth in the county will occur in or adjacent to these cities, and in the interest of preserving agricultural land and in providing for an adequate level of service to these developments, this growth pattern is to be encouraged. Due to the technological changes that have allowed people to communicate with other people outside the county there is becoming a demand for housing outside of the city limits for residential purposes. The county is determined to address this demand by locating areas for rural residential uses.

7. Implementation of this plan will require coordinated planning and action on the part of various public jurisdictions operating in the county. The cities in particular will have a major role in the implementation of this plan, since its efficacy rests substantially on the ability to satisfactorily accommodate growth within and adjacent to their corporate boundaries.

8. The Oregon Revised Statutes require that the county government exercise its authority in Planning in all unincorporated portions of the County. However, since the cities will ultimately be responsible for providing these services, they need to be involved in the planning decisions that will determine the form of development that will occur in the adjacent, but yet unincorporated, territory that surrounds them.

These findings, along with the lack of a suitable existing zone for this area is the basis for the creation of the RR II Zone. The County has coordinated with the City of Condon extensively throughout this process. The Comprehensive Plan Map change has been brought before the Condon Planning Commission who have recommended approval and will be brought before the City Council on April 7, 2021. The proposal complies with Goal 2.

Goal 3. Agricultural Lands.

FINDING: The subject area is within the City's Adopted and Acknowledged Urban Growth Boundary. Goal 3 does not apply to this area.

Goal 4. Forest Lands.

FINDING: There are no forest lands within or adjacent to the subject area. Goal 4 does not apply.

Goal 5. To Conserve open space and protect natural and scenic resources.

FINDING: There are no Goal 5 resources within the subject area. As discussed above, the land within the Adopted Urban Growth Boundary and does contain several developed properties.

Goal 6. Air, Water, and Land Resource Quality.

FINDING: The existing land uses on these properties has developed over a long period of time. The Air, Water and Land Resource Quality has not deteriorated from the existing uses and would not with any minor changes that may occur in the future.

Goal 7. Areas subject to natural hazards.

FINDING: There are no identified natural hazard areas within the subject area. The proposal complies with Goal 7.

Goal 8. Recreational needs.



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FINDING: There are no recreation facilities or destination resorts within the subject area. The proposal complies with Goal 8.

Goal 9. Economic Development.

FINDING: The proposal would not change any of the economic activity in the subject area. The loss of industrially zoned land would be negligible as there are approximately 189.87 acres of County Industrial Zoned Land industrial land along Highway 19 directly to the north of the area. Further, a recent Economic Opportunities Analysis (2019) found that Condon had a surplus of Industrial Zoned Land of slightly over 20 acres in the City Limits. The proposal complies with Goal 9.

Goal 10. Housing.

FINDING: This proposal would allow for the creation of two more parcels, creating the potential for as many homes. The existing City Limits and other areas of the Urban Growth Boundary provide the greatest potential for new housing for the City. The City continues to work toward adding additional population within the City and is working on two different housing development plans to accommodate more residential growth. While this proposal will potentially contribute two new homesites, it is not part of the City's long-range housing plans. This proposal will simply clear up some long-standing zoning issues for local owners. The proposal complies with Goal 10.

Goal 11. Public Facilities and Services.

FINDING: As Condon has a population below 2,500 it is not required to have an adopted Public Facilities plan. The City provides City Water service to the properties in the UGB Area, no other services at the present time. There are no immediate plans to add any other service to these properties, however they would be required to connect to City wastewater if those services were to be made available. The Proposal complies with Goal 11.

Goal 12. Transportation.

FINDING: The proposal is to apply a more representative zoning to the subject area; the uses will not change. This property is served by two County roads, Cottonwood Lane and Brown Lane, any additional access to these properties would form these two County roads. There is the possibility of additional housing development in the area that would not significantly increase traffic on Cottonwood Lane, a County owned and maintained road. The proposal complies with Goal 12.

Goal 13. Energy Conservation.

FINDING: The purpose of this land use action is to recognize the long-standing history of existing development in the subject area and provide the proper Zoning Designation. There will be no significant change in energy use. The Proposal complies with Goal 13.

Goal 14 Urbanization.

FINDING: This project is within the City's existing adopted and acknowledged Urban Growth Boundary. The City and the County both agree to recognize the existing development within this area and provide



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the proper zoning for that development. There are few existing ownerships that would be available for development. The proposal will have little effect on potential increase in urban density.

Sincerely,

Kirk T. Fatland

Kirk Fatland

KTF

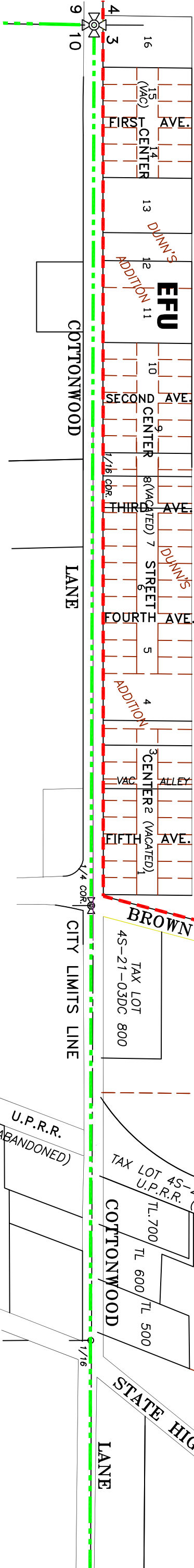
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CITY OF CONDON

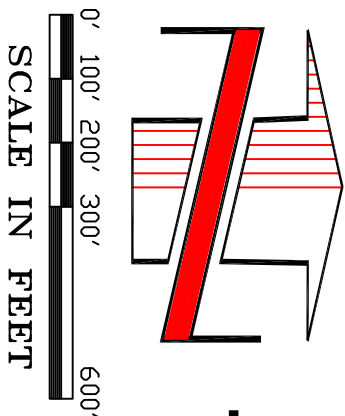
GILLIAM COUNTY, OREGON

SHEET 1 OF 2

SEE DETAIL, SHEET 2

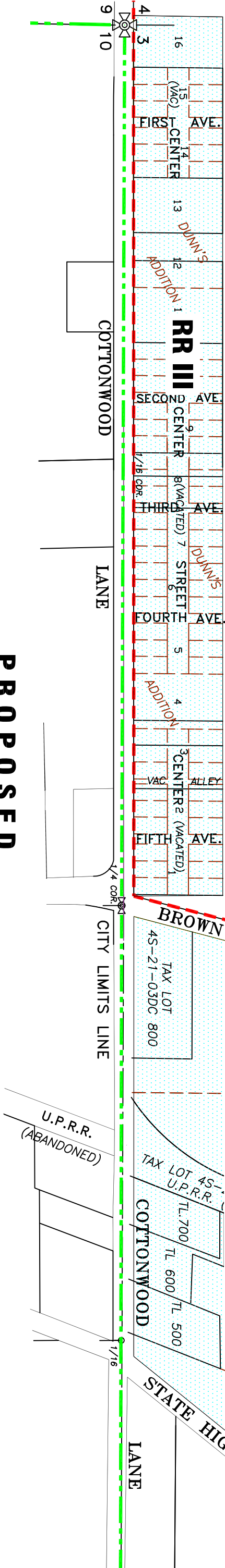


EXISTING



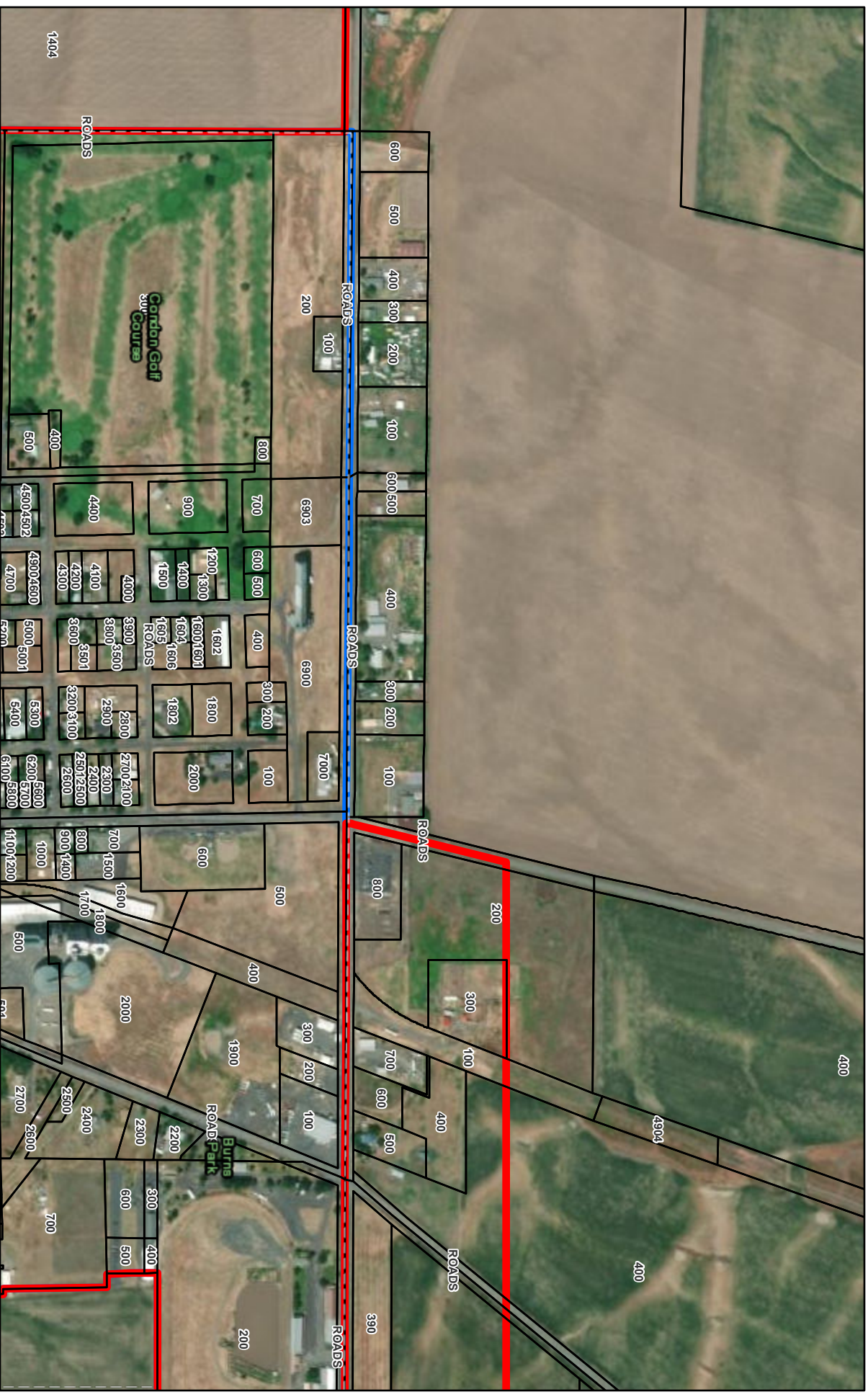
CONDON CITY LIMITS LINE
URBAN GROWTH BOUNDARY

EFU



PROPOSED

ArcGIS Web Map



10/14/2020, 1:29:14 PM

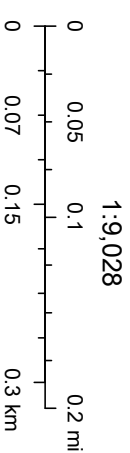
☐ Tax Lots

☐ UGB City Limits

☐ UGB

☐ City Limits

☐ County Boundary



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

SECTION 4.130 RR-II RURAL RESIDENTIAL II

In an RR-II Zone the following regulations shall apply:

A. USES PERMITTED OUTRIGHT

In a RR-II Zone, the following uses and their accessory uses are permitted when authorized by a zoning/development permit.

1. Single-family dwelling (one per lot/parcel/tract) and attached garage.
 - a. Maximum height of dwelling: 35 feet.
 - b. Manufactured homes are subject to the requirements of Section 8.120 of the Zoning Ordinance.
2. Accessory structures. In addition to a County permit being required for all accessory structures (e.g. barns, sheds, detached garages etc.) all structures in excess of 200 square feet in size also require an Oregon State building permit.
 - a. Height not to exceed 14 feet in height.
 - b. Accessory structure shall be located on same lot as primary residence.
 - c. Accessory means customarily incidental to primary structure.
3. Farm use, subject to conditions and limitations provided herein. No marijuana production, processing, and/or retail. Livestock must be properly caged, fenced or housed and proper sanitation shall be maintained. The total number of livestock allowed on a property is limited by the amount of open area (i.e., area of property excluding all structures and driveways) on the property. The same open area may not be used for two different size animals (e.g., if 10,000 square feet of open area, can only have one horse, not one horse, 8 goats, 40 chickens, and 4 bee colonies). The following are the minimum amounts of open area for various type of animals:
 - a. One horse, cow, llama, or similar large size animal per 10,000 square feet.
 - b. One goat, sheep, or similar medium sized animal per 1,250 square feet.
 - c. One chicken, fowl, rabbit, or similar small animal per 250 square feet.
 - d. One bee colony (one beehive box) per 2,500 square feet. All beehive boxes must be at least 25 feet from all property lines.
4. Normal operation maintenance, repair, and preservation activities of existing transportation facilities.
5. Acquisition of right-of-way for public roads, highways, and other transportation improvements.
6. Installation of culverts, pathways, medians, fencing, guardrails, lighting, and similar types of improvements with the existing right of way.

7. Utility lines for local or community public service.
8. Two (2) recreational vehicles per lot/parcel/tract.
 - a. Not to be lived in.
 - b. Not allowed to be dumped on site.

B. CONDITIONAL USES – TYPE II REVIEW PERMITTED

In an RR-II Zone the following uses are permitted as conditional uses.

1. Animal Boarding facility.
2. Alterations/expansions of the following nonconforming uses/structures are subject to conditional use review and not Article 6 if such uses were lawfully in existence as of X/XX/2021, the date this section was adopted, and continual maintenance since such date. Expansion is allowed on same lot/parcel/tract up to 25 percent of the size of the structure/area of the use as it existed on X/XX/2021.
 - a. Warehousing
 - b. Utility facility including but not limited to electrical substation and fiber facilities.

C. DIMENSIONAL STANDARDS

In an RR-II Zone, the following Dimensional Standards shall apply:

1. The minimum lot size shall be two (2) acres.
2. Front yard. The front yard shall be a minimum of 20 feet.
3. Side yard. A side yard shall be a minimum of 10 feet, except a lot or parcel with a side yard adjacent to land zoned exclusive farm use or industrial use shall have a minimum side yard of 20 feet.
4. Rear yard. The minimum rear yard shall be 20 feet.
5. For new lots/parcels and new/expanded uses, an applicant must demonstrate feasibility of sufficient on-site sewage disposal prior to final approval for development. Upon annexation to any Gilliam County city and at such time as that city's sewer system becomes available, all dwellings must be connected to the city's wastewater system.
6. Outdoor lighting subject to Article 8.
7. Access subject to Article 8.
 - a. Shall have a 20 feet wide paved apron from state, county, or city roadway.
8. Clear vision areas subject to Article 8.
9. Sign regulations subject to Article 8.
10. Parking subject to Article 8.
11. Fences. A fence or hedge within a front yard or street side yard shall not exceed an elevation six feet above the base or ground elevation.

**COMMENTS RECEIVED
AT THE TIME OF
DRAFTING THE STAFF
REPORT**

From: **Andrew Mulkey** <andrew@friends.org>
Date: Tue, Mar 16, 2021 at 1:56 PM
Subject: Re: DLCD - Notice of Land Use Action
To: Michelle Colby <michelle.colby@co.gilliam.or.us>
Cc: Jasmine Zimmer-Stucky <jasmine@friends.org>, Michelle Colby <michelle.colby@co.gilliam.or.us>

Hello Michelle,

Thank you for the proposals. On behalf of 1000 Friends of Oregon, please accept the following comments for the record for L-2021-01 and L2021-03, the proposals to create the RR-II zone and RR-III zone respectively. And please confirm receipt.

I have not fully reviewed these proposals, so please forgive me if I am missing something. However, it is my understanding that both of these proposals seek to create a new zone. Will the RR-II zone be limited to land inside the urban growth boundary? Or once created, could it potentially be applied outside a UGB?

As drafted, I do not believe that either proposal complies with Goal 2, which requires that counties use their comprehensive plans, or “land use planning process and policy framework” as “a basis for all decision and actions related to use of land.” OAR 660-015-0000(2). Goal 2 also requires that counties “assure an adequate factual base” for their decisions and actions. Id. As written, the current proposals do not meet either of those requirements.

The County cannot propose and implement a new zone without first justifying and explaining the basis for the zone in its comprehensive plan. In this case, the proposals fail to identify the basis for the zone. Comprehensive plans “shall be the basis for specific implementation measures,” and such “measures shall be consistent with and adequate to carry out the plans.” OAR 660-015-0000(2). Goal 2 explains that there are two types of implementation measures, “management implementation measures” and “site or area specific implementation measures.” Management implementation measures include ordinances and regulations; the proposed RR zones fall into the management implementation category.

The County must locate the basis for the newly proposed RR zones within the comprehensive plan. And if no basis exists, then the comprehensive plan must be amended to provide one.

Andrew

Andrew Mulkey
Rural Lands Attorney
Pronouns: he/him
[1000 Friends of Oregon](https://www.1000friends.org/)
503.497.1000 x138



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City of Condon Regular Council Meeting Minutes Wednesday, March 3, 2021 7:00 PM

1. ZOOM LINK & LOCATION

1.1. Join Zoom Meeting

<https://us02web.zoom.us/j/83125915881?pwd=V3dma3dxc09HMnhZbFN0WHhLMU1Rdz09>

Meeting ID: 831 2591 5881

Passcode: 312531

One tap mobile

+12532158782,,83125915881#,,,,*312531# US (Tacoma)

+13462487799,,83125915881#,,,,*312531# US (Houston)

2. CALL REGULAR MEETING TO ORDER

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

3. ROLL CALL

Present: Mayor Jim Hassing; Councilors Jeremy Kirby, Donald Jamieson, Dawn Parm, Michael Cronk and Tom Fatland (zoom); Staff: PW Superintendent Gibb Wilkins, City Administrator Kathryn Greiner and Gilliam County Sherriff Gary Bettencourt and Sergeant Tory Flory.

Absent: Councilor Jan Stinchfield

4. ADDITIONS TO AGENDA

None.

5. PUBLIC COMMENT

5.1. The Council may hear discussion of unannounced items from the floor and the comments on the agenda items. Comments are limited to five (5) minutes.

None

6. CONSENT AGENDA

6.1. Review & Approve the February 3, 2021 Regular City Council Meeting Minutes

A motion was made by Councilor Jamieson to approve the February 3, 2021 regular Condon City Council meeting minutes. The motion was seconded by Councilor Dawn Parm and approved unanimously.



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6.2. Review the February Accounts Payable

Councilor Jamieson asked what was paid to Peterson and PW Wilkins stated that it was to Peterson CAT for some filters for the backhoe.

6.3. Review the VISA Statements

No comment.

7. OLD BUSINESS

7.1. COVID19 Update

CA Greiner stated that the accounts for utilities remains about the same and that there are funds still available for people needing assistance. She asked that it remain the same with no late fees or shut offs and to have it reviewed next month.

7.2. Discuss Fiber RFP Response from Home Telephone Company

CA Greiner stated that the Request for Proposal (RFP) from Home Telephone Company was tabled, and the Fiber Council agreed that they may be able to negotiate with HTC to get city fiber network between City facilities. PW Wilkins asked that if a City fiber network was formed that it go past the golf course and park to use for system on the wells for irrigation. Councilor Jamieson stated that City fiber should not be strung until a design was made on how to use it. HTC said in their proposal that they did not have a redundant path in and out of Condon and Fiber Council members suggested working with HTC to get them connection. Councilor Jamieson suggested that the staff pull together a proposal of what is needed. CA Greiner stated that she was unsure of what is needed. The RFP was tabled.

7.3. Gilliam County Fire Services Agreement Revision

Councilor Jamieson, member of the Gilliam County Fire Services board said that they had met that day and they are working on forming an ORS 190 entity to form a stand alone administrative function. He said that South Gilliam Rural Fire had issues language added by the City that was for termination of the group and what would happen to the assets. CA Greiner said that Gilliam County Fire Services Coordinator Laci Olsen will be attending April's Council meeting to give an update of that organization.

7.4. Tiered Water Rate Discussion

CA Greiner stated that the tiered water rates would be in The Times-Journal this week and that if there was a consensus of the Council to move forward with what was proposed, it would be in the City's General Fee resolution that would come before the Council in April with rates going into effect June 1. Councilor Jamieson said that he would like to give the citizens one more month to ask questions and voice their concern.

Mayor Hassing asked if the attorney had commented on Haldorson's charging people for taking water at their location with CA Greiner stating that she did not have an answer. PW Wilkins said that he is meeting with a vendor to ask about a cardlock system for water, and that has talked to Haldorson about placing it on his property.

8. NEW BUSINESS



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8.1. Review & Approve Baseball Field Housing RFP

The City received one response for the housing development on the baseball field from Coy Real Estate LLC. Amy Coy stated that she felt that her proposal met the objective of the City which is to get homes built. She said that her proposal has purchasing the lots for \$10,000 for six lots for a total of \$60,000, which is comparable to lot prices in Condon at this time. She noted that the responsibilities of her company and the City are noted in the proposal which would have the City remove the fencing and dugouts, replat the block for 6- 100'x100' lots, install underground utilities that includes water, sewer, storm drain extensions, electric and internet. Coy requested that these items be completed within 90 days of sale of property. Coy's responsibilities would be to install sidewalks on Jefferson and McKinley Streets, list the lots for sale and have a penalty for the landowner if a house is not built within 24 month time period, and provide the buyers with a packet of information for building their home. Coy stated that in Phase I the lots that have not been sold her company would begin building homes for rentals or resale. Coy noted that this proposal was based on narrow profit margins on selling and building the homes.

Coy noted that the timelines proposed in her RFP would be contingent on the infrastructure being in place from time of sale and asked the City for a reasonable process of extensions if the homes cannot be built within 24 months. It was discussed that the McKinley Street would not be built until Phase II of the project. Coy noted that she has had a rental and housing presence in Condon for 15 years, and is currently building a duplex in Grass Valley. She stated that there is a list of 3-5 lots being sold immediately.

Councilor Jamieson asked if the utilities would go the lot line with CA Greiner stating that was what is in the plans with the engineers. She added that the water and sewer lines are all coming off McKinley Street by an easement to the properties on Jefferson Street. Mayor Hassing asked if the utilities would be underground, and CA Greiner noted that they would as a requirement in the RFP. Councilor Fatland asked if the re-selling of the 3-5 lots Coy has estimated is going to solve the City's housing problem. Coy responded that local realtor Linda Smith has a list of interest buyers, and she has also gotten names from CA Greiner that has contacted the city. Councilor Jamieson asked if a covenant was in place to not allow Air B and Bs. City Planner Kirk Fatland stated that the Planning Commission is looking at tighter restrictions of Air B and Bs at their April meeting.

It was discussed that the agreement drafted by the City attorney would include timelines, extensions and building requirements, plus the penalty or cost of not building within a certain time frame. Coy stressed that it is essential that the City can allow an extension for factors of lack of building supplies or other issues that may slow the ability to build a home in 24 months. Coy noted that lumber prices have gone up considerably in the last few months. PW Wilkins stated that recent correspondence from pipe suppliers that PVC pipe is also limited at this time. Councilor Kirby asked of the City's kickbacks or credits if the building was not done and what Coy considered "narrow profit margins" in her project. Coy responded that the re-selling of lots may be \$3,000 to \$5,000 per lot and building the homes herself would be \$20,000 or higher. She did note that this was a risk to build, but thinks that it can be accomplished.

Councilor Fatland asked Planner Fatland if this is going to be unattainable and if Pioneer Community Development Corporation (PCDC) would take this project on. Planner Fatland stated that Coy is wanting to take on this project that the City does not want to manage and that her estimates seem reasonable. He has also spoken with Rob Turrie of PCDC and though they do have funds, they are not interested in being the developer. Coy said that she has also visited with Turrie and discussed PCDC loans and financing for these such projects.

Steve Allen, editor of The Times-Journal asked if the City had considered selling the lots instead of turning over to a developer. Councilor Jamieson stated that the City did not want to be in the real estate business and allow someone with this expertise to get this developed. Councilor Kirby said that the price of \$60,000 seemed lot for six lots. Coy stated that talking with Smith, that this is a market rate of a vacant lot. CA Greiner added that the original price discussed was higher and if developed the buyer/builder would get a rebate back for the build and sidewalks installed making it approximately \$10,000-\$15,000 per lot. The prices were never set by the Council and if the Council accepted Coy's offer, then the agreement would have a clause to charge more for the lot if not built within a certain time frame. CA Greiner added that when this has been discussed the goal was to get houses then the property taxes over time would repay the cost of the development.

Infrastructure is anticipated to go out to bid at the end of March and an estimated timeline for completion would be September. Timelines for construction completion would need to be negotiated but not start until the infrastructure is in



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

8.2. Review & Approve Solid Waste Agreement with Waste Connections, Inc. - Jim Winterbottom

Jim Winterbottom, District manager of Waste Connections stated that he was tasked to get contracts in place for franchise agreements by his company and noted that City of Condon's was out of date. He stated that it was signed in 2006, and although there was a draft with changes in 2015 it was not signed. He said that it was left the same as the draft copy and presented it back to the City. CA Greiner said that one change was noted that stated collection of all waste and recyclables and asked for clarification of the contract with metal and e-cycle recycle contracts. Winterbottom stated that it did not include the source separated contracts which is the above mentioned.

A motion was made by Councilor Fatland to approve the solid waste contract with Waste Connections. The motion was seconded by Councilor Parm and approved unanimously.

8.3. Discuss Condon Community Pool Operation & Golf Course Maintenance & Repairs

PW Wilkins stated that the City is advertising for a golf attendant for the 2021 season and that controls for the irrigation system has been streamlined from two boxes to one which should save water. The engineering for the golf course connection of City water to the golf course irrigation is expected to be completed by the end of the month with an estimated cost of \$100,000. The cost has the City crew laying the pipe from the 12-inch line to the pump house to alleviate the cost of the project. The City has enough 6" line for the connection in their stock pile for this project. Councilor Jamieson asked why it is costing so much. PW Wilkins stated that \$25,000 is for a building for the equipment and that may go down if they can use a pre-fabricated building. He added that a sensor for the irrigation to shut it off if raining has also been purchased for the cost of \$75.

Councilor Fatland said that he, CA Greiner, and John Achtel of The Pool and Spa House, with Councilor Jamieson joining for a portion of the conversation was held earlier in the day regarding the pool maintenance and repairs needed. Achtel is going to get an expert of solar systems in pools to come to Condon to evaluate the system, plus work with the other systems and ask Jamieson and Marshall to join them to evaluate the boiler system. Councilor Jamieson stated that he has a conflict of interest but has worked on boilers and solar systems for 40 years and thinks one person can do the job. He requested that the pool repairs go out to bid with an RFP. CA Greiner asked what would go in the RFP without having the problem diagnosed. Councilor Fatland said that the filtration system was discussed and although it is older, Achtel did not think that was the issue. Councilor Parm stated that it needs to be done as soon as possible to get the pool operating in time for the summer season. Discussion ensued of what would go in an RFP and if the Council wanted to have the solar expert come up prior to one issued. Councilor Cronk asked if it would cost to have the solar person come up with CA Greiner stating that there would be a cost. It was the consensus of the Council to have the solar person come up to do an evaluation to determine what would go in an RFP for the repairs.

8.4. Gilliam County Library Request to Modify Art & Music Grant

Gilliam County Library made a request to modify the Arts & Music grant that they received from the City from Missoula Children's Theatre to Border Collie International program in June, plus other library activities. It was the consensus of the Council to allow the modification as requested.

8.5. Discuss Condon Chamber of Commerce Concert Fund Request from 2020

Condon Chamber of Commerce asked to expend the 2020-21 funds that were awarded to them for concerts in the park in summer of 2020 to use for this summer's concerts. CA Greiner said that this money was budgeted in the current 2020-21 budget but would now be paid in June 2021. It was the consensus of the Council to approve the Chamber's request and have it paid in June of 2021.

8.6. Resolution 2021-04 - Declare Surplus of 1995 Chevrolet Pickup

A motion was made by Councilor Parm to approve Resolution 2021-04 - Declare Surplus of 1995 Chevrolet pickup. The motion was seconded by Councilor Cronk and approved unanimously.

9. STAFF REPORTS



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

9.1. Public Works - Public Works Superintendent Gibb Wilkins

PW Wilkins reported that 2.1 million gallons of water was pumped in February that is average for this time of year. He is attending short school remotely this week and that snow removal went smoothly. He reported that he is working with ODOT on the ADA ramp project in town and that the crew has been performing winter maintenance.

9.2. Police - Gilliam County Sheriff Gary Bettencourt

Sheriff Bettencourt reported that 8 vehicles have been removed due to code violations, and that Deputy Lake has done an inventory of streetlights not working. The streetlight inventory was given to CBEC and they have done the needed repairs. Sheriff Bettencourt and Sergeant Flory presented to the Council that they are offering a citizen's academy in Arlington in April and Condon in August. They explained that it was to educate the residents of Gilliam County of the what the Sheriff's office does and to allow transparency of their office. Flyers were distributed to Councilors. Councilor Jamieson stated that the statistics show less traffic stops in Condon in February and Sheriff Bettencourt said it was due to other projects with less patrolling of the City.

9.3. Administration - City Administration Kathryn Greiner

CA Greiner reported that she has a contract for a company to do the Phase I environmental assessment of the Condon Grade School property from Maul Foster Alongi for the cost of \$4,500 for Phase 1 and \$1,500 for cost estimates of abatement. She said that this information is needed to apply for a grant from Oregon Brownfields that will be up to \$60,000 for abatement and estimates of the structure of the building. She reported that earlier in the day Columbia Gorge Community College presented to Gilliam County Court a program that would build tiny homes and asked about placing some in Condon. CA Greiner has a draft of survey questions for the community swimming pool and broadband for all residents of Gilliam County and will send them out to Councilors for changes. She noted that Planning Commission is busy with three hearings at their March 16 hearing - ODOT ADA sidewalk ramps, rezoning of the Baseball Field Housing from Open Spaces/Public to Residential and the comprehensive map change north of Cottonwood Lane with Gilliam County taking the lead on that project.

10. COUNCIL INFORMATION

None

11. NEXT REGULAR MEETING DATE

11.1. Next Regular City Council Meeting is Wednesday, April 7, 2021, 7 p.m.

12. ADJOURN REGULAR MEETING

Mayor Hassing adjourned the meeting at 8:46 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
ACCUITY, LLC							
759	ACCUITY, LLC	FEB 2021	Water Audit	02/28/2021	2,500.00	.00	
759	ACCUITY, LLC	FEB 2021	Administration Audit	02/28/2021	3,000.00	.00	
759	ACCUITY, LLC	FEB 2021	Sewer Audit	02/28/2021	2,500.00	.00	
Total ACCUITY, LLC:					8,000.00	.00	
ANDERSON, PERRY, & ASSOC.							
112	ANDERSON, PERRY, & ASSOC.	69922	GIS JUMPSTART & TECHNICAL	02/15/2021	16,590.50	.00	
112	ANDERSON, PERRY, & ASSOC.	69999	Ball field Housing Project	02/25/2021	7,072.50	.00	
112	ANDERSON, PERRY, & ASSOC.	70000	GOLF COURSE IRRIGATION IM	02/25/2021	2,631.25	.00	
Total ANDERSON, PERRY, & ASSOC.:					26,294.25	.00	
ARAMARK UNIFORM SERVICES							
115	ARAMARK UNIFORM SERVICES	864833383	Admin Janitorial	02/02/2021	186.43	.00	
115	ARAMARK UNIFORM SERVICES	864851664	Admin Janitorial	02/16/2021	186.43	.00	
Total ARAMARK UNIFORM SERVICES:					372.86	.00	
AT&T MOBILITY							
599	AT&T MOBILITY	872564008X02	PHONE	02/06/2021	7.92	.00	
599	AT&T MOBILITY	872564008X02	PW Cell Phone	02/06/2021	7.91	.00	
Total AT&T MOBILITY:					15.83	.00	
BAUM SMITH LLC							
831	BAUM SMITH LLC	27299	Admin Legal	02/23/2021	127.50	.00	
831	BAUM SMITH LLC	27299	LEGAL	02/23/2021	262.50	.00	
831	BAUM SMITH LLC	27299	LEGAL	02/23/2021	495.00	.00	
Total BAUM SMITH LLC:					885.00	.00	
BENNETT'S POINT S TIRE & AUTO							
859	BENNETT'S POINT S TIRE & AU	1044937	Flat Repair	02/23/2021	17.00	.00	
Total BENNETT'S POINT S TIRE & AUTO:					17.00	.00	
BISHOP SANITATION							
876	BISHOP SANITATION	96775	Park Restroom	02/17/2021	150.00	.00	
Total BISHOP SANITATION:					150.00	.00	
BOHN'S PRINTING							
148	BOHN'S PRINTING	81500	Copier Charge	02/23/2021	23.12	.00	
Total BOHN'S PRINTING:					23.12	.00	
BOX R WATER ANALYSIS LAB							
151	BOX R WATER ANALYSIS LAB	44706	Biochemical Oxygen	02/06/2021	101.00	.00	
Total BOX R WATER ANALYSIS LAB:					101.00	.00	

Account Summary

Billing Cycle		02/19/21
Days In Billing Cycle		28
Previous Balance		\$974.92
Purchases	+	2,673.99
Cash	+	0.00
Special	+	\$0.00
Balance Transfers	+	\$0.00
Credits	-	\$974.92
Payments	-	\$0.00
Other Charges	+	\$0.00
Finance Charges	+	0.00

NEW BALANCE **\$2,673.99**

Credit Summary

Total Credit Line	\$10,000.00
Available Credit Line	\$7,326.00
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!

* THE TOTAL FINANCE CHARGE PAID ON YOUR ACCOUNT DURING THE PAST YEAR *
* WAS...\$ 65.39

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

\$2,673.99

MINIMUM PAYMENT

\$2673.99

PAYMENT DUE DATE

03/16/2021

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.

Account Number: ##### 8577
Closing Date: 02/19/21
Credit Limit: \$10,000.00 Available Credit: \$7,326.00



852

Cardholder Account Summary

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
01/21/21	01/24/21	5200	24943011022010182398305	HOMEDPOT.COM 800-430-3376 GA	\$199.36
01/23/21	01/24/21	5968	24493981024026495547582	ZOOM.US 888-799-9666 CA	\$49.00
01/23/21	01/24/21	5045	24430991023400819027298	MSFT * E0500DG9EB 800-642-7676 WA	\$80.00
01/26/21	01/27/21	5968	24493981027026416075538	ZOOM.US 888-799-9666 CA	\$32.30
01/28/21	01/29/21	5814	24204291028005577765858	Subway 23053 Redmond OR	\$5.99
01/28/21	01/31/21	5200	24943011029010187072049	THE HOME DEPOT #4032 REDMOND OR	\$21.03
02/02/21	02/03/21	7379	24906411033113273408969	EIG*ASMALLORANGE.COM 866-9642867 TX	\$104.06
02/03/21	02/04/21	5816	24204291034000309397353	Microsoft*Store Redmond WA	\$99.00
02/09/21	02/10/21	5399	24492151040637894459699	SP * BIG FROG SUPPLY BIGFROGSUPPLY VA	\$625.25
02/11/21	02/11/21	6010	1 1042121960000090	PAYMENT - THANK YOU	\$974.92
02/11/21	02/14/21	5200	24943011043010178446147	HOMEDPOT.COM 800-430-3376 GA	\$1,458.00

ST 231
A40
A150
A40
S270
PO10
W270
S270
G150
PO10

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						
PURCHASES	G	\$ 0.00	1.3200%	15.84%	\$ 0.00	
CASH	F	\$ 0.00	1.3200%	15.84%	\$ 0.00	
FEES/INTEREST CHARGE					\$ 0.00	
TOTAL				0.00%	\$ 0.00	\$ 2,673.99

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.



Account Summary

Billing Cycle		02/19/21
Days In Billing Cycle		28
Previous Balance		\$2,593.82
Purchases		
Cash	+	669.60
Special	+	0.00
Balance Transfers	+	\$0.00
Credits		\$0.00
Payments	-	\$0.00
Other Charges	-	\$2,593.82
Finance Charges	+	\$0.00
		0.00
NEW BALANCE		\$669.60

Credit Summary

Total Credit Line	\$10,000.00
Available Credit Line	\$9,206.00
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

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	\$669.60
MINIMUM PAYMENT	\$669.60
PAYMENT DUE DATE	03/16/2021

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.

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!

* THE TOTAL FINANCE CHARGE PAID ON YOUR ACCOUNT DURING THE PAST YEAR *
* WAS...\$ 18.18 *

Account Number: ##### 6910
Closing Date: 02/19/21
Credit Limit: \$10,000.00 Available Credit: \$9,206.00



Cardholder Account Summary

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
01/26/21	01/27/21	9402	24137461027000992449560	USPS PO 4017920823	\$1.20 A10
01/29/21	01/31/21	5942	24431061029083720108673	CONDON OR	
01/29/21	01/31/21	8398	24086371029300548618746	AMAZON.COM*MV6TR1TZ3 AMZN	\$35.91 A10
02/03/21	02/04/21	5942	24692161034100971549606	AMZN.COM/BILL WA	\$150.00 W280
02/03/21	02/04/21	9402	24137461035001113877911	OR COLUMBIA AGC	\$25.76 A10
02/11/21	02/11/21	6010	1 1042121960000100	503-682-3363 OR	\$91.00 A10
02/12/21	02/14/21	5200	24943011044010178059865	Amazon.com*WM9MP1XM3	\$2,593.82 -
02/12/21	02/14/21	5942	24431061043083738321492	USPS PO 4017920823	\$119.96 PO10
				CONDON OR	
				PAYMENT - THANK YOU	
				HOMEDOT.COM	
				800-430-3376 GA	
				AMAZON.COM*OL0TP71V3 AMZN	\$245.77 A40
				AMZN.COM/BILL WA	

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						
PURCHASES	G	\$ 0.00	1.3200%	15.84%	\$ 0.00	
CASH	F	\$ 0.00	1.3200%	15.84%	\$ 0.00	
FEES/INTEREST CHARGE					\$ 0.00	
TOTAL				0.00%	\$ 0.00	\$ 669.60

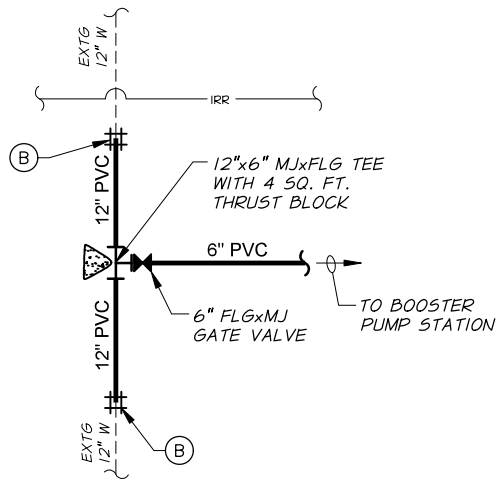
¹ ICM Interest Charge Method: See reverse side of Page 1 for explanation.

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

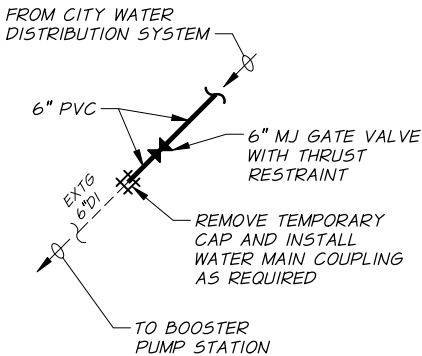
(V) = Variable Rate. If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.

WORK ITEM SCHEDULE

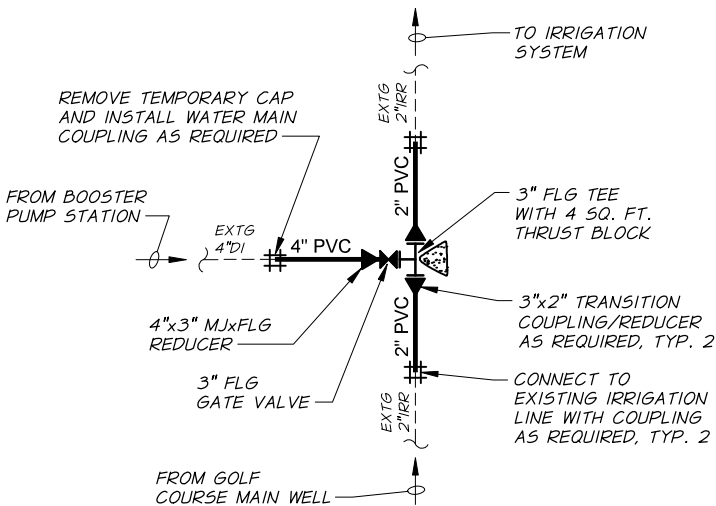
- (A) NEW 6" PVC WATERLINE TO BE INSTALLED
- (B) CONNECTION TO EXISTING WATERLINE. PROVIDE FITTINGS AS REQUIRED AND RESTRAIN AS REQUIRED. POT HOLE TO FIELD VERIFY TYPE, SIZE, AND LOCATION OF EXISTING WATERLINE PRIOR TO CONSTRUCTION
- (C) PROVIDE DI ELBOWS, FITTINGS, AND THRUST RESTRAINT AS REQUIRED



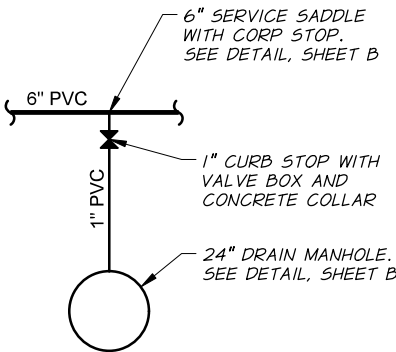
DETAIL A
N.T.S.



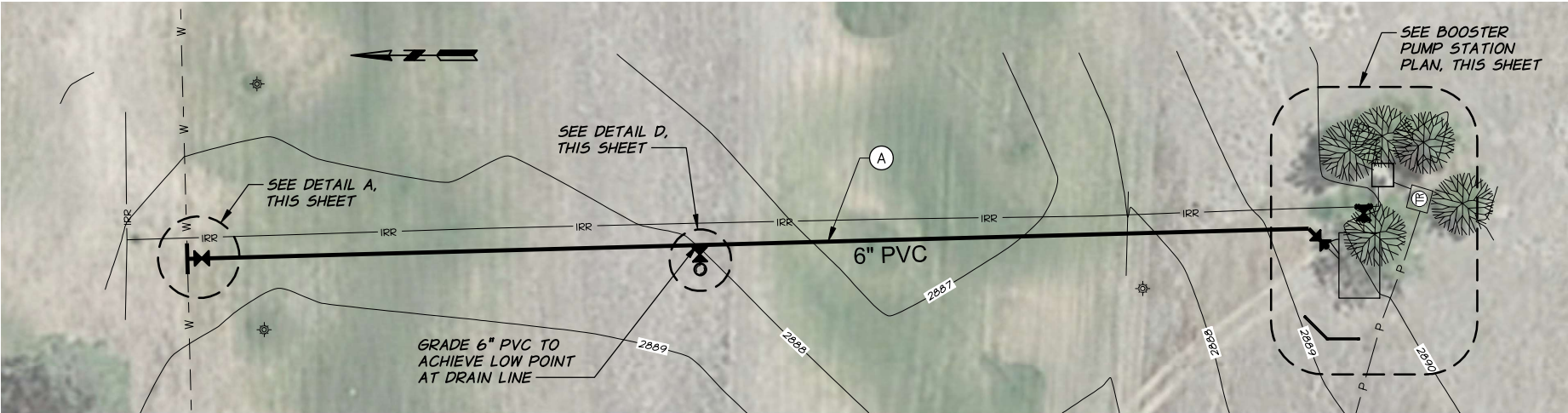
DETAIL B
N.T.S.



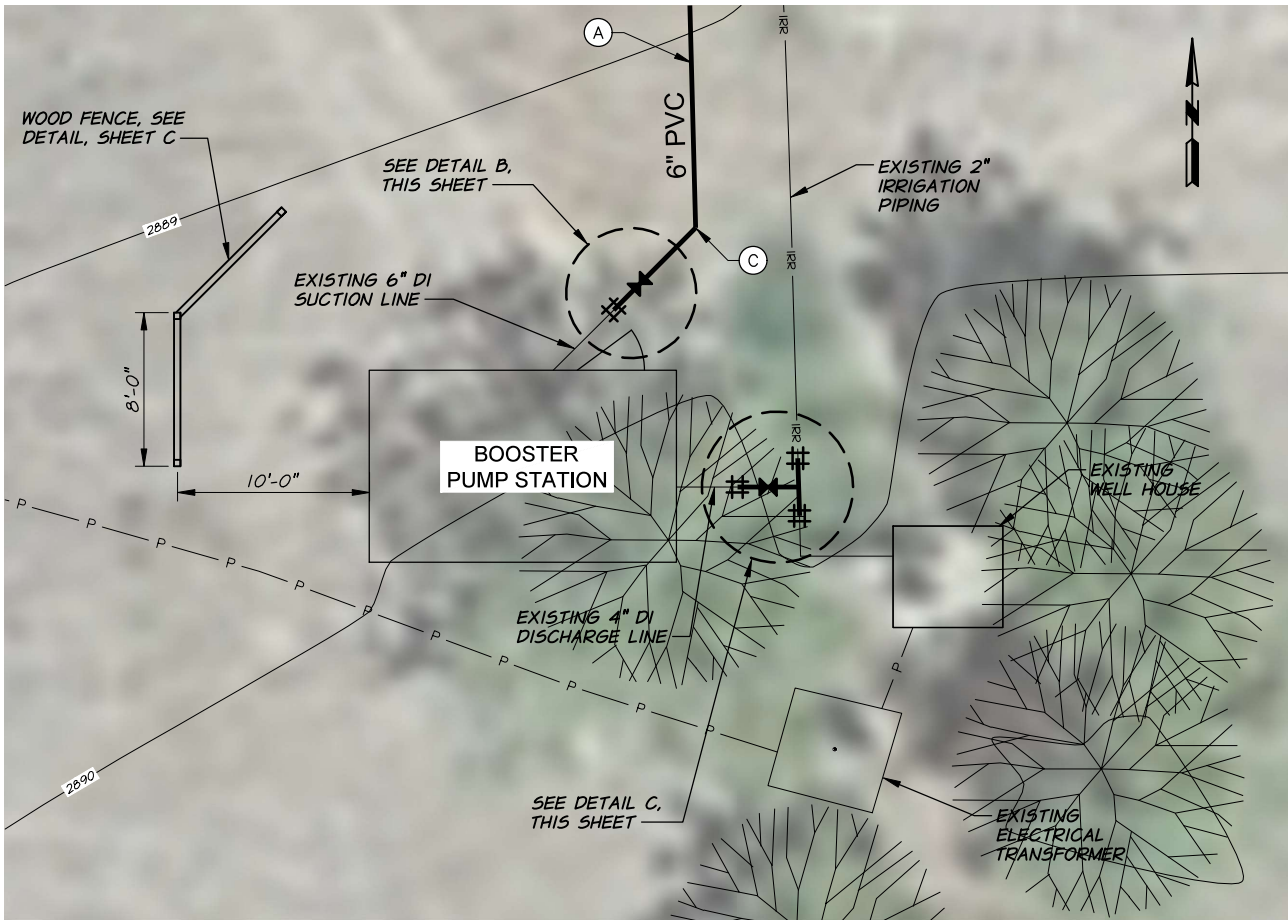
DETAIL C
N.T.S.



DETAIL D
N.T.S.



PIPELINE PLAN

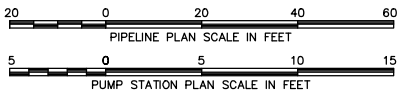


PUMP STATION PLAN

ALL WORK SHOWN ON THIS SHEET TO BE COMPLETED BY THE CITY OF CONDON PUBLIC WORKS DEPARTMENT

REVISION		BY	DATE
DESIGNED BY	D. MABEN		
DRAWN BY	D. CHRISTMAN		
REVIEWED BY	D. WILDMAN		

JOB NUMBER	977-74	DATE	2021
ACAD FILE:	977-74-060C-102_PPLAN.dwg		
COPYRIGHT 2021 BY ANDERSON PERRY & ASSOC., INC.			



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

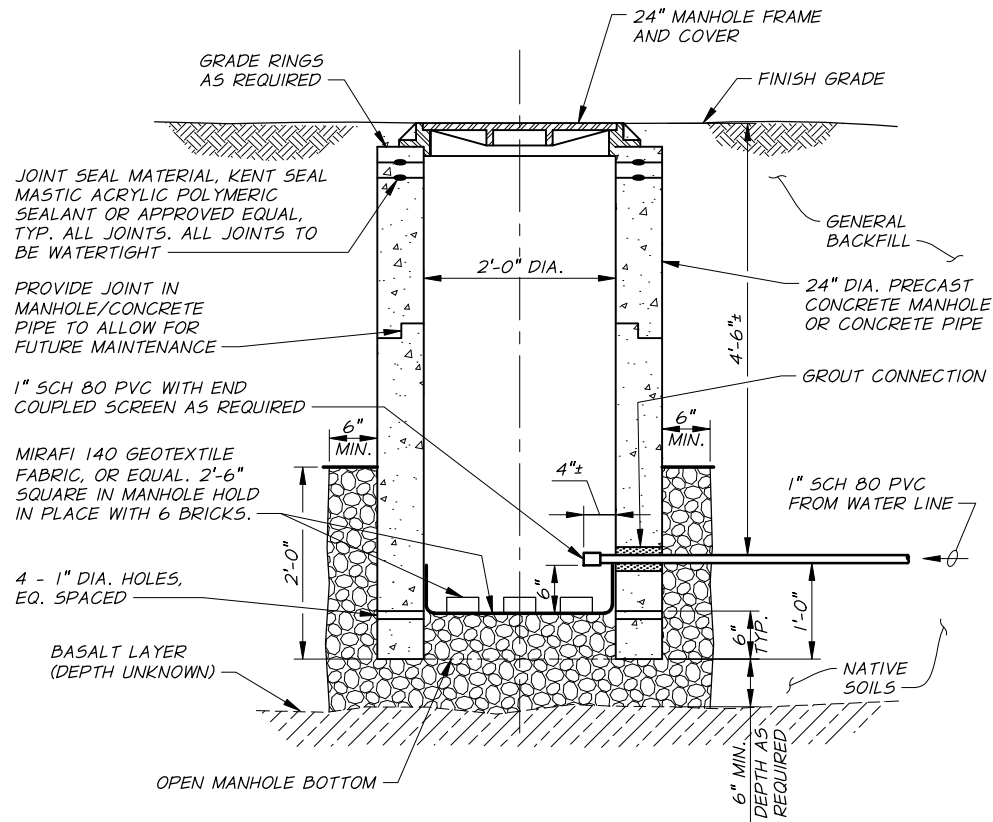


CITY OF CONDON
GOLF COURSE IRRIGATION IMPROVEMENTS

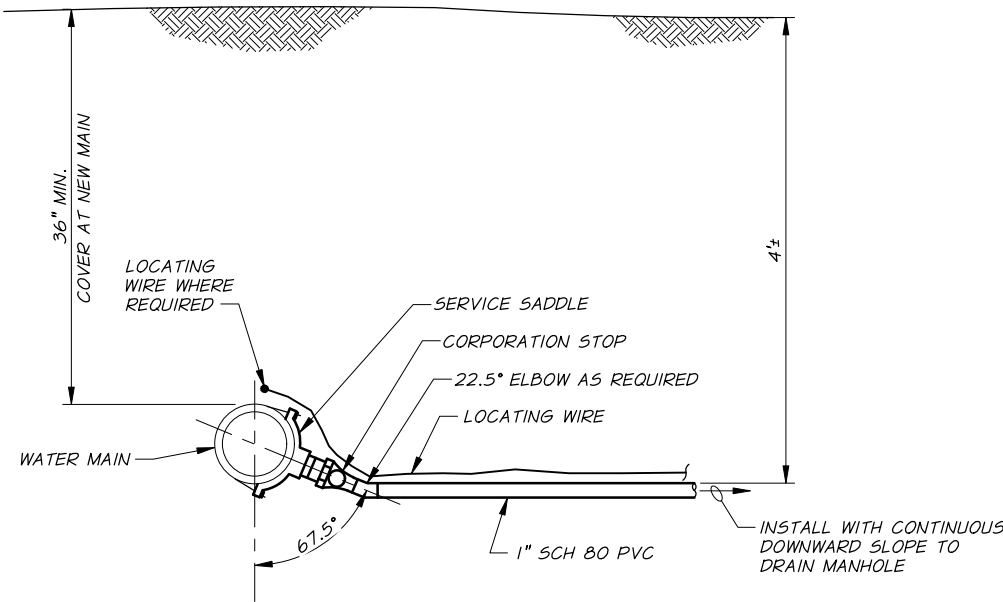
IRRIGATION CONNECTION PIPING PLANS AND DETAILS

SHEET

A



DRAIN MANHOLE DETAIL
N.T.S.



DRAIN LINE CONNECTION DETAIL
N.T.S.

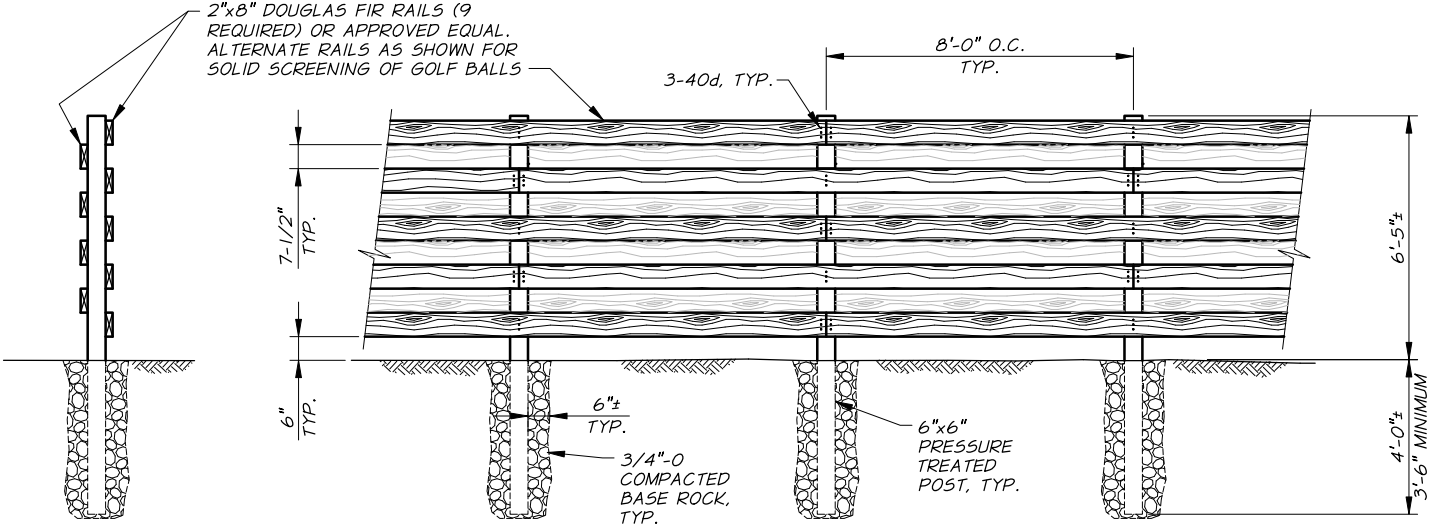
NOTE
REFER TO CITY OF CONDON PUBLIC WORKS STANDARDS FOR TRENCH, VALVE, THRUST BLOCK, AND TYPICAL PIPING INSTALLATION DETAILS.

ALL WORK SHOWN ON THIS SHEET TO BE COMPLETED BY THE CITY OF CONDON PUBLIC WORKS DEPARTMENT

					FOR REVIEW ONLY NOT FOR CONSTRUCTION	 anderson perry & associates, inc. engineering • surveying • natural resources	CITY OF CONDON GOLF COURSE IRRIGATION IMPROVEMENTS		SHEET
							IRRIGATION CONNECTION PIPING DETAILS	B	
REVISION		BY	DATE	JOB NUMBER 977-74		DATE 2021			
DESIGNED BY D. MABEN				ACAD FILE: 977-74-060C-501_DETS.dwg					
DRAWN BY D. CHRISTMAN				COPYRIGHT 2021 BY ANDERSON PERRY & ASSOC., INC.					
REVIEWED BY D. WILDMAN									

O:\Condon\977-74 Golf Course Irrigation Improvements\Drafting\977-74-060C-501_DETS.dwg Layout1, 4/1/2021 11:11 AM gsaubier

O:\Condon\977-74 Golf Course Irrigation Improvements\Drafting\977-74-060C-509_FENCE.dwg, Layout1, 4/1/2021 11:11 AM, gsaugher



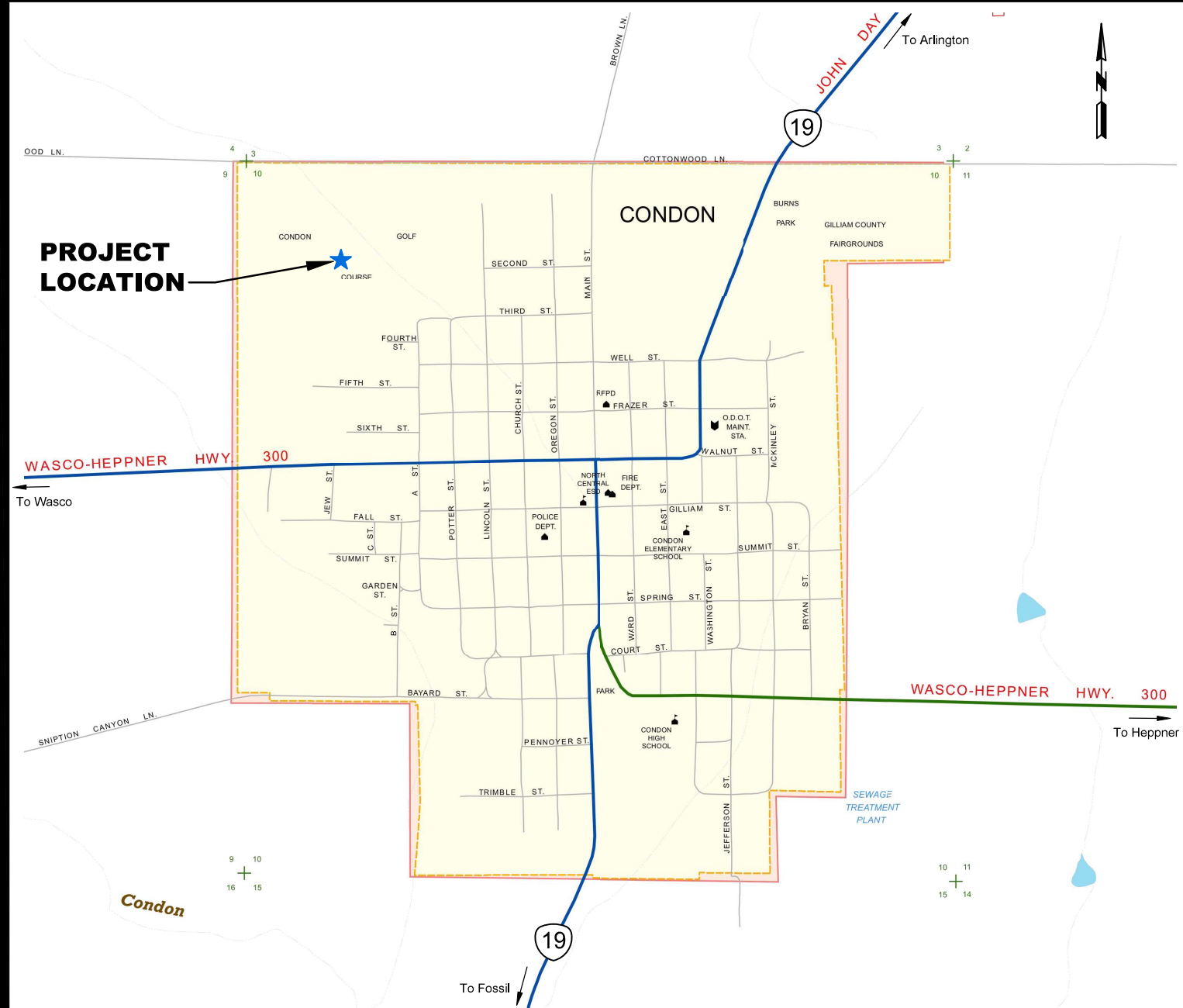
WOOD FENCE DETAIL
N.T.S.

ALL WORK SHOWN ON THIS SHEET TO BE COMPLETED BY THE CITY OF CONDON PUBLIC WORKS DEPARTMENT

					FOR REVIEW ONLY NOT FOR CONSTRUCTION		CITY OF CONDON GOLF COURSE IRRIGATION IMPROVEMENTS		SHEET			
									C			
							FENCE DETAIL					
REVISION			BY	DATE	JOB NUMBER 977-74		DATE 2021					
DESIGNED BY D. MABEN					ACAD FILE: 977-74-060C-509_FNCE.dwg							
DRAWN BY D. CHRISTMAN					COPYRIGHT 2021 BY ANDERSON PERRY & ASSOC., INC.							
REVIEWED BY D. WILDMAN												

[illegible]

-- COVER
1 SITE PLAN AND GENERAL NOTES
2 FLOOR AND EQUIPMENT PLAN
3 MECHANICAL PLAN AND SECTION
4 BUILDING ELEVATIONS
5 MISCELLANEOUS DETAILS
6 THRUST BLOCK NOTES AND TABLES
7 THRUST BLOCK DETAILS



JIM HASSING, Mayor
THOMAS FATLAND
JAN STINCHFIELD
DONALD JAMIESON
MICHAEL CRONK
DAWN PARM
JEREMY KIRBY

KATHRYN GREINER, City Administrator
GIBB WILKINS, Public Works Director

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NOT FOR CONSTRUCTION

ap anderson
perry
& associates, inc.

1901 N. Fir Street - La Grande, OR 97850 Ph: (541)963-8309 Fax: (541)963-5456
LA GRANDE, OR. WALLA WALLA, WA. REDMOND, OR. HERMISTON, OR.
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GENERAL NOTES

OUTLINED BELOW ARE GENERAL CONSTRUCTION NOTES FOR THE BOOSTER PUMP STATION RELATED WORK. REFER TO THE TECHNICAL SPECIFICATIONS FOR A MORE DETAILED DISCUSSION OF THE ITEMS SUMMARIZED BELOW.

- 1. ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE SHOWN WITH AS MUCH ACCURACY AS POSSIBLE. IT SHOULD BE NOTED THAT SOME DISCREPANCIES AND OMISSIONS IN LOCATION, TYPE, AND SIZE WILL OCCUR. THE CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES, I.E. WATER, POWER, ETC. AND ADJUST THE LOCATION OF IMPROVEMENTS AS NECESSARY TO PREVENT CONFLICTS WITH EXISTING UTILITIES. ALL ADJUSTMENTS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER. THIS WORK SHALL BE PERFORMED PRIOR TO CONSTRUCTION TO ENSURE THE GRADE AND DEPTH OF THE NEW WATER LINES AND FOUNDATIONS WILL NOT CONFLICT WITH THE EXISTING UTILITIES.
- 2. EXISTING WATER AND IRRIGATION LINES ARE SHOWN ON THE DRAWINGS BASED ON AVAILABLE INFORMATION. THE ACTUAL LOCATION, SIZES AND DEPTHS MAY VARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATION AND TYPE OF EXISTING LINES, VALVES, AND FITTINGS ETC. BY POTHOLING IF NECESSARY.
- 3. WATER STUB-OUTS OUTSIDE STRUCTURES SHALL HAVE A MINIMUM COVER OF 3'-6".

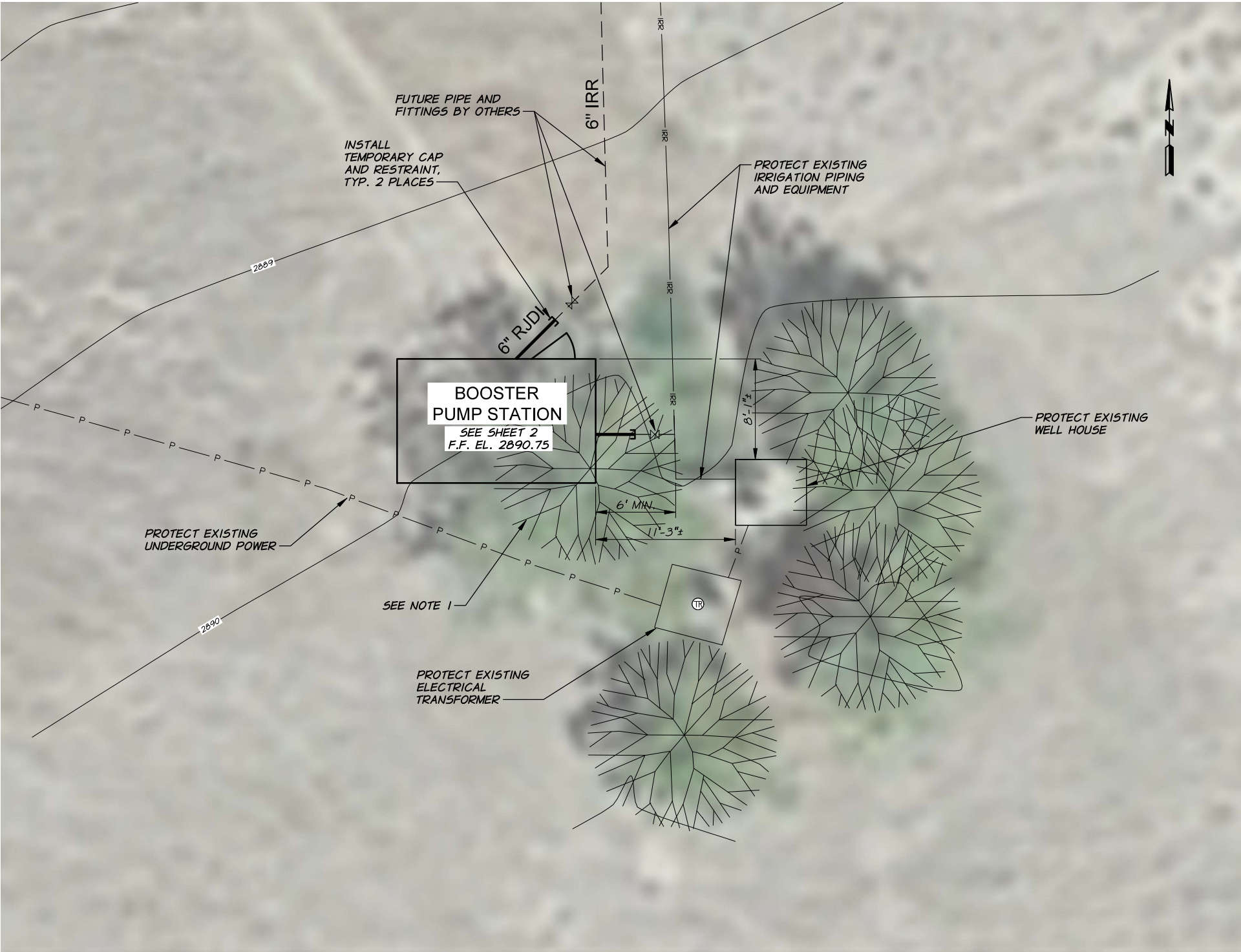
SURVEY DATUMS

VERTICAL - ELEVATIONS SHOWN ARE A REPRESENTATION OF NAVD88 (GEOID12B) BASED ON ORGN CORS CONTROL NETWORK SOLUTIONS AT APA CONTROL POINTS #'S 501-504. CONTROL POINTS #'S 501-504 ALSO HAVE A REDUNDANT STATIC GPS TIE REDUCED WITH AN NGS OPUS SOLUTION RECORDED AND CHECKED AGAINST THE ORGN POSITION.

HORIZONTAL - THE COORDINATES OF APA CONTROL POINTS #501-504 ARE BASED ON THE OREGON COORDINATE SYSTEM-OREGON NORTH ZONE NAD83(CORS2011), EXPRESSED IN INTERNATIONAL FEET EPSG CODE 6559 FOR REFERENCE, BASED ON ORGN CORS CONTROL NETWORK SOLUTIONS. ALL POINTS ARE GRID COORDINATES. ANY BEARINGS SHOWN ARE GRID BEARINGS.

SITE NOTES

- 1. CONTRACTOR SHALL REMOVE TREES AND SHRUBS AS REQUIRED.
- 2. ALL ITEMS WITHIN 5 FEET OF THE BOOSTER PUMP STATION STRUCTURE ARE INCLUDED IN THE LUMP SUMP PAY ITEM FOR THE BOOSTER PUMP STATION. SEE TECHNICAL SPECIFICATIONS.
- 3. CONTRACTOR SHALL VERIFY PIPING CONFIGURATION PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR TO COORDINATE WITH OWNER ON STUB-OUT LOCATIONS AND WATER SUPPLY FOR SYSTEM START-UP.



SITE PLAN

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			5015 SCALE IN FEET		FOR REVIEW ONLY NOT FOR CONSTRUCTION	apanderson perry & associates, inc. engineering • surveying • natural resources	CITY OF CONDON	SHEET	
							GOLF COURSE IRRIGATION IMPROVEMENTS		1
							SITE PLAN AND GENERAL NOTES		

REVISION	BY	DATE
DESIGNED BY D. MABEN		JOB NUMBER 977-74
DRAWN BY D. CHRISTMAN		DATE 2021
REVIEWED BY D. WILDMAN		ACAD FILE: 977-74-060C-101_PS-SITE.dwg
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EQUIPMENT SCHEDULE

- 1

3'-6"x6'-8" METAL DOOR. SEE TECHNICAL SPECIFICATIONS "BUILDINGS AND STRUCTURES" AND DOOR HARDWARE SCHEDULE, SHEET 5.
- 2

12" EXHAUST FAN, DAYTON, 1145 CFM AT 0.125" SP TEFC MOTOR 1/4 HP 115V, 60HZ, 1742 RPM, GRAINGER STOCK NO. 10E039.
- 3

STANDARD LOUVER. SEE TECHNICAL SPECIFICATIONS "BUILDING AND STRUCTURES".
- 4

LINE VOLTAGE THERMOSTAT FOR EXHAUST FAN. SEE TECHNICAL SPECIFICATIONS "BUILDINGS AND STRUCTURES".
- 5

11 POUND HALOTRON I FIRE EXTINGUISHER. AMEREX MODEL 397 OR APPROVED EQUAL. MOUNT ON WALL 4'-0" ABOVE FINISH FLOOR.
- 6

LED LIGHT FIXTURE MOUNTED WITH CEILING SPACERS. LITHONIA FEM-L48-8000LM-IMACD-MD-MVOLT-GZ10-40K-80CRI OR APPROVED EQUAL
- 7

MOTOR CENTER (MC). SEE DETAIL, THIS SHEET.
- 8

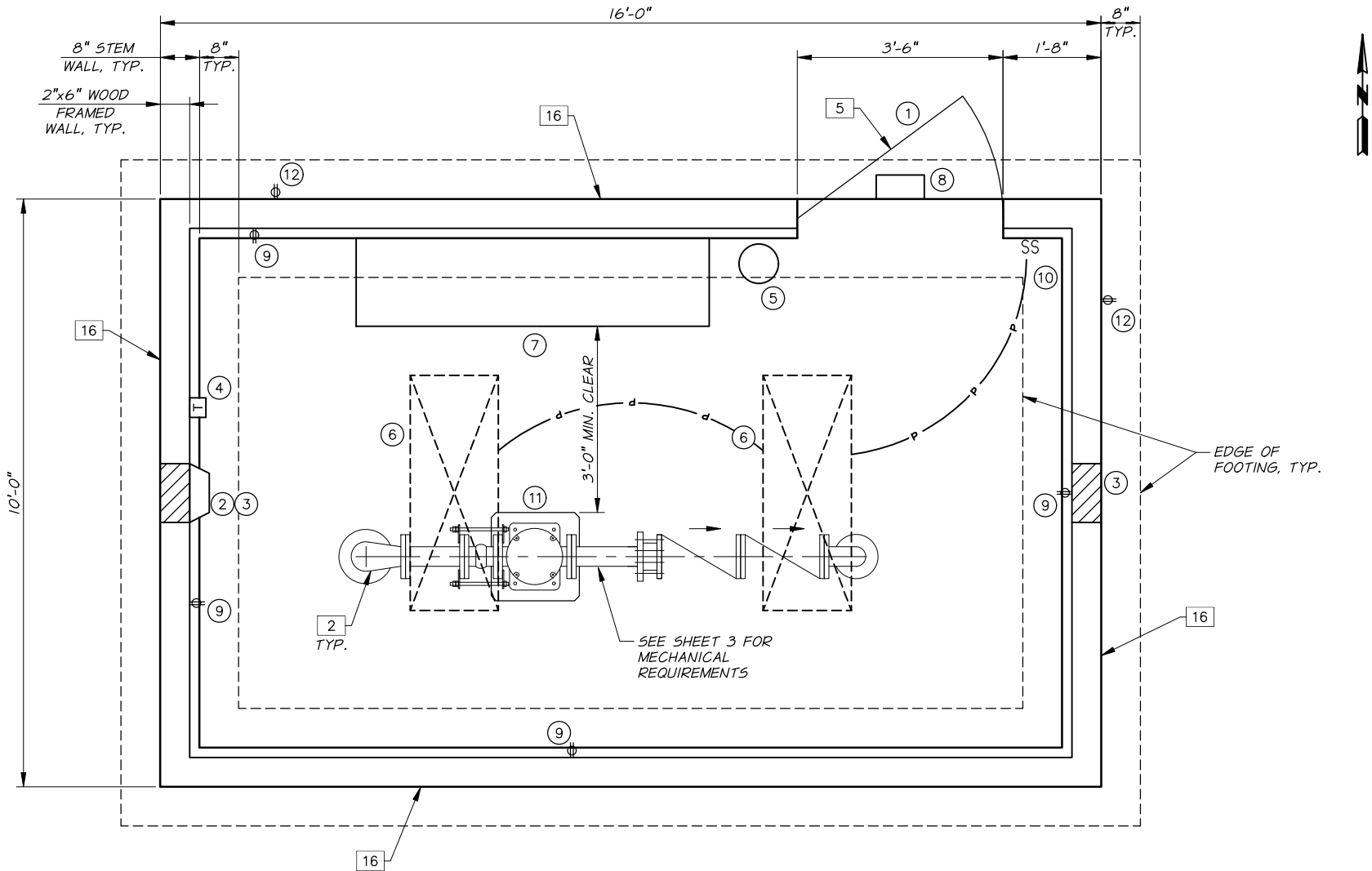
WALL PACK LED LIGHT FIXTURE WITH PHOTOCELL. LITHONIA OLW14 OR APPROVED EQUAL.
- 9

WALL MOUNTED DUPLEX RECEPTACLE. GFI AS REQUIRED BY NEC.
- 10

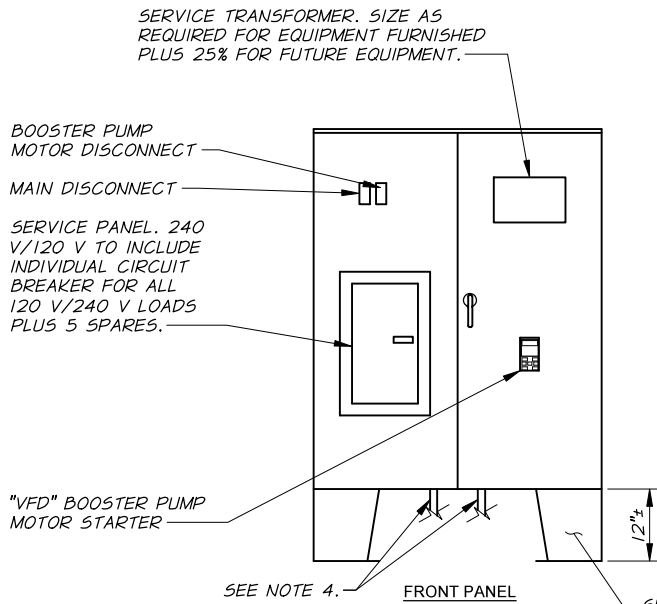
WALL SWITCH, TOTALLY ENCLOSED TOGGLE TYPE, RATED 20 AMPERES AT 120/277 VOLTS, HUBBELL, OR APPROVED EQUAL.
- 11

PUMP BASE. SEE DETAIL, SHEET 3.
- 12

EXTERIOR WALL MOUNTED DUPLEX RECEPTACLE. GFI AS REQUIRED BY NEC. WEATHER PROOF ENCLOSURE AS REQUIRED.



FLOOR AND EQUIPMENT PLAN



MOTOR CENTER DETAIL
(CONCEPTUAL LAYOUT FOR GENERAL ELECTRICAL SERVICE)
N.T.S.

- NOTES
1.

ARRANGEMENT OF ELECTRICAL EQUIPMENT SHOWN IS APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY SPACE AVAILABLE AND MAY PROPOSE AN ALTERNATIVE LAYOUT.
2.

MOUNT ON SELF SUPPORTING LEGS AND ANCHOR BOLT TO FLOOR AS RECOMMENDED BY MANUFACTURER. LOCATE ENCLOSURE TO PROVIDE 6" MINIMUM CLEARANCE BETWEEN TOP OF ENCLOSURE AND CEILING.
3.

ALL CONDUITS REQUIRED ARE NOT SHOWN ON PLAN FOR CLARITY.
4.

CONDUIT SHALL BE INSTALLED IN WALLS, ATTIC, AND UNDER FLOOR SLAB WHERE POSSIBLE. SIZE AS REQUIRED.
5.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES. SEE TECHNICAL SPECIFICATIONS.
6.

CONTRACTOR SHALL PREPARE AS-BUILT SKETCH OF LOCATION OF CONDUIT INSTALLED, COMPLETE WITH MEASURED DISTANCES.
7.

PROVIDE MOTOR OVERLOADS, MOTOR CIRCUIT PROTECTION BREAKERS, SPIKE SURGE ARRESTOR ARRAYS, ETC. IN MOTOR CENTER. SEE TECHNICAL SPECIFICATIONS.
8.

ALL ELECTRICAL WIRING ROUTED IN PUMP STATION SHALL BE RATED FOR EXTERIOR EXPOSURE. SEE DETAILS AND NOTES ON SHEET 5.

PAINTING SCHEDULE

(SEE TECHNICAL SPECIFICATIONS "PAINTING")

- 2

COAT FERROUS SURFACES (PIPE, VALVES, FITTINGS, FABRICATIONS, ETC.) WITH PAINT SYSTEMS NO. 2. DO NOT PAINT ELECTROMAGNETIC FLOWMETERS, PUMPS, MOTORS, FLEXIBLE COUPLINGS, OR OTHER ACCESSORIES WHOSE FUNCTION COULD BE IMPACTED BY PAINTING.
- 5

COAT INTERIOR AND EXTERIOR ARCHITECTURAL FERROUS SURFACES WITH PAINT SYSTEM NO. 5.
- 16

COAT EXTERIOR WALL SURFACES WITH PAINT SYSTEM NO. 16.

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- 1 6" R/DI PIPE, LENGTH AS REQUIRED
- 2 6" RESTRAINED M.JxFLG 90° DI ELBOW WITH 4 SQ. FT. THRUST BLOCK, THRUST BLOCK NOT SHOWN FOR CLARITY
- 3 6" FLGxPE DI PIPE, LENGTH AS REQUIRED
- 4 6" RESTRAINED FLANGE COUPLING ADAPTER
- 5 6"x4" FLG 90° REDUCING ELBOW
- 6 4" FLG PIPE SPOOL, 12"±, LENGTH AS REQUIRED
- 7 4" RUBBER EXPANSION JOINT X 6" LONG WITH TIE ROD RESTRAINT. ADJUST RODS AS REQUIRED TO MAINTAIN NECESSARY FLEXIBILITY AND VIBRATION DAMPENING.
- 8 BOOSTER PUMP, SEE TECHNICAL SPECIFICATIONS
- 9 4" FLGxPE DI PIPE, LENGTH AS REQUIRED
- 10 4" RESTRAINED FLANGE COUPLING ADAPTER

11. 4" DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY.
SEE TECHNICAL SPECIFICATIONS
12. 4" FLG 90° ELBOW
13. 4" ELECTROMAGNETIC FLOWMETER. SEE TECHNICAL
SPECIFICATIONS
14. 4" RESTRAINED MJxFLG 90° DI ELBOW WITH 4 SQ. FT.
THRUST BLOCK, THRUST BLOCK NOT SHOWN FOR CLARITY
15. 4" RJD I PIPE, LENGTH AS REQUIRED
16. PIPE SUPPORT. SEE DETAIL, SHEET 5
17. TEMPORARY CAP AND RESTRAINT FOR FUTURE
CONNECTION BY OTHERS
18. PIPE PENETRATION. SEE DETAIL, SHEET 5
19. 4" FLG PIPE SPOOL X 6" LONG
20. PROVIDE 1/2" TAP WITH HOSE BIBB

MECHANICAL PLAN

						 SCALE IN FEET	
REVISION		BY		DATE			
DESIGNED BY <i>D. MABEN</i>				JOB NUMBER 977-74		DATE 2021	
DRAWN BY <i>D. CHRISTMAN</i>				ACAD FILE: 977-74-060C-402_MCHPLN.dwg			
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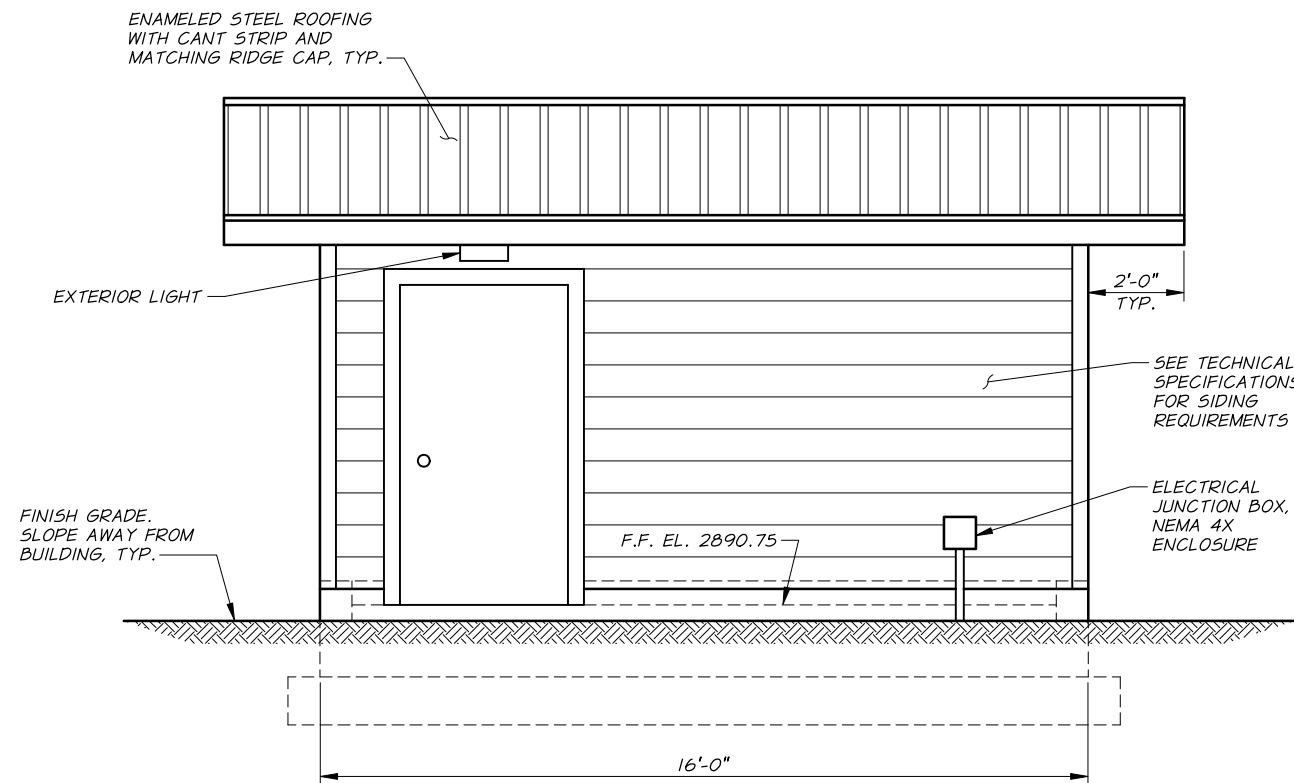


CITY OF CONDON
GOLF COURSE IRRIGATION IMPROVEMENTS

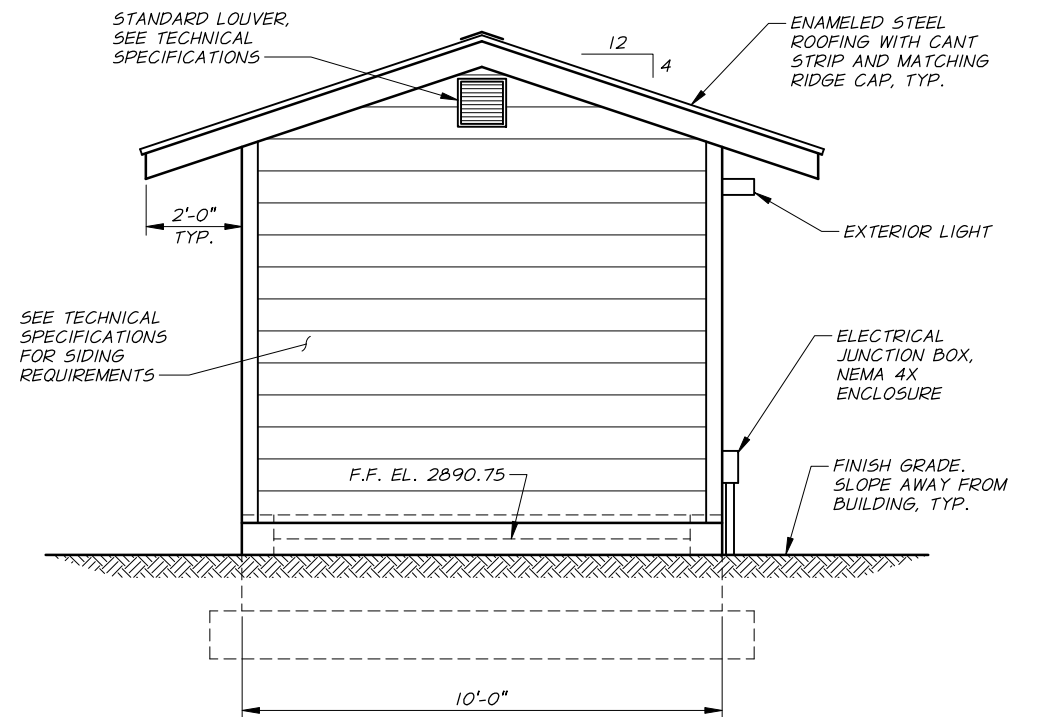
MECHANICAL PLAN AND SECTION

SHEET

3



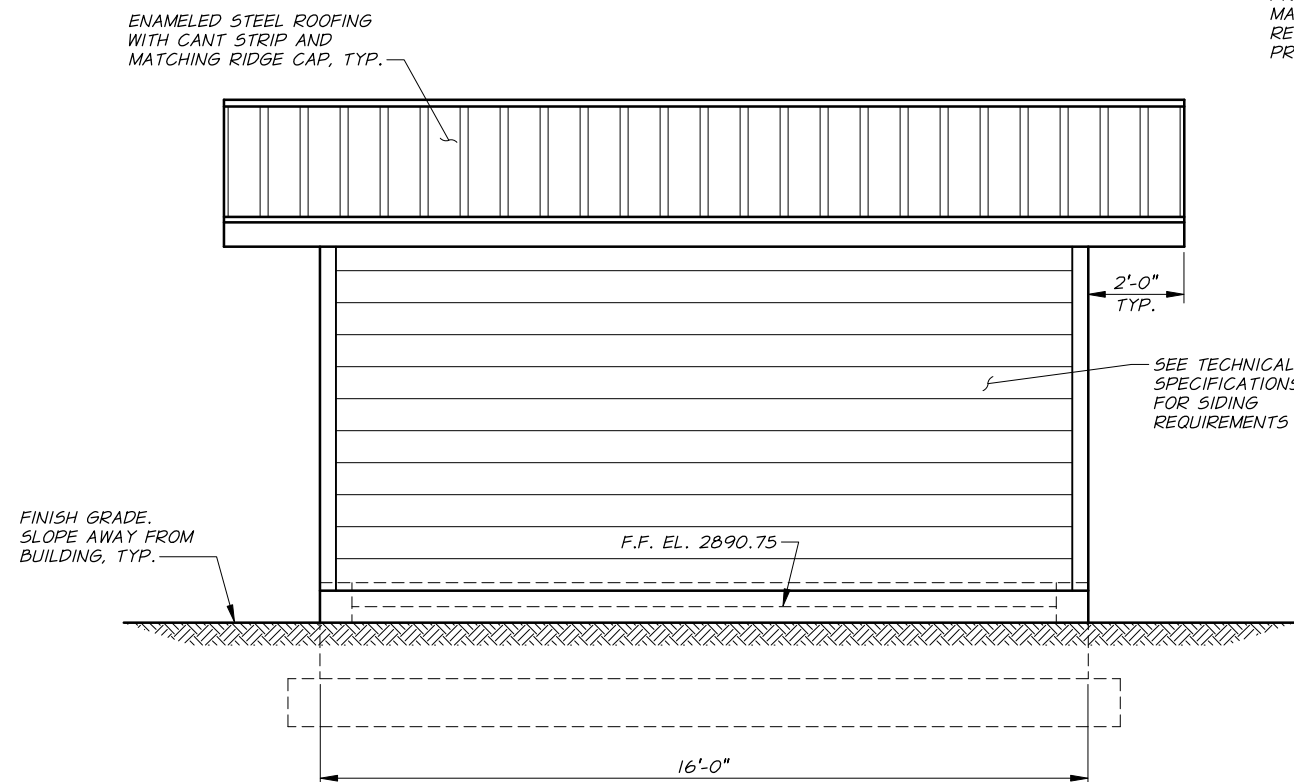
NORTH ELEVATION



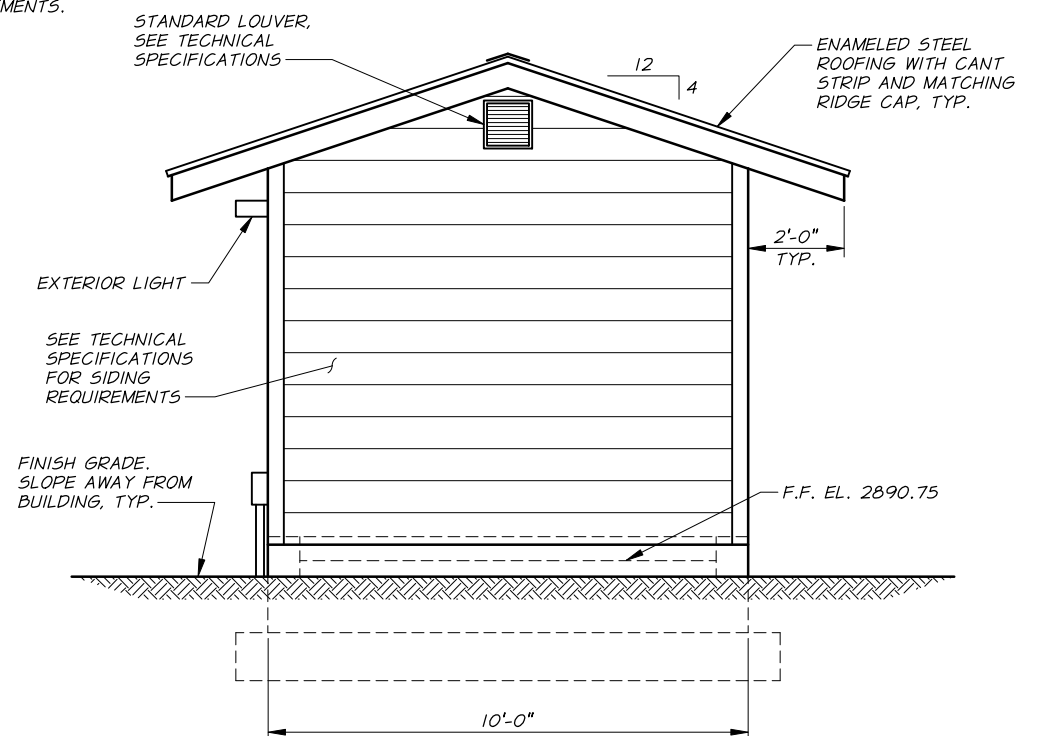
EAST ELEVATION

NOTE

ALTERNATIVE BUILDING TYPES, INCLUDING PREFAB OR PRE-ASSEMBLED BUILDINGS, MAY BE SUBMITTED TO THE ENGINEER FOR REVIEW. SEE GENERAL REQUIREMENTS FOR PRE-BID SUBMITTAL REQUIREMENTS.



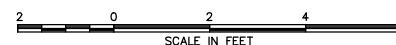
SOUTH ELEVATION



WEST ELEVATION

DESIGNED BY	D. MABEN
DRAWN BY	D. CHRISTMAN
REVIEWED BY	D. WILDMAN

BY	DATE
JOB NUMBER	977-74
DATE	2021
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CITY OF CONDON
GOLF COURSE IRRIGATION IMPROVEMENTS

BUILDING ELEVATIONS

SHEET

4

1. PROVIDE BLOCKING FOR TRUSSES AS REQUIRED.
2. DO NOT JOINT PLYWOOD SHEATHING ON FIRST TWO TRUSS MEMBERS, TYP. BOTH ENDS OF BUILDING.
3. PRE-ENGINEERED TRUSSES SHALL BE PLACED AT 24" O.C. OR LESS AS REQUIRED FOR DEAD LOAD PLUS SNOW LOAD.
4. INSTALL MODIFIED TRUSS EACH GABLE END TO ACCOMMODATE OVERHANG BRACING. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL. FINAL SUBMITTAL MUST INCLUDE STAMPED TRUSS DESIGN.
5. CONTRACTOR SHALL USE SIMPSON H2.5 STRONG-TIE CLIPS (OR EQUAL) FOR EACH TRUSS TO TOP PLATE CONNECTION.
6. STRUCTURE TO BE UTILIZED FOR SEASONAL MAINTENANCE ACTIVITIES. NO INTERIOR INSULATION OR FINISHING OF WALLS AND CEILING IS ANTICIPATED.
7. ALTERNATIVE BUILDING TYPES, INCLUDING PREFAB OR PRE-ASSEMBLED BUILDINGS, MAY BE SUBMITTED TO THE ENGINEER FOR REVIEW. SEE GENERAL REQUIREMENTS FOR PRE-BID SUBMITTAL REQUIREMENTS.

- ROOF DEAD LOAD - 15 PSF
- SNOW LOAD - 27 PSF
- WIND SPEED - 73 MPH
- WIND EXPOSURE C
- SEISMIC DESIGN CATEGORY D
- ALLOWABLE SOIL BEARING - 1500 PSF
- FROST DEPTH - 24 INCHES

1-1/2 PR.	FULL MORTISE HINGES	TA2314 NRP 4.5x4.5	630	MCKINNEY
1 EA.	STOP	446	630	IVES
1 EA.	THRESHOLD	171A - 36"	ALUM.	PEMKO
1 SET	WEATHER STRIP	303AV	ALUM.	PEMKO
1 EA.	DOOR BOTTOM	3452AV	ALUM.	PEMKO
1 EA.	CLOSER	LCN 4040 SERIES WITH HOLD OPEN ARM, 120 DEG. OPENING		
1 EA.	LOCK	AUE 8807-FL	630	YALE

Diagram illustrating the reinforcement details for a square opening in a slab. The opening is defined by a dashed circle with diameter (DIA.). The reinforcement consists of a grid of bars and diagonal bars (#5 x 4'-0" diagonals) in each mat. The reinforcement is extended 2'-0" min. beyond the opening. The area of typical steel is equal to the area of steel cut, with a minimum of 1-#4 on each side.

Diagram illustrating the assembly for a floor penetration:

- FINISHED FLOOR
- THREADED GALVANIZED IRON PLUG WHEN NOT IN USE
- GALVANIZED IRON COUPLING
- LONG RADIUS RIGID CONDUIT

						 SCALE IN FEET	
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MISCELLANEOUS DETAILS

THRUST BLOCK NOTES

1.

THRUST BLOCKS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

A. ALL CHANGES IN DIRECTION.

B. ALL DEAD-ENDS.

C. WHEN REDUCERS ARE INSTALLED.

D. ALL VALVES 8-INCHES AND LARGER SHALL BE SIZED FOR CLOSED CONDITION EXCEPTIONS:

(1) WHEN RESTRAINED JOINT PIPE IS USED ON BOTH SIDES OF VALVE.

(2) WHEN VALVE IS RESTRAINED JOINT CONNECTED TO A FITTING WHICH HAS APPROPRIATE THRUST BLOCKING.

E. AT LOCATIONS SPECIFICALLY CALLED OUT ON THE DRAWINGS.

F. AT TEMPORARY DEAD ENDS DURING PIPE INSTALLATION AS REQUIRED FOR TEMPORARY PRESSURE TESTING.

G. AT OTHER LOCATIONS REQUIRED BY THE ENGINEER.
2.

THRUST BLOCKS SHALL BE SIZED AS REQUIRED BY SOIL CONDITIONS AND DESIGN PRESSURE. THRUST BLOCK CALLOUTS ON DRAWINGS HAVE ASSUMED 150 PSI SYSTEM PRESSURE AND 1,500 PSF SOIL BEARING CAPACITY. NOTIFY ENGINEER IF SOIL CONDITIONS VARY FROM ASSUMED SILTY SAND.
3.

PLACE CONCRETE AGAINST UNDISTURBED TRENCH WALL.
4.

CONCRETE SHALL BE 2,500 PSI MINIMUM.
5.

ALL CONCRETE SHALL BE PLACED SO THAT PIPE, FITTING JOINTS, BOLTS AND NUTS, ETC., WILL BE ACCESSIBLE FOR REPAIRS.
6.

PLACE ONE LAYER OF VISQUEEN BETWEEN FITTING AND CONCRETE TO FACILITATE FUTURE REMOVAL OF THRUST BLOCK IF REQUIRED.
7.

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.
8.

ALL THRUST BLOCKS SHALL BE SIZED FOR 150 PSI PRESSURE, UNLESS SPECIFICALLY CALLED FOR OTHERWISE ON THE DRAWINGS.
9.

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.

1.

DETERMINE THRUST (T) FOR TYPE OF FITTING OR JOINT AND SIZE OF PIPE FROM TABLE NO. 1 OR TABLE NO. 2.

2.

DETERMINE ADJUSTMENT FACTOR (F) FROM TABLE NO. 3 IF DESIGN PRESSURE IF DIFFERENT THAN 150 PSI.

3.

DETERMINE BEARING CAPACITY (B) OF SOIL FROM TABLE NO. 4.

4.

DETERMINE REQUIRED BEARING AREA (A) AS FOLLOWS:

A = (T x F)/B

EXAMPLE: DESIGN PRESSURE = 200 PSI

PIPE = 10"

FITTING = TEE

SOIL - SANDY GRAVEL

FROM TABLE NO. 1: T = 15,660 LB.

FROM TABLE NO. 3: F = 1.33

FROM TABLE NO. 4: B = 3000 LB/SQ.FT.

A = $\frac{15,660 \times 1.33}{3,000}$ = 6.9 SQ.FT. (ROUND UP TO NEAREST WHOLE SQ.FT.)

TABLE NO. 1

THRUST AT FITTINGS IN POUNDS AT 150 PSI OF DESIGN PRESSURE

PIPE SIZE	TEES AND DEAD ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	2,520	3,470	1,940	990	510
6"	5,660	7,980	4,340	2,220	1,130
8"	10,040	14,190	7,680	3,930	1,980
10"	15,660	22,170	12,020	6,140	3,080
12"	22,580	31,920	17,280	8,820	4,440
14"	30,740	43,440	23,520	12,000	6,030
16"	40,125	56,750	30,710	15,660	7,890
18"	50,775	71,810	38,870	19,820	9,960
20"	62,690	88,635	47,970	24,470	12,290
24"	90,260	127,650	69,090	35,240	17,700

TABLE NO. 2

SIDE THRUST PER 150 LB./SQ.IN. PRESSURE PER DEGREE OF DEFLECTION

PIPE SIZE	SIDE THRUST-LB	PIPE SIZE	SIDE THRUST-LB
4"	N/A	14"	540
6"	N/A	16"	700
8"	170	18"	900
10"	270	20"	1,100
12"	390	24"	1,575

MULTIPLY THRUST BY DEGREE OF DEFLECTION TO OBTAIN TOTAL THRUST

TABLE NO. 3

DESIGN PRESSURE (1)	ADJUSTMENT FACTOR (F) FOR DESIGN PRESSURE DIFFERENT THAN 150 PSI
50	0.33
75	0.50
100	0.67
125	0.83
150	1.00
200	1.33
250	1.67

(1) OTHER DESIGN PRESSURE CONTACT ENGINEER

TABLE NO. 4

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

NOTE

SEE SHEET 7 FOR ADDITIONAL THRUST BLOCK REQUIREMENTS.

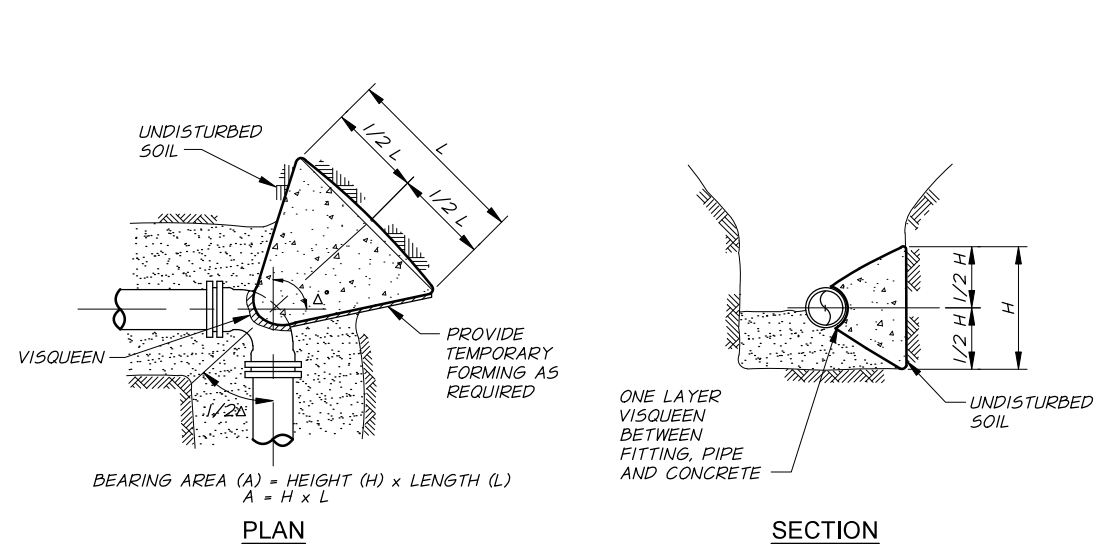
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									SHEET	
									6	
									CITY OF CONDON GOLF COURSE IRRIGATION IMPROVEMENTS	
									THRUST BLOCK NOTES AND TABLES	
REVISION			BY		DATE					
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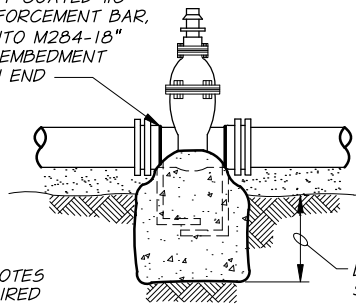
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TYPICAL THRUST BLOCK DETAILS

N.T.S.

3/4" GALV. RODS OR EPOXY COATED #6 REINFORCEMENT BAR, AASHTO M284-18" MIN. EMBEDMENT EACH END

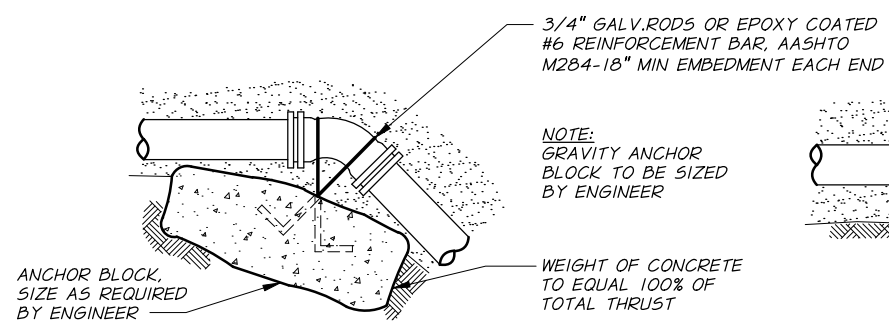


NOTE: SEE THRUST BLOCK NOTES THIS SHEET FOR REQUIRED LOCATIONS OF THRUST BLOCKS FOR VALVES.

BEARING AREA SHALL BE AS CALCULATED FOR DEAD END WATER LINE

TYPICAL VALVE THRUST BLOCK

N.T.S.



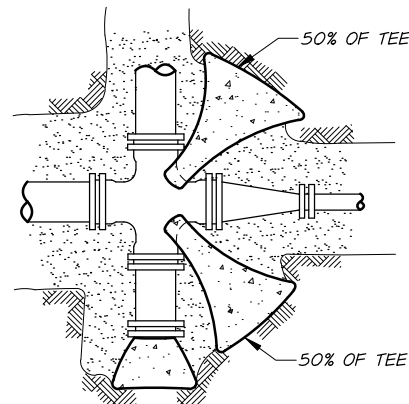
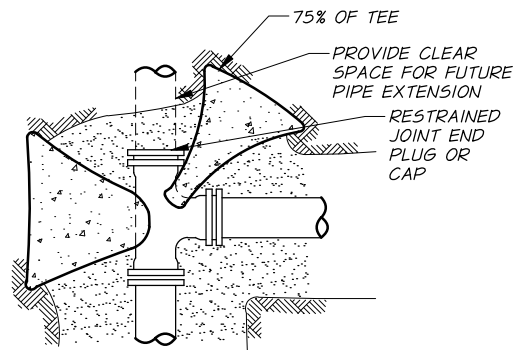
3/4" GALV. RODS OR EPOXY COATED #6 REINFORCEMENT BAR, AASHTO M284-18" MIN EMBEDMENT EACH END

NOTE: GRAVITY ANCHOR BLOCK TO BE SIZED BY ENGINEER

TYPICAL ANCHOR BLOCKS

SECTIONS

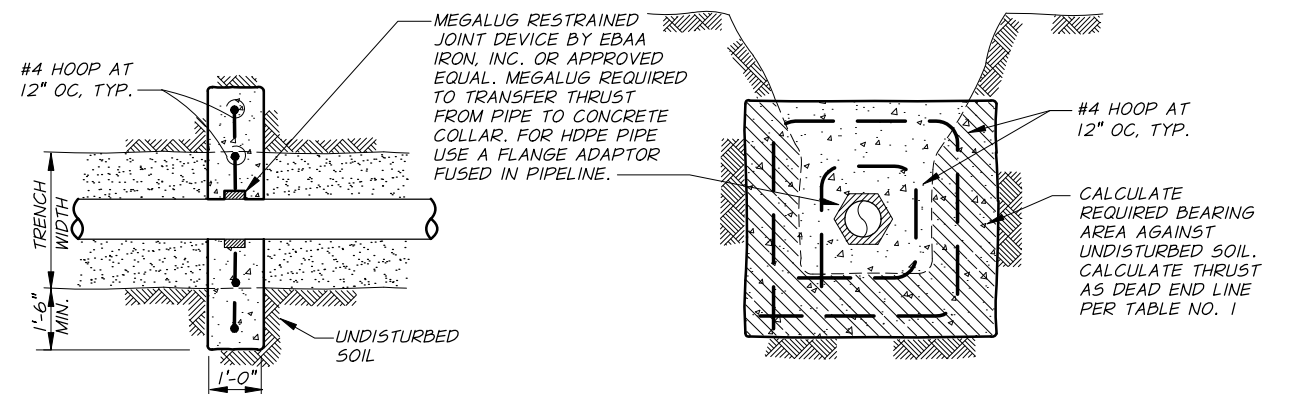
N.T.S.



TYPICAL THRUST BLOCK LOCATIONS

PLAN VIEWS

N.T.S.



TYPICAL ANCHOR BLOCKS

ANCHOR COLLAR

N.T.S.

NOTE

SEE SHEET 6 FOR ADDITIONAL THRUST BLOCK REQUIREMENTS.

REVISION	BY	DATE	JOB NUMBER	977-74	DATE	2021
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CITY OF CONDON
GOLF COURSE IRRIGATION IMPROVEMENTS

THRUST BLOCK DETAILS

SHEET

7

**CITY OF CONDON, OREGON
GOLF COURSE IRRIGATION IMPROVEMENTS
COST ESTIMATE
(YEAR 2021 PROJECTED COSTS)
UPDATED APRIL 2021**

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL 2021 PRICE
1	Mobilization/Demobilization (5%)	LS	\$ 4,400	All Req'd	\$ 4,400
2	Project Safety	LS	2,000	All Req'd	2,000
Subtotal					\$ 6,400
Irrigation Booster Pump Station					
3	Booster Pump Station	LS	55,000	All Req'd	55,000
4	Booster Pump	LS	10,000	All Req'd	10,000
5	Electrical and Controls Work	LS	20,000	All Req'd	20,000
6	Rock Excavation	CY	400	5	2,000
Subtotal					\$ 87,000
Subtotal Estimated Construction Cost					\$ 93,400
Construction Contingency (10%)					9,300
Construction Engineering					5,000
TOTAL ESTIMATED CONSTRUCTION BUDGET (2021 DOLLARS)					\$ 107,600

COY REAL ESTATE LLC

P.O. Box 357
Kent, OR 97033
661-433-0844

February 25, 2021

City of Condon

128 S. Main Street
Condon, OR 97823

To the City of Condon,

Thank you for the opportunity to submit this proposal to develop residential units on six to twelve vacant lots located in Condon Oregon. I am confident that Coy Real Estate LLC is a qualified candidate and cost-effective partner to work with the City of Condon in order to meet the City's objective to provide residential housing to the community.

Additionally, as an alumni of Condon High School and current rental property owner, my passion to help the Condon community through this housing crisis grows stronger each year as I consistently receive numerous phone calls from individuals looking to rent or buy homes in this area due to new job opportunities. It seems that during these difficult times of COVID-19 where employees are allowed to work remotely, we are also seeing more and more families looking to move out of the big cities to raise their children in a community such as Condon. I believe that we really can't build fast enough in order to meet the housing demands of the Condon community. I look forward to this opportunity to assist with developing these residential homes with the City of Condon.

If you have any questions about this proposal or qualifications, please contact Amy Coy at (661) 433-0844. Thank you again for the opportunity to present this proposal.

Warm regards,

Amy Coy

Managing member of
Coy Real Estate LLC

CONDON HOUSING DEVELOPMENT PROPOSAL

Executive Summary

The objective for this project is to **purchase** from the City of Condon (the “City”) twelve 50 foot by 100 foot lots and work with the City to **develop** the lots with the proper infrastructure (water, sewer, power) in order to **build** single or multi-family homes.

This proposal will outline a plan that will specifically address how the property will be developed and timing for the specific components of the development process. It will also address a proposal for the areas of development that the City will be responsible for and which areas Coy Real Estate will be responsible for.

We will discuss why Coy Real Estate and its project partners have the experience and knowledge to manage this project and meet the stated objective of providing six residential homes to the City of Condon.

General Information

Primary Contact: Amy Coy, managing member of Coy Real Estate LLC
P.O. Box 357
Kent, OR 97033
661-433-0844
amycoycpa@gmail.com

Experience/projects: **Amy Coy** and **Coy Real Estate** have over 15 years of experience in purchasing and renovating residential rental properties along with buying and selling residential real estate. Amy currently owns seven rental properties and one duplex in Condon, one rental property in Kent, Oregon and one rental property in Las Vegas, Nevada. Additionally, Amy has experience with working with home builder contractors from building her home with her partner, Ron Mobley, where they currently live. Amy is also in the process of building two duplexes in the City of Grass Valley Oregon through an Opportunity Zone Fund that she also owns with Ron Mobley. Her experience includes overseeing contractors, filing permits, working with surveyors for lot replat, review of Plan design, and working with septic system contractors. Additionally, Amy has over 30 years of experience as a CPA overseeing multiple audit projects. As a partner of a CPA firm based out of the Los Angeles area, she has the ability to manage people and projects at high levels.

Coy Real Estate LLC will partner with various other contractors to complete the sidewalks, excavation and prep for homebuilding and other areas as needed. Those partners include **North Pacific Construction** (Rick Bissonnett has over 40 years of home building experience) as project manager, **Donny Peterson** for

excavation work, and **HiLine Homes** to build the residential homes. **Linda Smith** will be the realtor to sell developed lots for the purpose of building residential housing and then to sell any homes built by Coy Real Estate LLC for the remaining unsold lots.

Capacity to complete Project within timeline:

The timeline specified by the City is to build and occupy the homes within a 24-month period. Coy Real Estate is requesting that this timeline does not commence until all infrastructure to the lots have been completed. An extension to this established 24-month timeline will be included in the development agreement.

Coy Real Estate will split the project into two phases. This **first phase** will be to sell as many of the developed six lots as possible in 2021 to individuals and/or investors who plan to build a residential home either to reside, rent or resale. The **second phase** will commence January 1, 2022 where Coy Real Estate LLC will build residential homes on the remaining developed lots that were not sold in 2021. For phase two, Coy Real Estate will contract with a home builder such as HiLine Homes to build two and three bedroom homes, which will then be available for resale.

Project Approach

As noted above, the project will be developed in two phases. During phase one, the property will be developed such that each lot is ready for resale. A replat will be required to remove the interior lot lines to change from 12 lots to 6 lots and a survey completed for the new 100 by 100 foot lots. Additionally, the underground utilities will be installed during this phase along with sidewalks on the east and west side of the property (along Jefferson Street and McKinley Street).

Coy Real Estate proposes the following to be completed during **phase one**, possibly in the following order:

City Responsibilities:

- Remove all dugout buildings and fencing currently existing on the property
- Replat the lots to remove the interior lot lines to adjust the lots to 100 by 100 feet
- Survey and mark each 100 by 100 foot lot
- Install all underground utilities, including water, sewer, storm drain extensions, electric, and internet
- Complete all items within 90 days of sale of the property to Coy Real Estate

Coy Real Estate Responsibilities:

- Add sidewalks along property line on Jefferson Street and McKinley Street
- List for sale the developed 100 by 100 lots
- Listed lots may have a contingency attached to the deed to require the home to be built within 24 months from date all utilities are installed on lots. An additional **penalty fee** may be paid to the City of Condon by the current lot owner if the home is not built within the established 24-month

timeline. Extensions will be approved by the City if requested by the lot owner.

- Provide lot buyers a packet of information needed to assist with building the home, including contractor business cards, contact for excavation work, HiLine Homes pricing sheet and home plans.

Phase two is expected to begin on January 1, 2022. During this phase, Coy Real Estate will begin to build 2 and/or 3 bedroom homes on the remaining unsold lots. For Phase two, Coy Real Estate proposes the following to be completed:

City Responsibilities:

- Add a new asphalt paved road from E. Summit spring to E. Spring Street to extend S. McKinley Street along the east side of the lots.
- Complete the new asphalt paved road within 180 days of sale of the property to Coy Real Estate

Coy Real Estate Responsibilities:

- Commence building 2 and/or 3 bedroom homes by utilizing a builder such as HiLine Homes.

ADDITIONAL INFORMATION

Neighborhood compatibility:

In previous real estate projects, Coy Real Estate assesses the highest and best use of the property and the community's needs. For the past several years the Condon community has had a high demand for rental properties for both individuals and families. As a result, Coy Real Estate has continued to purchase homes to add to the rental pool in order to address the needs of the community.

Housing needs in Condon:

The housing that is lacking in the Condon community is both 2-4 bedroom homes for sale and also 1-3 bedroom homes for rent. This project is intended to first address the needs to build homes for resale and then to build for rental property, depending on the real estate market at the time of completion.

Financial contingency:

Coy Real Estate currently has the capital to fund the project. However, to the extent additional financing is required to build multiple homes, a verbal pre-approval has been obtained for a construction loan at a 3% interest rate from the **Pioneer Community Development Corporation**.

City Planning and Building Code approval:

Required building permits will be obtained by the land owner prior to construction for each home.

Purchase Price

Coy Real Estate is offering the City **\$60,000** for the 1.39 acres located between E. Spring St. and E. Summit St., legally described as lots 1 through 12 of block 66 of Lancaster's Addition to Condon, county tax map of 04S21E10DB-04500. Each lot may have a contingency attached to the deed to require the home to be built within 24 months from the date all utilities are installed to the properties. An additional fee may be assessed by the City of Condon to the current lot owner if the home is not built within the established 24-month timeline. Extensions will be available for approval by the City if requested by the lot owner.

References

- | | | |
|---------------|--------------|---|
| Darla Seale | 541-980-9454 | Had employee who needed housing, purchased home requiring complete remodel of bathroom, new floors, new paint, and new roof. Completed this in time before employee was evicted. |
| Linda Smith | 541-378-7494 | Have worked with Linda for past 10 years in purchasing and selling rental properties. |
| Ron Mobley | 541-705-7065 | Own a rental property with Ron and have also completed a fix and flip home in Grass Valley with Ron. Currently building duplexes in Grass Valley with Ron through an Opportunity Zone Fund. |
| Jackie Hardie | 541-806-0924 | Jackie also owns numerous residential rental properties in the Condon area. I have attended real estate conferences with Jackie and we consult on various projects and real estate opportunities. |

Conclusion

Coy Real Estate has performed a feasibility study with regard to this project to determine if the cost to develop and build will be lower than the going market price in this community. Due to the recent demand for housing, we have seen multiple offers on homes for sale where housing is sold for a price higher than the list price. We anticipate that this demand will continue as people from larger cities continue to look for smaller communities to move to as most employers are now allowing employees to work virtually from anywhere. As a result, we expect that the housing market for new homes in Condon should be able to sustain pricing from \$200,000 to \$250,000 in the next year or so. Although this remains a very thin margin for investors, it appears that there would still be some profits if done efficiently. Additionally, we have also identified 3 - 5 prospective lot buyers who are interested in building a home in this location.

We believe that Coy Real Estate is the right match to see this project to completion and meet the City's primary objective to build residential homes suitable in size and price for working families.

CONTRACT

Agreement made this _____ day of _____, 2021 by and between the CITY OF CONDON ("CITY"), 128 South Main Street, Condon, OR 97823 and COY REAL ESTATE, LLC ("DEVELOPER") an Oregon Corporation whose address is PO Box 357, Kent, OR 97033.

RECITALS

WHEREAS, the CITY solicited bids to select a qualified developer to develop residential units on six to twelve vacant lots; and

WHEREAS, DEVELOPER submitted a bid and was chosen by the CITY to complete the project; and

WHEREAS, the parties have agreed DEVELOPER will provide the services as set forth below;

NOWHEREFORE, it is agreed as follows:

TERMS

1. TERM: DEVELOPER has 2 years from the date the CITY provides the necessary infrastructure to complete project as set forth in Sections 3(a)(i) and (ii) below.

2. PROJECT LOCATION: Located between E. Spring St. and E. Summit St., three of the lots will front S. Jefferson St. and three will front the City's newly extended E. McKinley Street. Legally described as lots 1 through 12 of block 66 of Lancaster's Addition to Condon. The County tax map number is 04S21E10DB-04500. The 12 vacant lots make up one city block totaling 1.39 acres. Each lot is approximately 50 feet by 100 feet.

3. SCOPE:

a. CITY agrees to provide the following services:

- i. Replat the lots to remove the interior lot lines to adjust the lots to 100 feet by 100 feet.
- ii. Provide water, sewer, and storm drain extensions to each lot at the City's expense prior to housing development occurring.
- iii. Develop a new asphalt paved road from E. Summit Spring to E. Spring Street to extend S. McKinley Street along the east side of the lots.

b. DEVELOPER agrees as follows:

- i. List for sale the six (6) developed 100 by 100 lots.

- ii. For any unsold lots, DEVELOPER will build residential homes available for rent or sale, utilizing an Oregon licensed contractor, within two years of the CITY providing the infrastructure as outlined in Sections 3(a)(i) and (ii) above.
- iii. Provide deed restriction on each property requiring a home to be built on the lot within 24 months of sale. Each restriction will contain an option to extend the period to construct the home by three (3) one (1) year periods. The parties agree that in no case will the total time to develop lots be extended beyond 5 years from the date of sale. The extension will be provided in the sole discretion of the City Council and must be approved by the City Council prior to applying the extension to any lot. The City Council agrees to consider extensions for owners who have taken demonstrable steps to begin development of their lot.
 - 1. Each lot purchaser agrees to sign a deed restriction providing in the event purchaser fails to develop the property as agreed under the above timelines, the property will revert to the CITY.
- iv. Install sidewalks along the front of the properties on Jefferson Street and the newly extended E. McKinley Street.
- v. Provide lot buyers a packet of information needed to assist with building the home, including contractor business cards, contact for excavation work, HiLine Homes pricing sheet and home plans.

4. PAYMENT: DEVELOPER agrees to purchase and develop the above described real property for \$60,000.00 to be paid to CITY through an acceptable escrow company upon substantial completion of Sections 3(a)(i) and (ii) above. DEVELOPER will deposit \$1,000 earnest money into escrow upon execution of this Agreement.

5. SALE OF LOTS AND COMPLETION OF CONSTRUCTION: CITY agrees to execute an addendum to this contract for each lot sold and developed and remove any deed restriction on the property.

6. DEVELOPER DUTIES:

a. DEVELOPER shall comply with all federal, state, and local laws, regulations, executive orders and ordinances applicable to the Services under this Agreement, including, without limitation, the provisions of ORS 279B.220, 279B.225, 279B.230, 279B.235 and 279B.270 incorporated herein by reference and made a part hereof. Without limiting the generality of the foregoing, DEVELOPER expressly agrees to comply with (i) Title VI of Civil Rights Act of 1964; (ii) Title V and Section 504 of the Rehabilitation Act of 1973; (iii) the Americans with Disabilities Act of 1990 and ORS 659A.142; (iv) all regulations and administrative rules established pursuant to the foregoing laws; and (v) all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations.

7. **DEFAULT:** In the event that the CITY or DEVELOPER shall fail or refuse to perform any obligation as set forth in this Agreement, the party not in default may declare this Agreement terminated.

8. **WAIVER:** The failure of CITY or DEVELOPER at any time to demand strict performance by the other of any terms, covenants or conditions set forth herein, shall not be constructed as a continuing waiver or relinquishment thereof, and either party may, at any time, demand strict and complete performance by the other of said terms, covenants or conditions. Any provision or condition of this Agreement may be waived at any time, in writing, by the party entitled to the benefit of such provision or condition.

9. **GOVERNING LAW/VENUE:** It is the intent of the parties hereto that all questions with respect to the construction of this Agreement and the rights and liabilities of the parties hereto shall be determined in accordance with the provisions of the laws of the state of Oregon, in such case made and provided.

10. **SEVERABILITY:** In the event that any of the terms of this Agreement are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holdings shall not affect, alter, modify or impair in any manner whatsoever, any of the other terms, or the remaining portion of any term, held to be partially invalid or unenforceable.

11. **ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between the parties, and contains all of the agreements between the parties with respect to the subject matter hereof; this Agreement supersedes any and all other agreements, either oral or in writing, among the parties hereto with respect to the subject matter hereof.

12. **AMENDMENTS:** This Agreement may be amended only by an instrument in writing executed by all the parties, which writing must refer to this Agreement.

13. **INDEMNITY:** CONTRACTOR will forever indemnify, reimburse, and hold CITY harmless and, at CITY's election, defend CITY for, from, and against any and all claims, costs, expenses (including attorney fees), losses, damages, fines, charges, actions, or other liabilities of any description arising out of or in any way connected with this Agreement. CITY forever indemnify, reimburse, and hold DEVELOPER harmless and, at DEVELOPER's election, defend DEVELOPER for, from, and against any and all claims, costs, expenses (including attorney fees), losses, damages, fines, charges, actions, or other liabilities of any description arising out of or in any way connected with this Agreement.

14. **COUNTERPARTS:** This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

15. ATTORNEYS FEES: The prevailing party shall have the right to collect from the other party its reasonable costs and necessary disbursements and attorney's fees incurred in enforcing this agreement.

By executing this document both parties warrant that the executing official has received all appropriate approvals and that all matters relating to this Agreement have complied with applicable public meetings and public record laws.

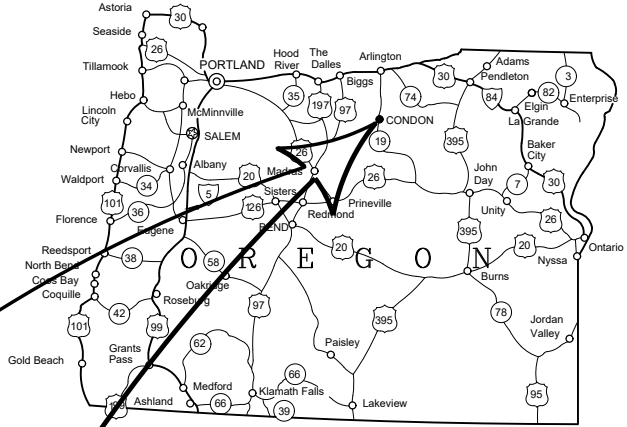
CITY OF CONDON

COY REAL ESTATE LLC

By: _____
Its: _____

By: _____
Its: _____

CITY OF
CONDON, OREGON
HOUSING INFRASTRUCTURE IMPROVEMENTS
2021



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E. MCKINLEY ST. WATER LINE EXTENSION
4 STA. A5+00 TO STA. A8+20

- 5 UTILITY SERVICE PLAN
- 6 CURED-IN-PLACE PIPE PLAN
- 7 E. MCKINLEY ST. TYPICAL SECTIONS

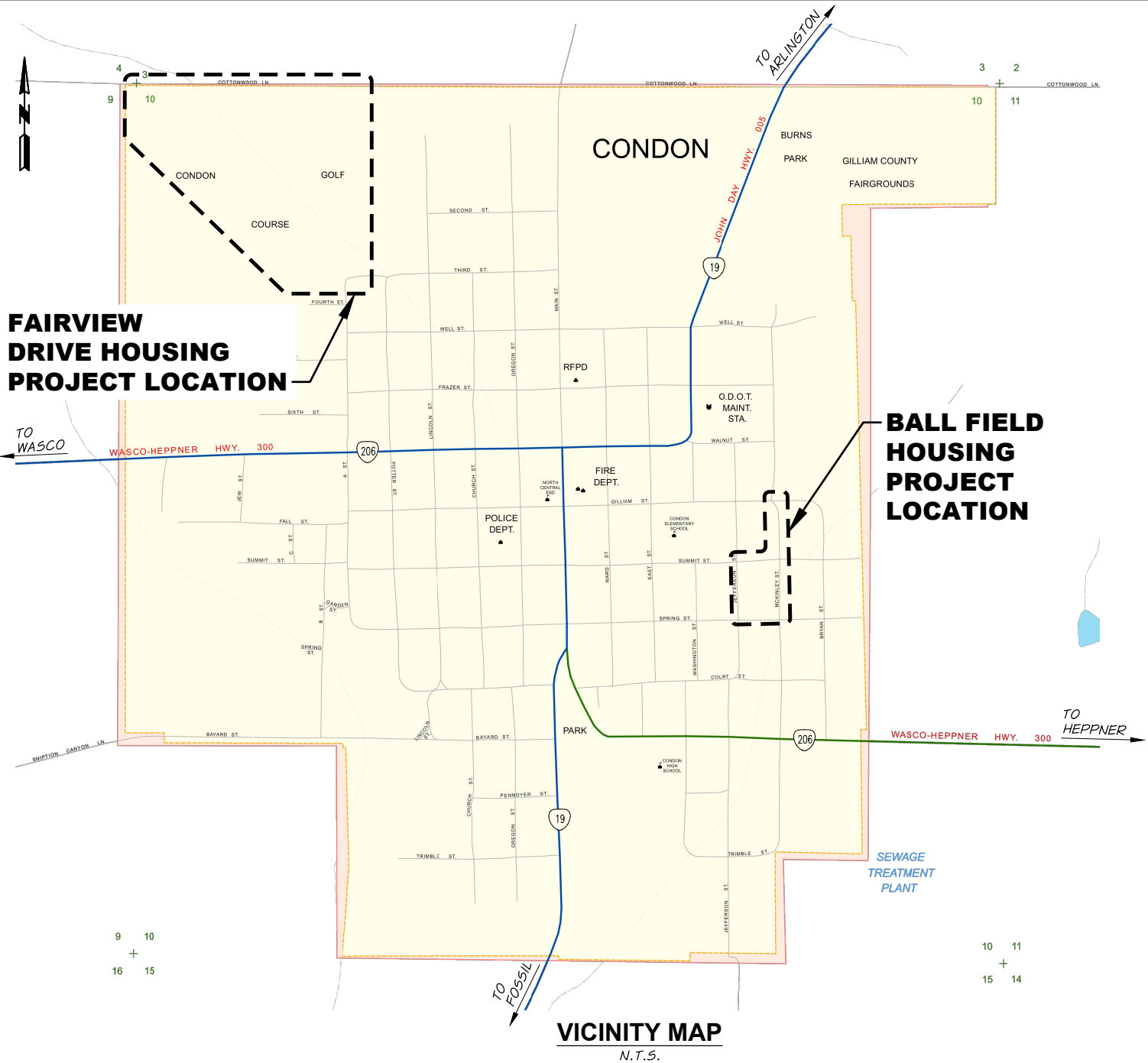
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CITY COUNCIL

JIM HASSING, MAYOR
THOMAS FATLAND
JAN STINCHFIELD
DONALD JAMIESON
MICHAEL CRONK
DAWN PARM
JEREMY KIRBY

CITY OFFICIALS

KATHRYN GREINER, CITY ADMINISTRATOR
GIBB WILKINS, PUBLIC WORKS SUPERINTENDENT
AARON FITZSIMMONS, PUBLIC WORKS DEPARTMENT

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1901 N. Fir Street - La Grande, OR 97850 Ph: (541)963-8309 Fax: (541)963-5456
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PLAN LEGEND
GENERAL

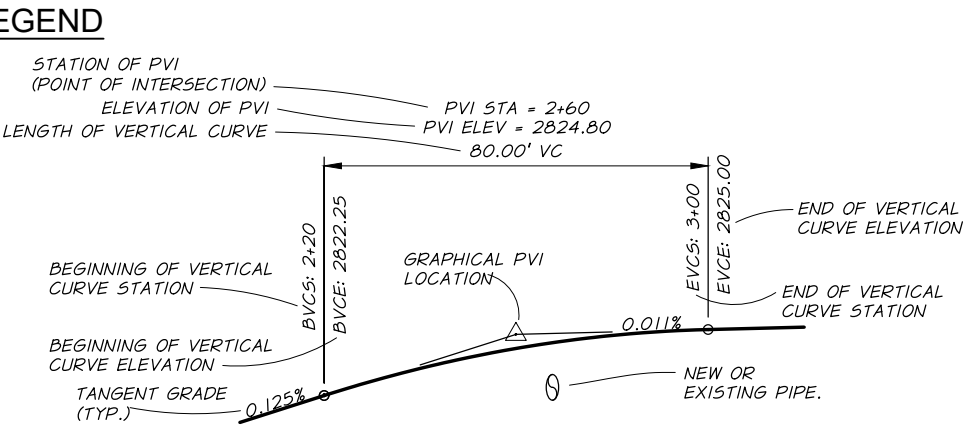
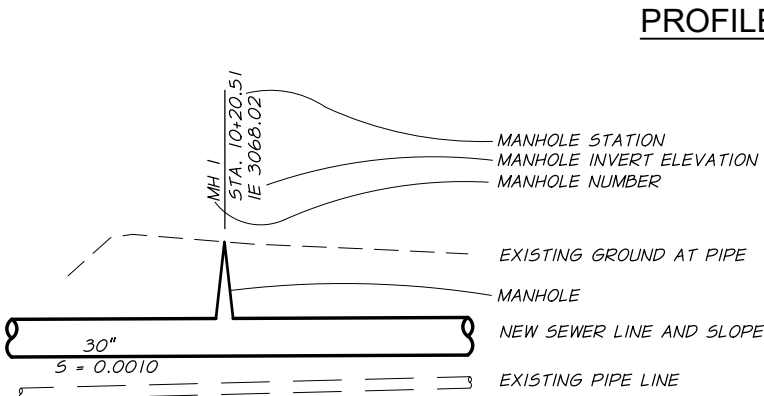
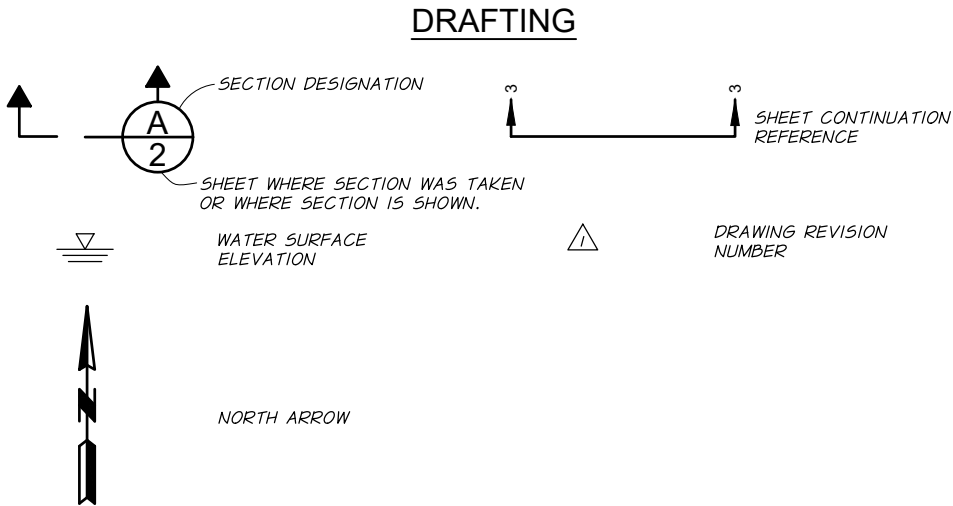
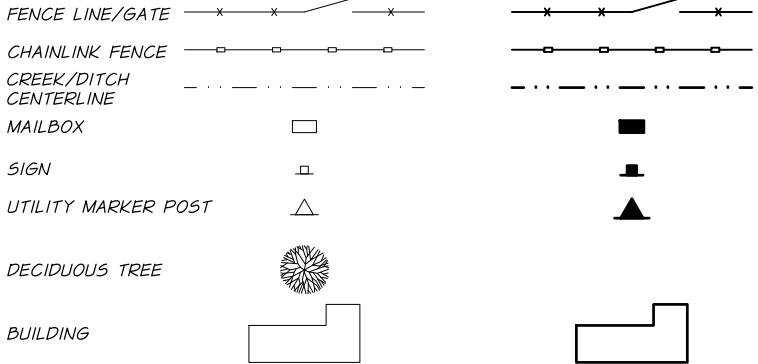
GENERAL NOTES

WATER	
EXISTING	PROPOSED
WATER LINE	6"W
VALVE	
CAP	
COUPLING	
REDUCER	
FIRE HYDRANT	
WATER METER	
AIR RELEASE VALVE	
BLOW OFF	

SEWER/STORM DRAIN	
EXISTING	PROPOSED
SEWER LINE	6"S
STORM DRAIN	6"SD
CULVERT	
CIPP	
GRAVITY SEWER MANHOLE	
CATCH BASIN	
CLEANOUT	

MISCELLANEOUS UTILITIES	
EXISTING	PROPOSED
BURIED POWER	
OVERHEAD POWER	
UTILITY POLE	
GUY WIRE	
POWER VAULT	
TELEPHONE RISER	
TELEPHONE VAULT	
STREET LIGHT	
ELECTRICAL TRANSFORMER	

SITE SURVEY	
EXISTING	PROPOSED
INDEX CONTOUR	750
INTERMEDIATE CONTOUR	749
PROPERTY LINE/ RIGHT-OF-WAY CENTERLINE	
EASEMENT	
ANGLE POINT	
CONTROL POINT	
SPOT ELEVATION	



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						FOR REVIEW ONLY NOT FOR CONSTRUCTION	 anderson perry & associates, inc. engineering • surveying • natural resources	CITY OF CONDON HOUSING INFRASTRUCTURE IMPROVEMENTS		SHEET
								1		
REVISION		BY	DATE							
DESIGNED BY <i>B. LEDBETTER</i>				JOB NUMBER 977-70/73	DATE 2021					
DRAWN BY <i>P. RICHARDSON</i>				ACAD FILE: 977-73-060C_001LGD.dwg						
REVIEWED BY <i>B. WININGER</i>				COPYRIGHT 2021 BY ANDERSON PERRY & ASSOC., INC.				LEGEND AND GENERAL NOTES		

CONTROL POINT TABLE

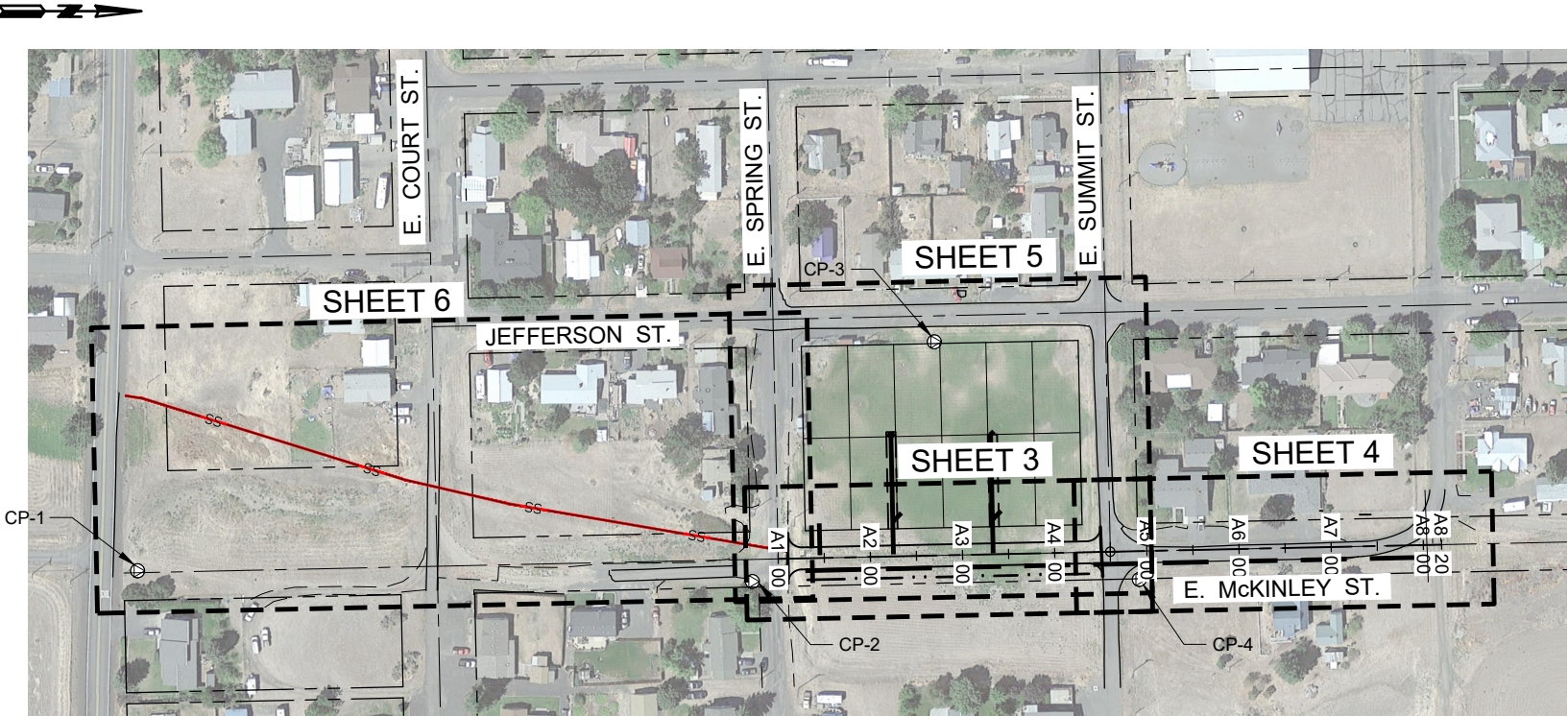
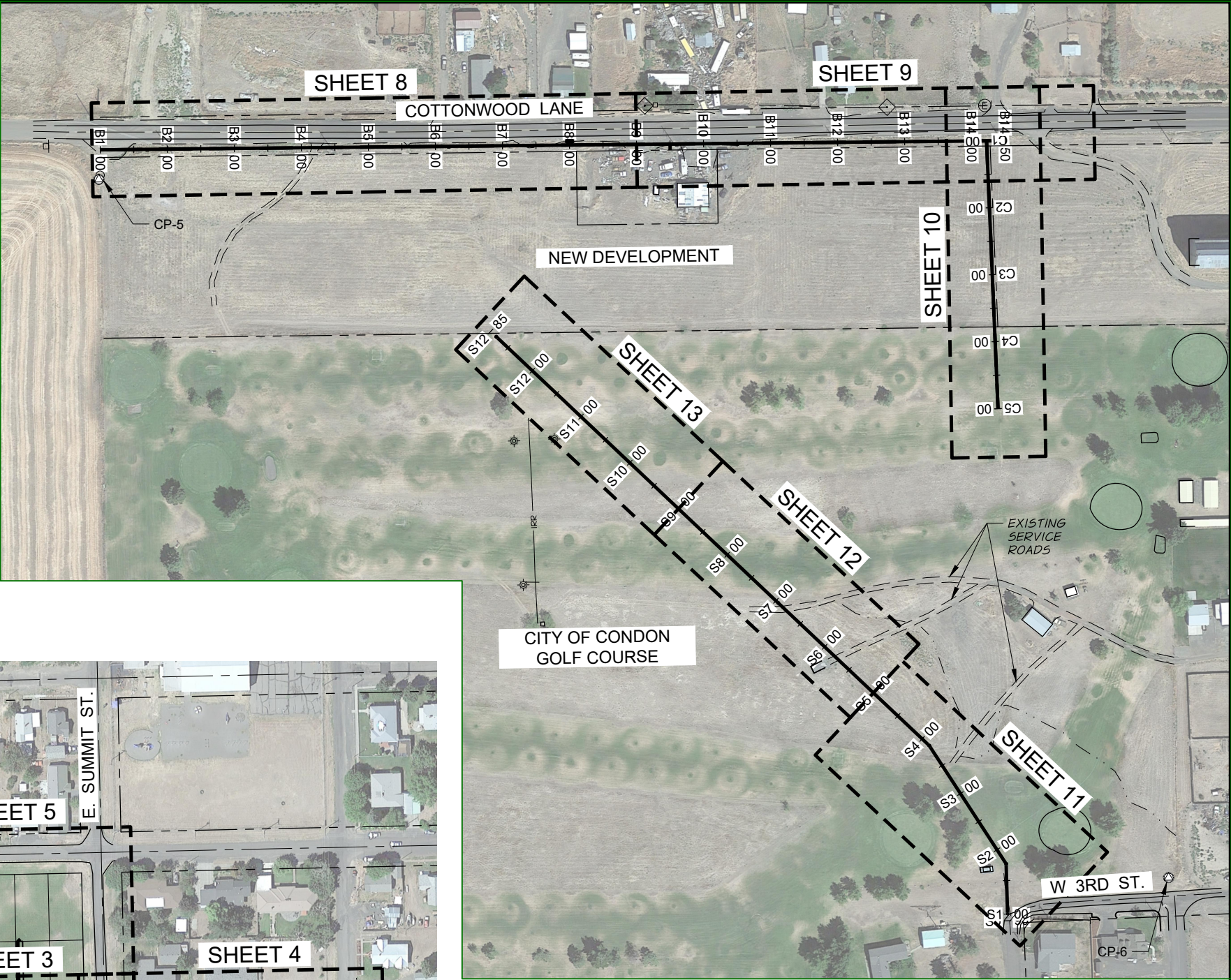
PT.	EL.	N.	E.
CP-1	2841.56	571107.11	8286647.48
CP-2	2850.30	571773.98	8286659.12
CP-3	2856.42	571971.39	8286398.95
CP-4	2858.39	572193.86	8286656.82
CP-5	2901.46	574860.06	8280616.03
CP-6	2871.49	573790.39	8282193.49

SURVEY DATUM NOTES

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS AN EXTENSION OF THE SURVEY CONTROL NETWORK ESTABLISHED IN 2003.

VERTICAL: ELEVATIONS SHOWN ARE A REPRESENTATION OF NAVD83 AS DETERMINED BY STATIC GPS TIES TO USGS BENCHMARK "E 40" (PID RC 0290), A BRASS CAP SET IN CONCRETE AT THE NORTH END OF THE CITY NEAR THE FAIR GROUNDS.

HORIZONTAL: THE COORDINATES OF APA CONTROL POINTS IN CONDON ORIGINATED IN THE OREGON COORDINATE SYSTEM - NORTH ZONE NAD 83/CORS 96.



BALL FIELD HOUSING

FAIRWAY DRIVE HOUSING
(BID ADDITIVES 'A' AND 'B')

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						FOR REVIEW ONLY NOT FOR CONSTRUCTION		CITY OF CONDON		SHEET 2
								HOUSING INFRASTRUCTURE IMPROVEMENTS		
					SHEET INDEX AND CONTROL POINTS					
REVISION		BY	DATE							
DESIGNED BY <i>B. LEDBETTER</i>				JOB NUMBER 977-70/73	DATE 2021					
DRAWN BY <i>P. RICHARDSON</i>				ACAD FILE: 977-73_70-060C-100INDX.dwg						
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WATER WORK ITEMS

- 1 CONNECT TO EXISTING WATERLINE. USE FITTINGS AS REQUIRED.
- 2 NEW 8" WATER LINE. SEE DETAILS, SHEET 20.
- 3 NEW FIRE HYDRANT AND AUXILIARY VALVE WITH 4 SQ. FT. THRUST BLOCKS. LOCATION TO BE CONFIRMED BY OWNER. SEE DETAIL, SHEET 17.
- 4 NEW 1 1/2" WATER SERVICE LINE. SEE DETAIL, SHEET 16.

SEWER WORK ITEMS

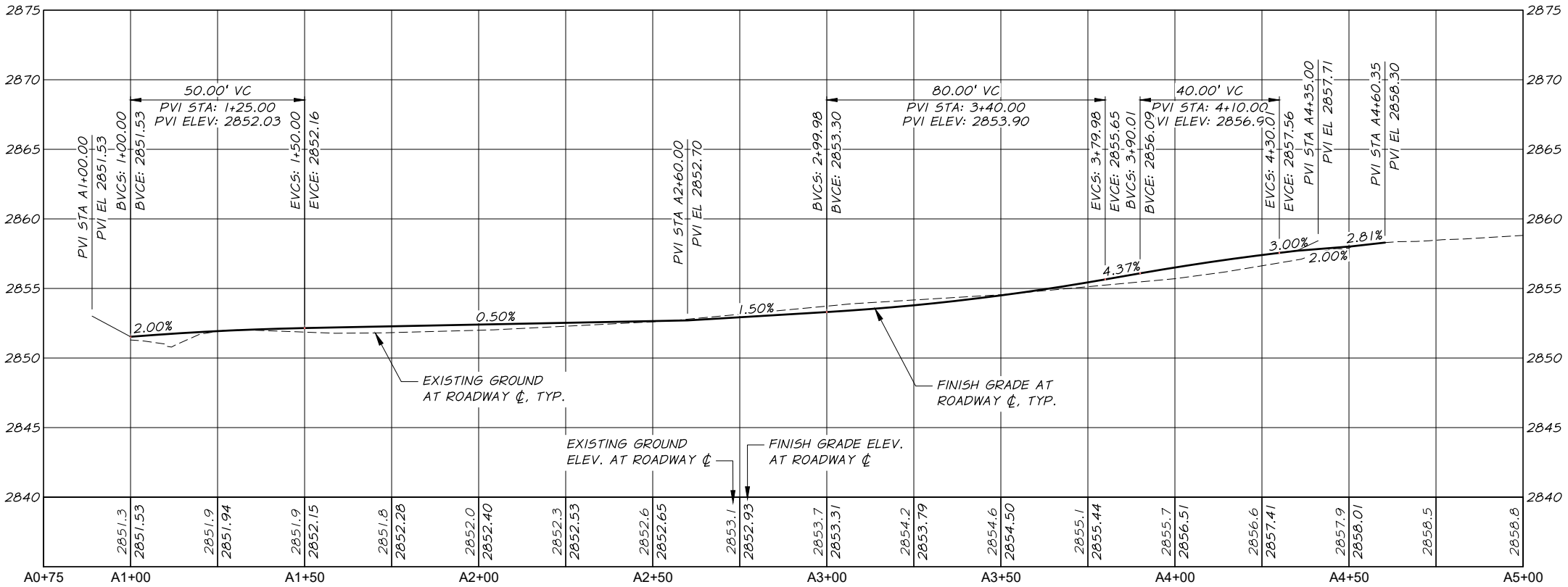
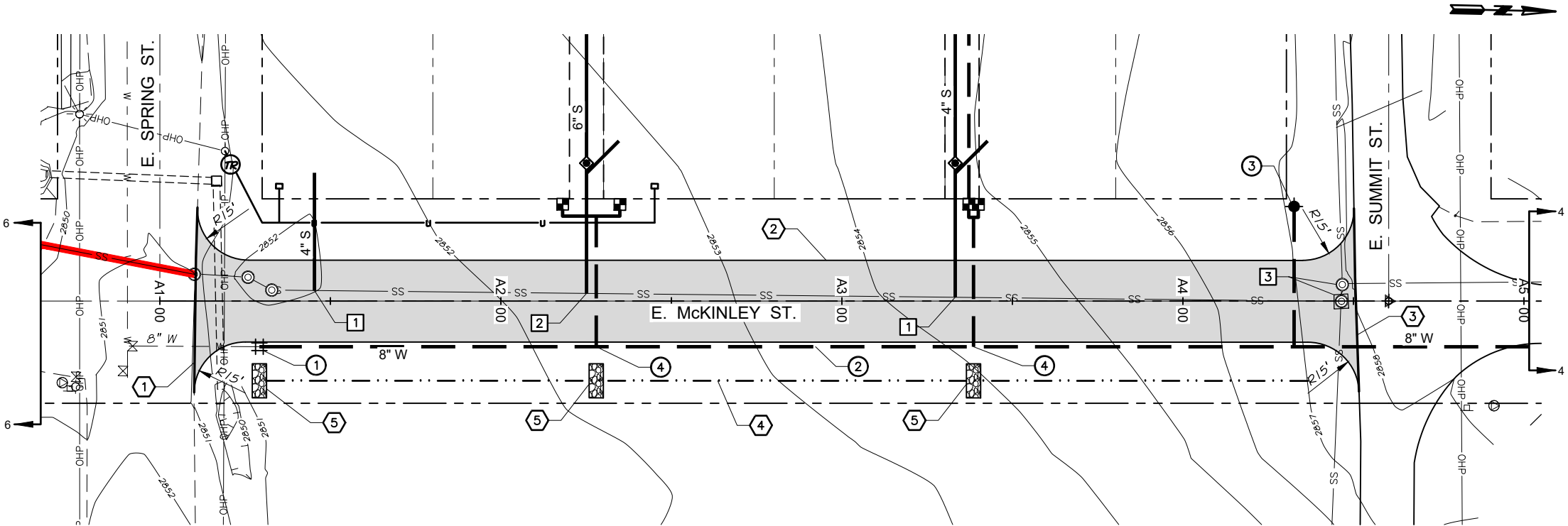
- 1 NEW 4" SEWER SERVICE LINE. SEE DETAIL, SHEET 18.
- 2 NEW 6" SEWER SERVICE LINE. SEE DETAIL, SHEET 18.
- 3 ADJUST EXISTING MANHOLE COVER TO FINISHED GRADE. SEE DETAIL SHEET, 19

STREET WORK ITEMS

- 1 STA: A1+10± BEGIN PAVING, BLEND TRANSITION 20' TO STA: A1+30± TO BEGIN LOCAL STREET SECTION, SHEET 7.
- 2 NEW 24 FOOT WIDE LOCAL STREET STA: A1+30± TO A4+31±. SEE LOCAL STREET SECTION, SHEET 7.
- 3 SAW CUT CLEAN EDGE AT STA: A4+51±, BLEND TRANSITION 20' FROM STA: A4+31± TO END OF PAVING.
- 4 ROADSIDE SWALE, SEE LOCAL STREET SECTION, SHEET 7.
- 5 ROCK CHECK DAM. SEE DETAIL, SHEET 7.

NOTES

- THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVEGROUND EVIDENCE AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVEGROUND EVIDENCE WAS OBSERVED. EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE CERTIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
- CONTRACTOR SHALL POTHOLE EXISTING WATER LINE AND/OR SEWER LINE TO VERIFY EXACT LOCATION, DEPTH, AND/OR TYPE OF PIPE AS NECESSARY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY A SAFE BEARING LOAD OF 1500 LB/SQ. FT. AT EACH THRUST BLOCK LOCATION PRIOR TO CONSTRUCTION. MODIFICATIONS TO THRUST BLOCK BEARING AREAS BASED ON ACTUAL FIELD CONDITIONS MUST BE SUBMITTED TO THE CITY ENGINEER PRIOR TO CONSTRUCTION.



REVISION	BY	DATE
DESIGNED BY	B. LEDBETTER	
DRAWN BY	P. RICHARDSON	
REVIEWED BY	B. WININGER	

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HORZ. SCALE IN FEET				
5	0	5	10	15
VERT. SCALE IN FEET				
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CITY OF CONDON
HOUSING INFRASTRUCTURE IMPROVEMENTS

BALL FIELD HOUSING
E. MCKINLEY ST. PLAN AND PROFILE
STA. A1+00 TO STA. A5+00

SHEET

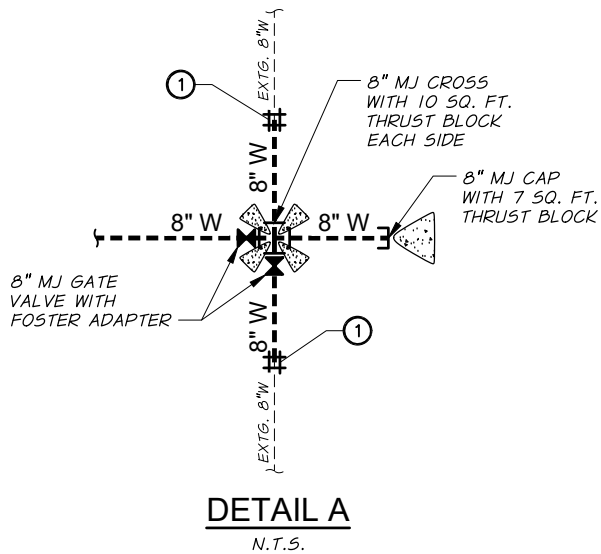
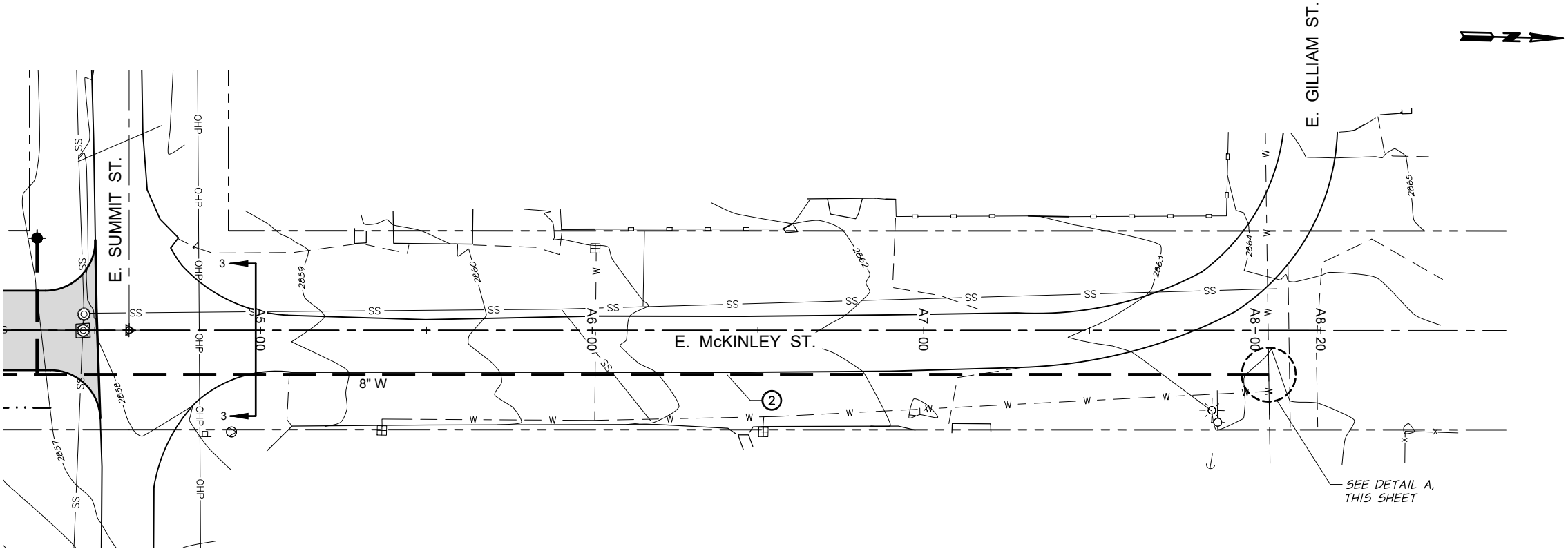
3

WATER WORK ITEMS

- 1
- CONNECT TO EXISTING WATERLINE. USE FITTINGS AS REQUIRED.
- 2
- NEW 8" WATER LINE. SEE DETAILS, SHEET 20.

NOTES

1.
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3.
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								HOUSING INFRASTRUCTURE IMPROVEMENTS		
REVISION			BY	DATE	BALL FIELD HOUSING					
DESIGNED BY <i>B. LEDBETTER</i>					E. MCKINLEY ST. WATER LINE EXTENSION					
DRAWN BY <i>P. RICHARDSON</i>					JOB NUMBER 977-70/73	DATE 2021	STA. A5+00 TO STA. A8+20			
					ACAD FILE: 977-73-060C_102PLN.dwg					
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WATER WORK ITEMS

- 1 NEW WATER METER BOX. USE FITTINGS AS REQUIRED. SEE DETAIL, SHEET 16.
- 2 NEW 1" WATER SERVICE LINE. USE FITTINGS AS REQUIRED.
- 3 REMOVE 2" WATER METER. INSTALL TEE AND TWO 1" WATER SERVICE LATERALS. USE FITTINGS AS REQUIRED.

SEWER WORK ITEMS

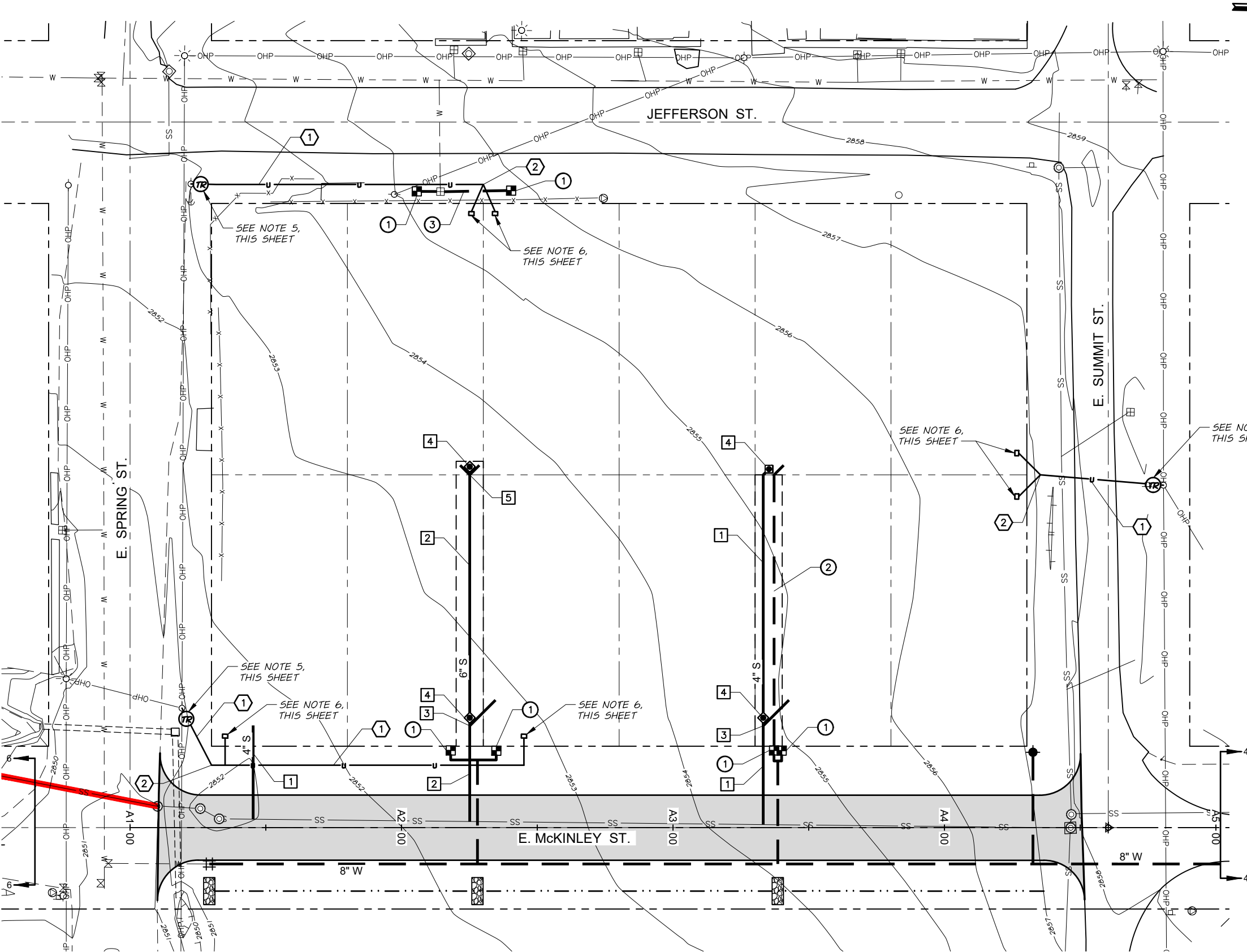
- 1 NEW 4" PVC SEWER SERVICE LATERAL.
- 2 NEW 6" PVC SEWER SERVICE LATERAL.
- 3 NEW PVC WYE TO SERVICE STUB.
- 4 NEW SEWER CLEANOUT. SEE DETAIL, SHEET 18.
- 5 NEW PVC DOUBLE WYE TO MULTIPLE SERVICE STUBS.

DRY UTILITY WORK ITEMS

- 1 NEW UNDERGROUND FRANCHISE UTILITY TRENCH WITH POWER AND COMMUNICATIONS CONDUITS. SEE NOTE 4, THIS SHEET.
- 2 NEW UNDERGROUND FRANCHISE UTILITY JUNCTION BOX. SEE NOTE 4, THIS SHEET.

NOTES

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- CONTRACTOR SHALL POTHOLE EXISTING WATER LINE AND/OR SEWER LINE TO VERIFY EXACT LOCATION, DEPTH, AND/OR TYPE OF PIPE AS NECESSARY PRIOR TO CONSTRUCTION.
- ALL WATER AND SEWER SERVICES TO BE INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE OREGON PLUMBING SPECIALTY CODE.
- CONTRACTOR TO COORDINATE WITH POWER AND COMMUNICATIONS COMPANIES TYPE, SIZE, AND NUMBER OF CONDUITS AND PULL BOX LOCATIONS PRIOR TO CONSTRUCTION. SEE NOTES 5 AND 6.
- POWER COMPANY TO INSTALL POLE MOUNTED DISTRIBUTION TRANSFORMERS ON UTILITY POLES WITH SERVICE DROPS.
- POWER COMPANY TO INSTALL SECONDARY LINES AND METER PEDESTALS.
- COMMUNICATIONS COMPANY TO INSTALL SERVICE CABLES AND TELECOMMUNICATIONS PEDESTALS, WHERE REQUIRED.



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REVISION	BY	DATE
DESIGNED BY	B. LEDBETTER	
DRAWN BY	P. RICHARDSON	
REVIEWED BY	B. WININGER	

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SCALE IN FEET				
JOB NUMBER	977-70/73	DATE	2021	
ACAD FILE:	977-73-060C_103PLN.dwg			
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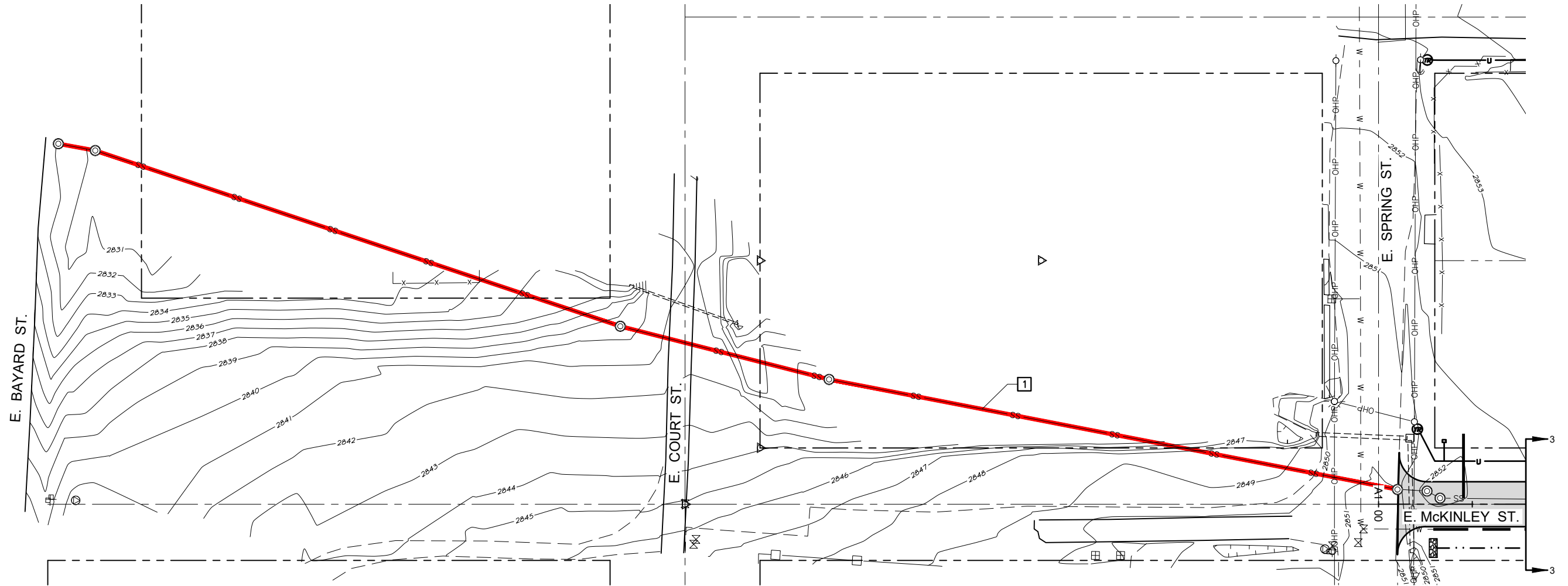


CITY OF CONDON
HOUSING INFRASTRUCTURE IMPROVEMENTS

BALL FIELD HOUSING
UTILITY SERVICE PLAN

SHEET

5



SEWER WORK ITEMS

- 1 CURED-IN-PLACE (CIPP) SEWER MAIN LINING.

NOTES

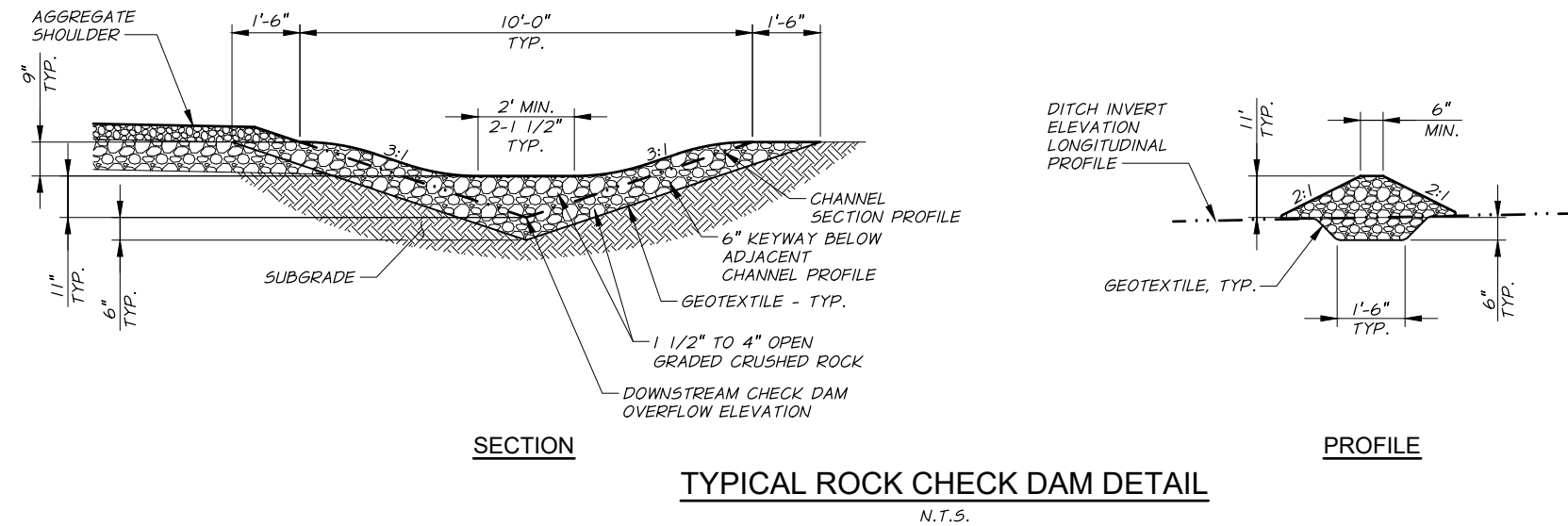
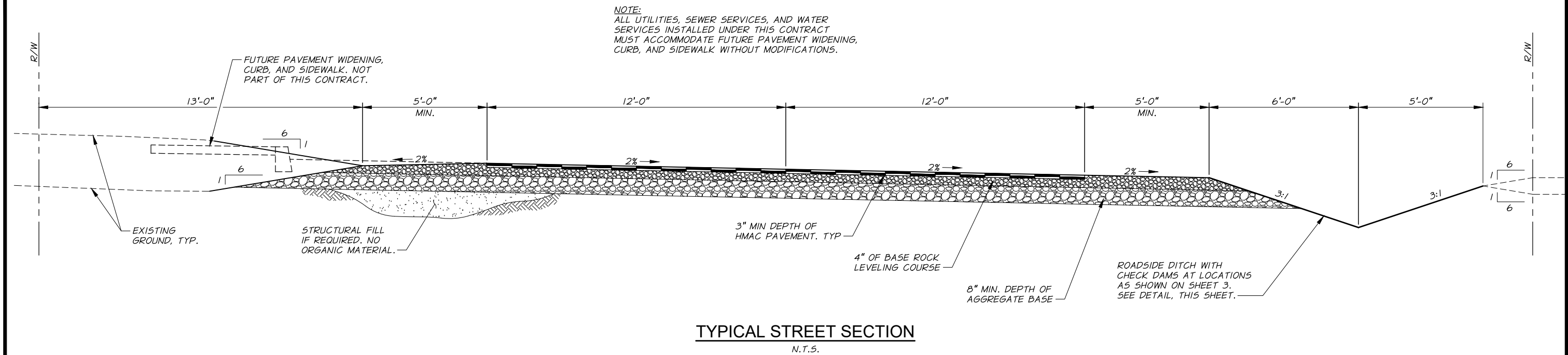
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2. CONTRACTOR TO COORDINATE POTENTIAL SERVICE INTERRUPTIONS PER THE GENERAL REQUIREMENTS, "COOPERATION WITH AREA RESIDENTS".
3. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY PUMPS, ENGINES, PIPES, STRUCTURES, AND TRAFFIC CONTROL REQUIRED FOR BYPASS PUMPING, SEE TECHNICAL SPECIFICATIONS.
4. PRIOR TO CIPP LINING OF SEWER MAIN, THE CONTRACTOR SHALL VIDEO INSPECT ENTIRE CIPP SEWER MAIN LINING LENGTH AND VERIFY SERVICE LINE CONNECTION LOCATIONS.
5. THE CONTRACTOR SHALL COORDINATE SEWER SERVICE WITH PROPERTY OWNERS AND SHALL PROVIDE A MEANS TO KEEP RAW SEWAGE OUT OF THE WORK AREA BY USE OF TEMPORARY PLUGS, "HONEY BUCKETS", OR OTHER METHODS AS MAY BE REQUIRED. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S METHODS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. FOLLOWING CIPP LINING OF SEWER MAIN, ALL SEWER SERVICE LATERAL CONNECTIONS TO THE MAIN SHALL BE RESTORED, SEE TECHNICAL SPECIFICATIONS.
7. FOLLOWING CIPP REPAIRS THE REPAIRED MAIN LINE SHALL BE INSPECTED BY VIDEO TO CONFIRM NO DEBRIS HAS BEEN LEFT IN PIPE AND WORK HAS BEEN COMPLETED PER THE TECHNICAL SPECIFICATIONS.
8. ALL REPAIRS SHALL BE WATERTIGHT.

			3000306090 SCALE IN FEET		FOR REVIEW ONLY NOT FOR CONSTRUCTION	andersonperry & associates, inc. engineering • surveying • natural resources	CITY OF CONDON	SHEET	
							HOUSING INFRASTRUCTURE IMPROVEMENTS		
							BALL FIELD HOUSING		6
							CURED-IN-PLACE PIPE PLAN		

REVISION	BY	DATE
DESIGNED BY B. LEDBETTER		JOB NUMBER 977-70/73
DRAWN BY P. RICHARDSON		DATE 2021
REVIEWED BY B. WININGER		ACAD FILE: 977-73-060C_104PLN.dwg
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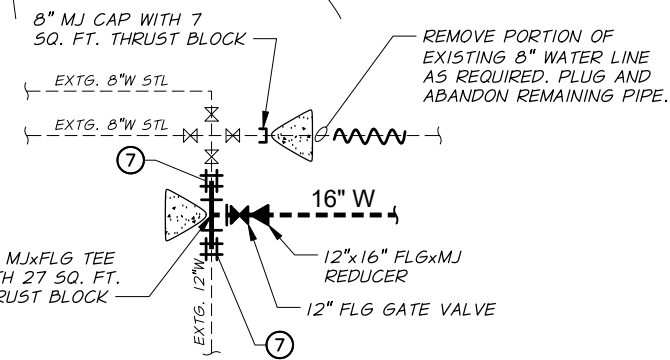
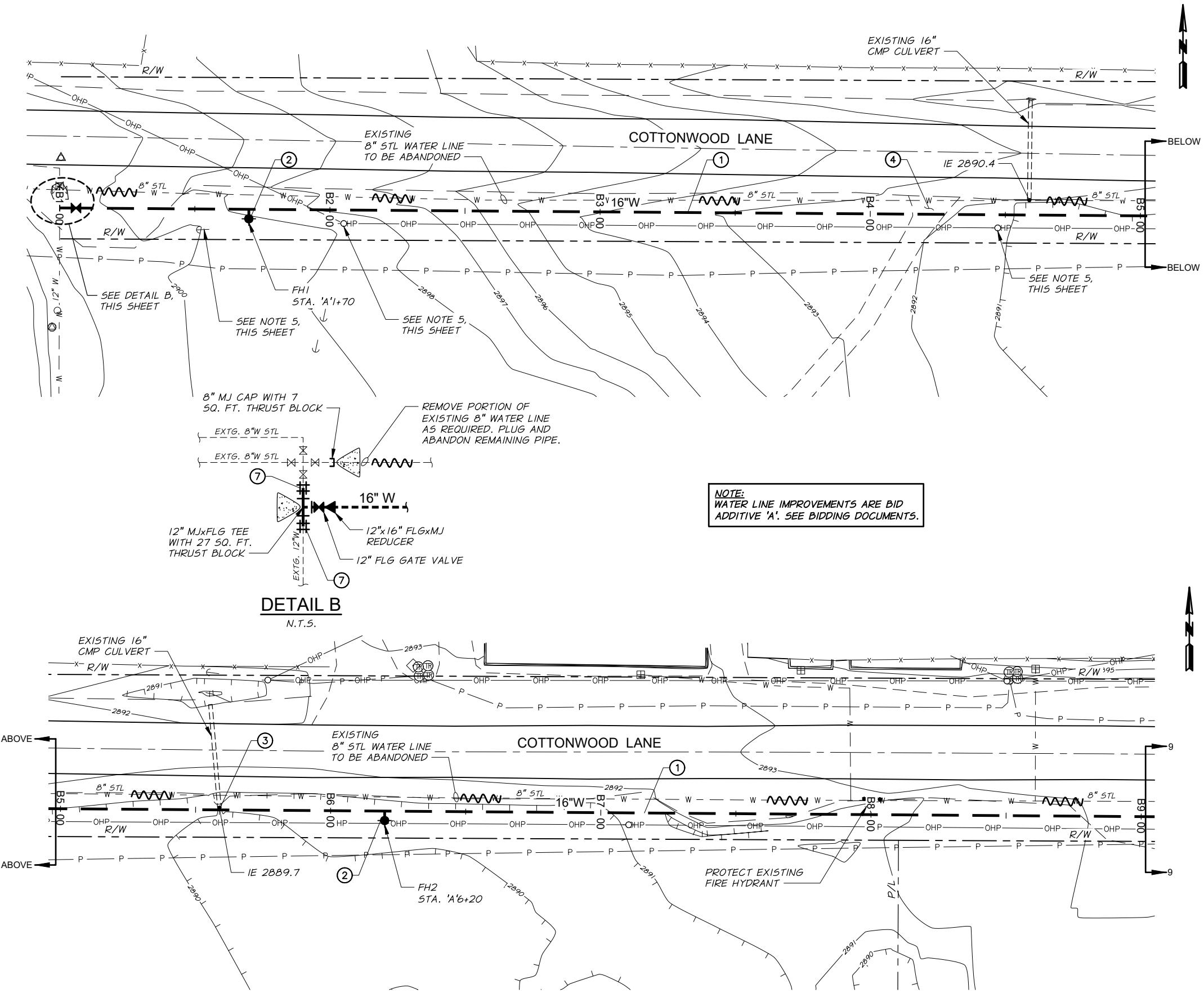
					FOR REVIEW ONLY NOT FOR CONSTRUCTION	 anderson perry & associates, inc. engineering • surveying • natural resources	CITY OF CONDON HOUSING INFRASTRUCTURE IMPROVEMENTS		SHEET 7
							BALL FIELD HOUSING E. MCKINLEY ST. TYPICAL SECTIONS		
REVISION		BY	DATE	JOB NUMBER 977-70/73			DATE 2021		
DESIGNED BY <i>B. LEDBETTER</i>				ACAD FILE: 977-73-060C_301SEC.dwg			COPYRIGHT 2021 BY ANDERSON PERRY & ASSOC., INC.		
DRAWN BY <i>P. RICHARDSON</i>									
REVIEWED BY <i>B. WININGER</i>									

WORK ITEMS

- 1 NEW 16-INCH PVC WATER LINE.
- 2 FIRE HYDRANT AND AUXILIARY VALVE, LOCATION TO BE CONFIRMED BY OWNER. SEE DETAIL SHEET 17.
- 3 REMOVE CULVERT END AS REQUIRED FOR WATER LINE INSTALLATION. EXTEND CULVERT A MIN. OF 2'-0" SOUTH OF NEW 16-INCH PVC WATER LINE.
- 4 RESTORE EXISTING GRAVEL DRIVEWAY AS REQUIRED TO EQUAL OR BETTER CONDITION.
- 5 NEW 1-INCH WATER SERVICE LINE AND NEW WATER METER. CONNECT EXISTING WATER SERVICE LINE AS REQUIRED.
- 6 NEW 12-INCH WATER LINE.
- 7 CONNECT TO EXISTING WATER LINE, USE FITTINGS AS REQUIRED.

NOTES

- 1. THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVEGROUND EVIDENCE AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVEGROUND EVIDENCE WAS OBSERVED. EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE CERTIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
- 2. CONTRACTOR SHALL POTHOLE EXISTING WATER LINE AND/OR SEWER LINE TO VERIFY EXACT LOCATION, DEPTH, AND/OR TYPE OF PIPE AS NECESSARY PRIOR TO CONSTRUCTION.
- 3. THE CONTRACTOR SHALL VERIFY A SAFE BEARING LOAD OF 1500 LB/SQ. FT. AT EACH THRUST BLOCK LOCATION PRIOR TO CONSTRUCTION. MODIFICATIONS TO THRUST BLOCK BEARING AREAS BASED ON ACTUAL FIELD CONDITIONS MUST BE SUBMITTED TO THE CITY ENGINEER PRIOR TO CONSTRUCTION.
- 4. COORDINATE POTENTIAL SERVICE INTERRUPTIONS PER THE GENERAL REQUIREMENTS, "COOPERATION WITH AREA RESIDENTS".
- 5. CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR UTILITY POLE STABILIZATION DURING EXCAVATION WITHIN 15 FEET OF UTILITY POLE EMBEDMENT AND GUY WIRE ANCHORS.



NOTE:
WATER LINE IMPROVEMENTS ARE BID
ADDITIVE 'A'. SEE BIDDING DOCUMENTS.

REVISION		BY	DATE	20 0 20 40 60 SCALE IN FEET		FOR REVIEW ONLY NOT FOR CONSTRUCTION	 engineering • surveying • natural resources	CITY OF CONDON HOUSING INFRASTRUCTURE IMPROVEMENTS	FAIRVIEW DRIVE HOUSING COTTONWOOD LANE WATER LINE PLAN STA. B1+00 TO STA. B9+00	SHEET 8
DESIGNED BY B. LEDBETTER				JOB NUMBER 977-70/73 DATE 2021						
DRAWN BY L. WILLHITE / P. RICHARDSON				ACAD FILE: 977-70-060C-110PLN_WATR.dwg						
REVIEWED BY B. WININGER				COPYRIGHT 2021 BY ANDERSON PERRY & ASSOC., INC.						

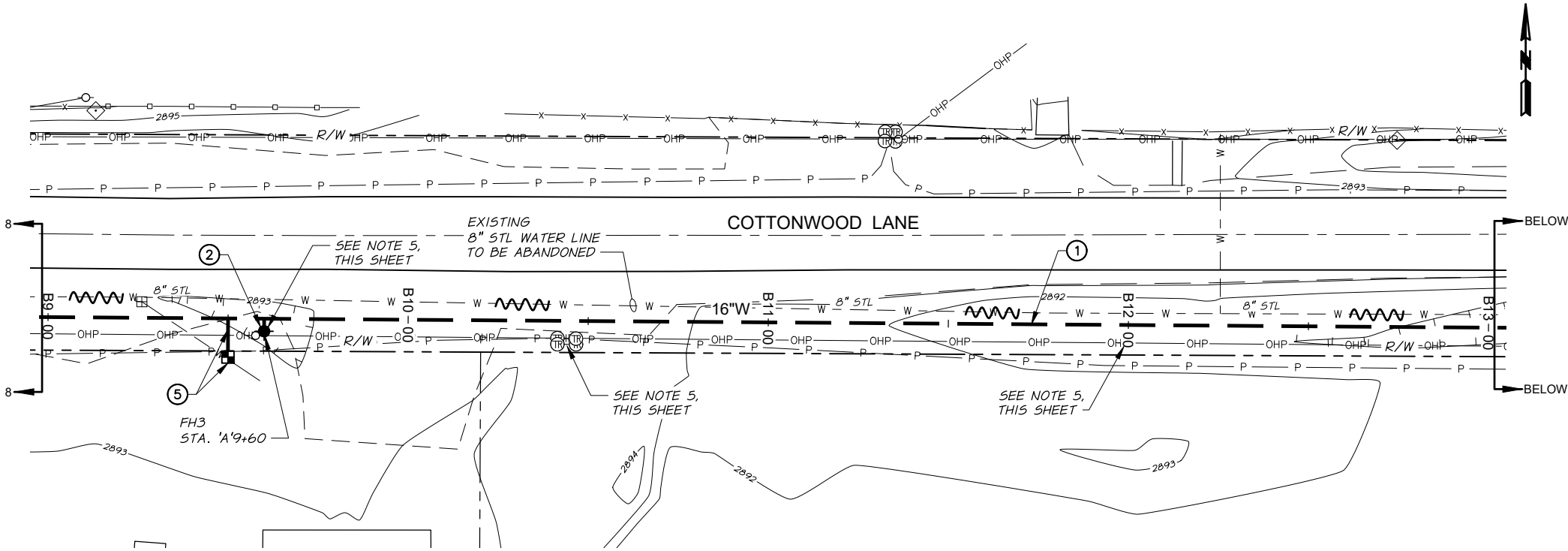
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WORK ITEMS

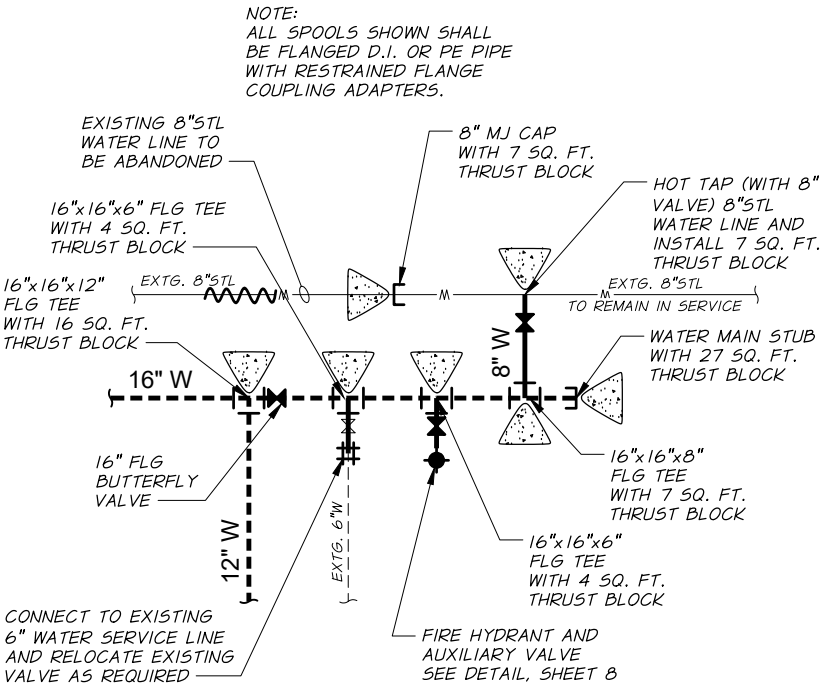
- 1
- NEW 16-INCH PVC WATER LINE.
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- FIRE HYDRANT AND AUXILIARY VALVE, LOCATION TO BE CONFIRMED BY OWNER. SEE DETAIL SHEET 17.
- 3
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- 6
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- 7
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NOTES

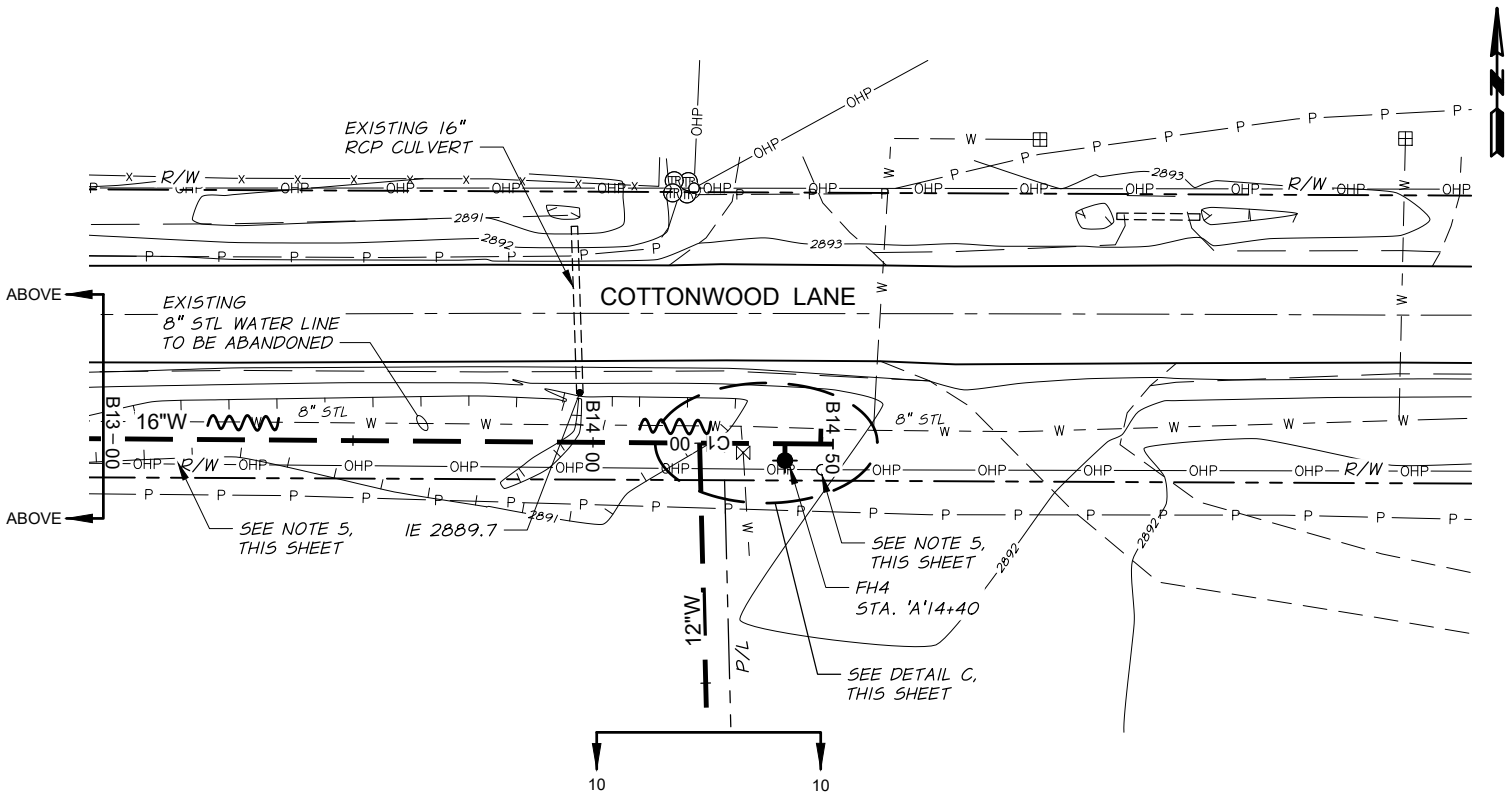
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DETAIL C
N.T.S.



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						 SCALE IN FEET		
REVISION			BY	DATE				
DESIGNED BY <i>B. LEDBETTER</i>						JOB NUMBER <i>977-70/73</i>		DATE <i>2021</i>
DRAWN BY <i>L. WILLHITE / P. RICHARDSON</i>						ACAD FILE: <i>977-70-060C-111PLN_WATR.dwg</i>		
REVIEWED BY <i>B. WININGER</i>						COPYRIGHT 2021 BY ANDERSON PERRY & ASSOC., INC.		

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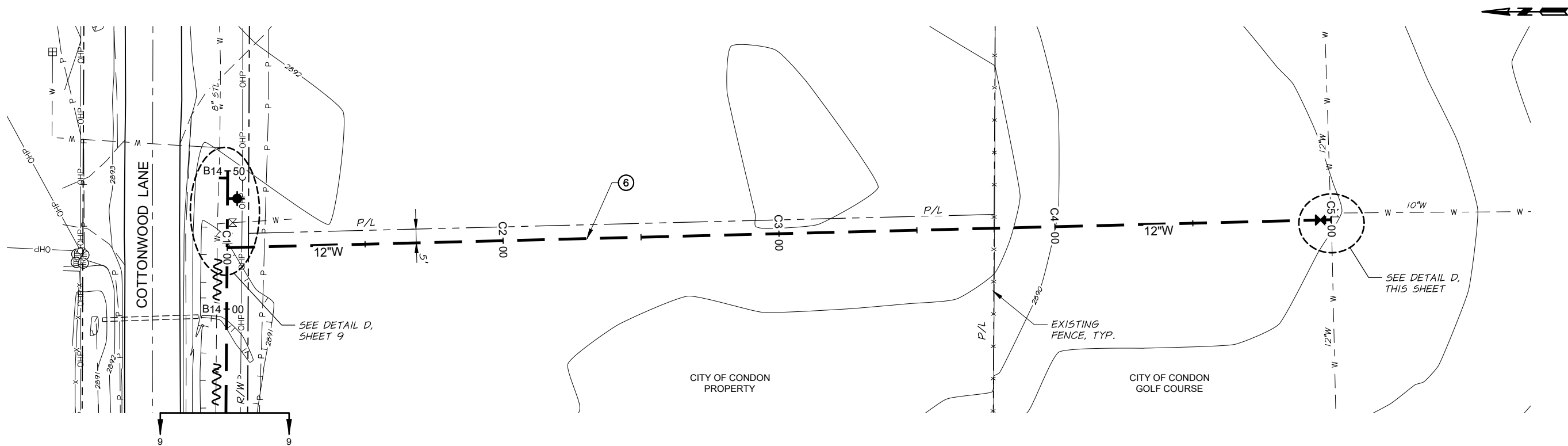
CITY OF CONDON
HOUSING INFRASTRUCTURE IMPROVEMENTS

FAIRVIEW DRIVE HOUSING
COTTONWOOD LANE WATER LINE PLAN
STA. B9+00 TO STA. B14+50

SHEET

9

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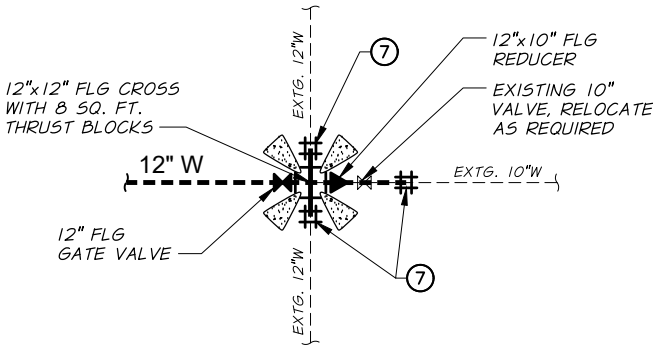
NOTE:
WATER LINE IMPROVEMENTS ARE BID
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DETAIL D
N.T.S.

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WORK ITEMS

- 1

CONNECT NEW 8" SEWER MAIN TO EXISTING MANHOLE AS REQUIRED. SEE DETAIL SHEET 19.
- 2

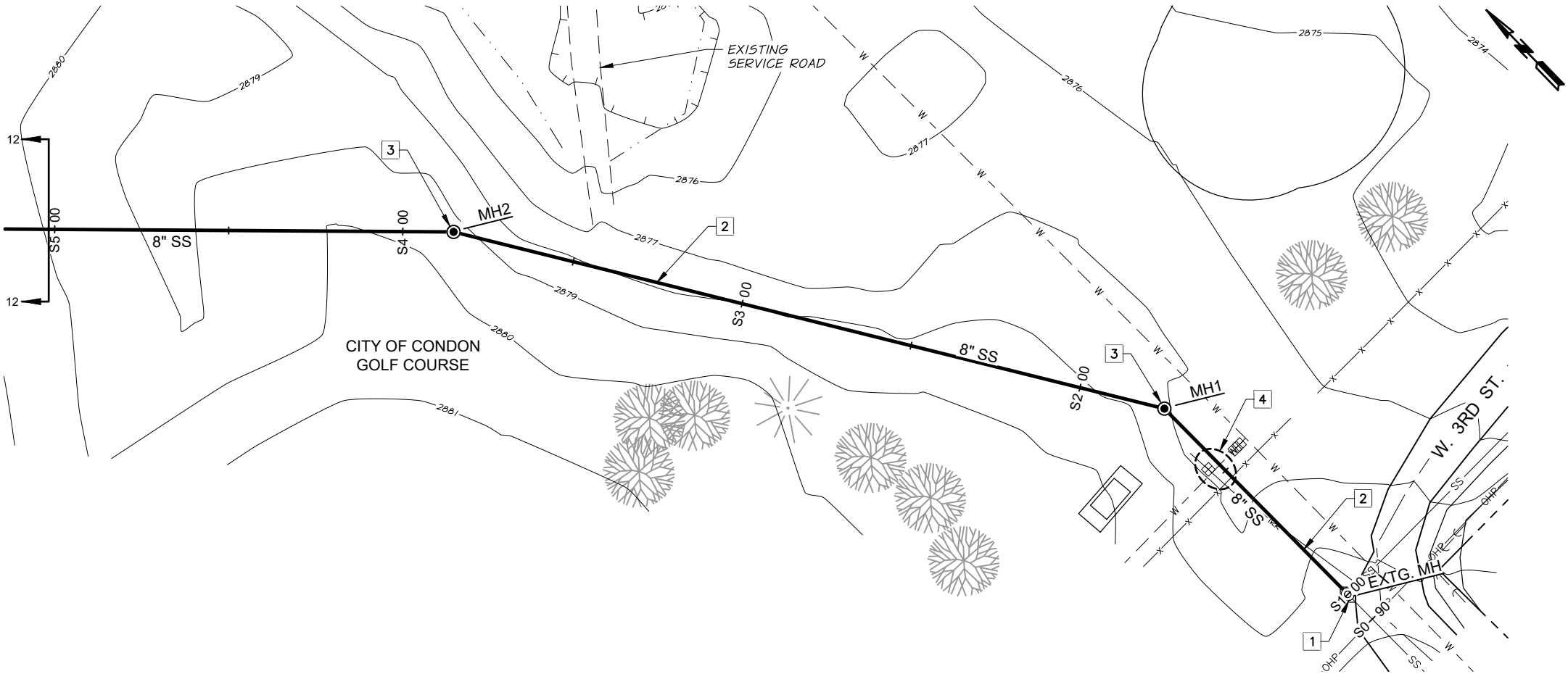
INSTALL NEW 8" SANITARY SEWER MAIN. SEE TECHNICAL SPECIFICATIONS, "SANITARY SEWER LINES".
- 3

INSTALL NEW MANHOLE. SEE DETAIL SHEET 19.
- 4

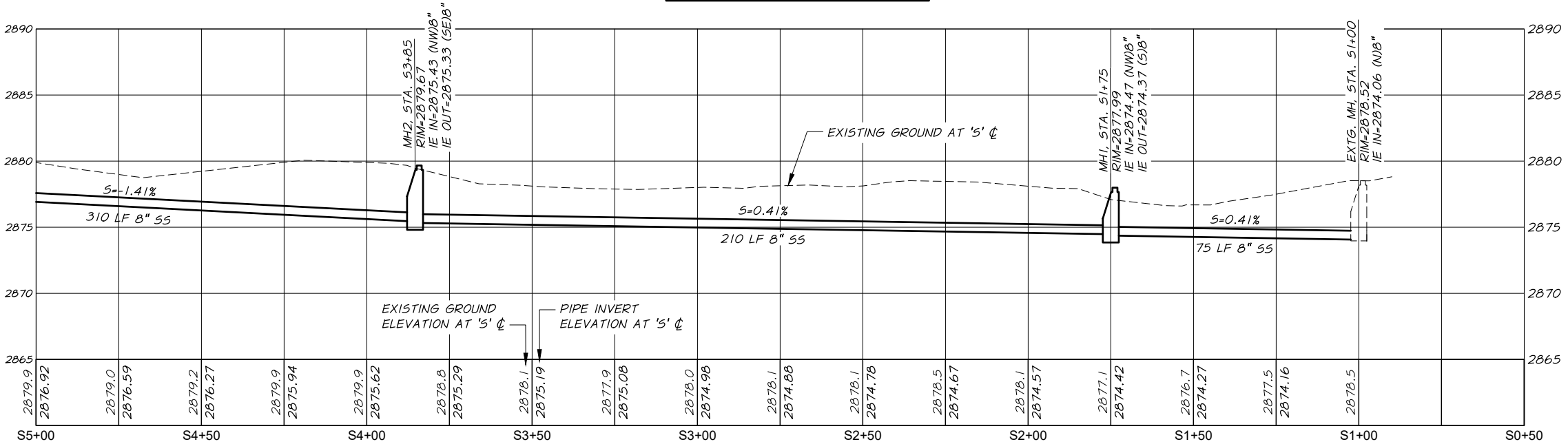
PROTECT EXISTING WATER SERVICE LINE. THE CONTRACTOR SHALL RELOCATE WATER SERVICE LINE IF IT CONFLICTS WITH NEW SEWER MAIN ALIGNMENT.

NOTES

1. THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVEGROUND EVIDENCE AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVEGROUND EVIDENCE WAS OBSERVED. EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE CERTIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
2. CONTRACTOR SHALL POTHOLE EXISTING WATER LINE AND/OR SEWER LINE TO VERIFY EXACT LOCATION, DEPTH, AND/OR TYPE OF PIPE AS NECESSARY PRIOR TO CONSTRUCTION.



NOTE:
SEWER LINE IMPROVEMENTS ARE BID
ADDITIVE 'B'. SEE BIDDING DOCUMENTS.



REVISION		BY	DATE
DESIGNED BY	B. LEDBETTER		
DRAWN BY	L. WILLHITE / P. RICHARDSON		
REVIEWED BY	B. WININGER		

20 0 20 40 60 HORZ. SCALE IN FEET	
5 0 5 10 15 VERT. SCALE IN FEET	
JOB NUMBER	977-70/73
DATE	2021
ACAD FILE:	977-70-060C-103PP_SEWR.dwg
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CITY OF CONDON
HOUSING INFRASTRUCTURE IMPROVEMENTS

FAIRVIEW DRIVE HOUSING
SEWER LINE PLAN AND PROFILE
STA. S1+00 TO STA. S5+00

SHEET

11

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WORK ITEMS

- 1

CONNECT NEW 8" SEWER MAIN TO EXISTING MANHOLE AS REQUIRED. SEE DETAIL SHEET 19.
- 2

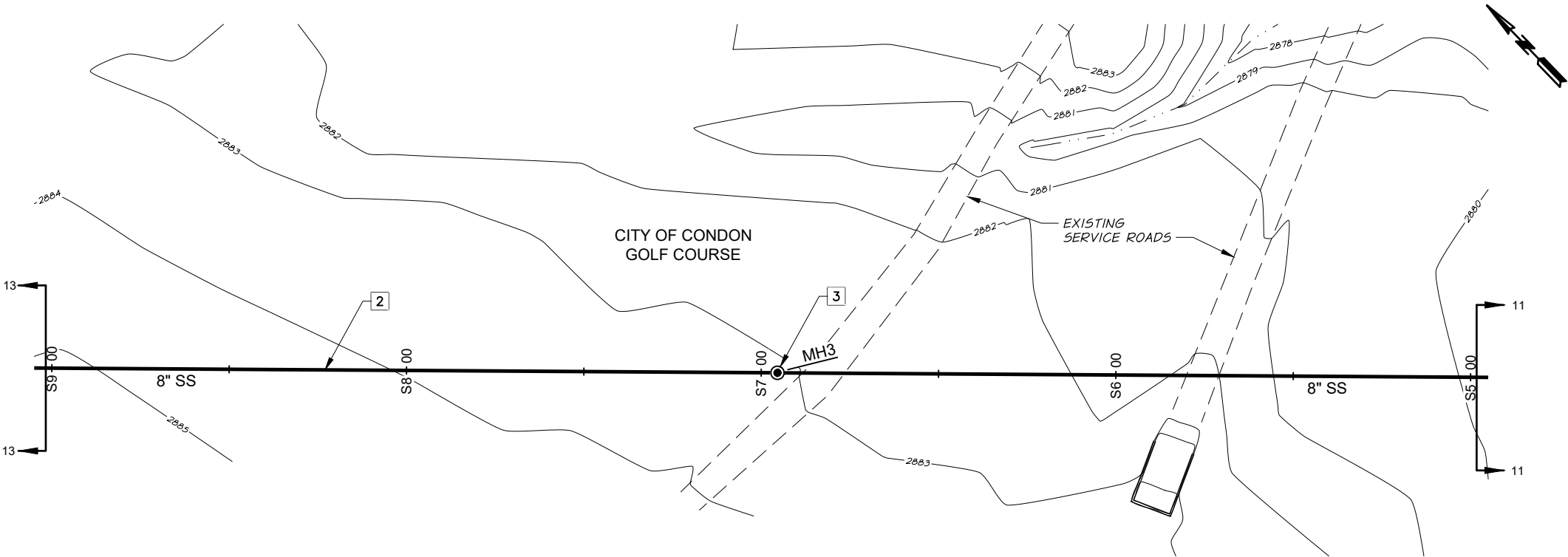
INSTALL NEW 8" SANITARY SEWER MAIN. SEE TECHNICAL SPECIFICATIONS, "SANITARY SEWER LINES".
- 3

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- 4

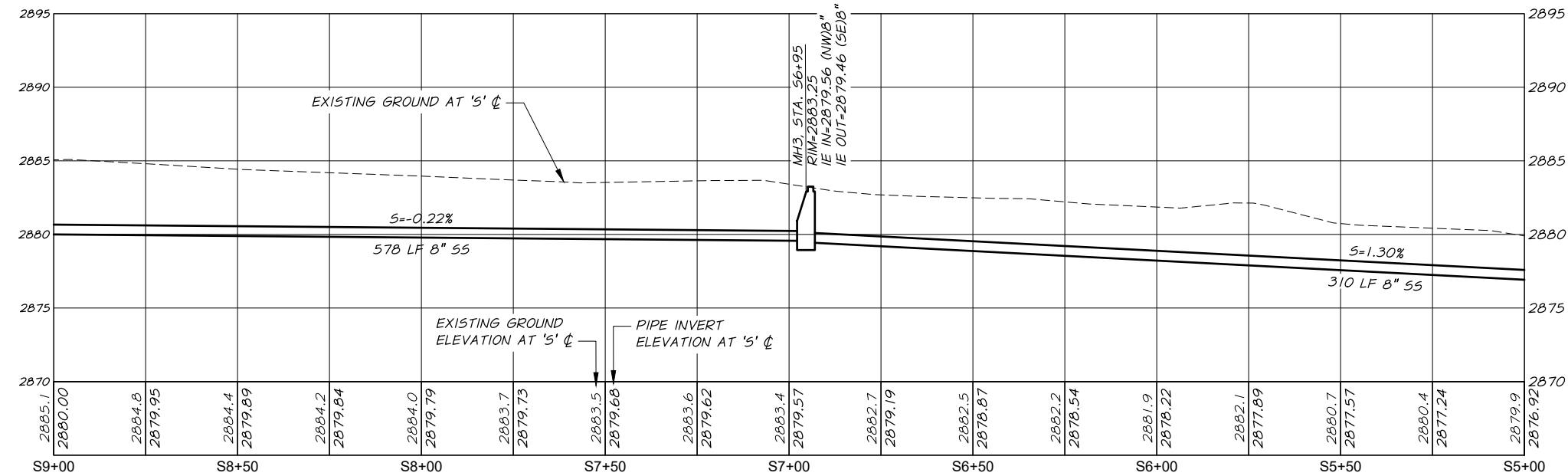
PROTECT EXISTING WATER SERVICE LINE. THE CONTRACTOR SHALL RELOCATE WATER SERVICE LINE IF IT CONFLICTS WITH NEW SEWER MAIN ALIGNMENT.

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NOTE:
SEWER LINE IMPROVEMENTS ARE BID
ADDITIVE 'B'. SEE BIDDING DOCUMENTS.



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REVISION		BY	DATE	20 0 20 40 60 HORZ. SCALE IN FEET		FOR REVIEW ONLY NOT FOR CONSTRUCTION		CITY OF CONDON HOUSING INFRASTRUCTURE IMPROVEMENTS	SHEET 12
DESIGNED BY B. LEDBETTER				5 0 5 10 15 VERT. SCALE IN FEET					
DRAWN BY L. WILLHITE / P. RICHARDSON				JOB NUMBER 977-70/73 DATE 2021					
REVIEWED BY B. WININGER				ACAD FILE: 977-70-060C-102PP_SEWR.dwg					
COPYRIGHT 2021 BY ANDERSON PERRY & ASSOC., INC.						FAIRVIEW DRIVE HOUSING SEWER LINE PLAN AND PROFILE STA. S5+00 TO STA. S9+00			

WORK ITEMS

- 1

CONNECT NEW 8" SEWER MAIN TO EXISTING MANHOLE AS REQUIRED. SEE DETAIL SHEET 19.
- 2

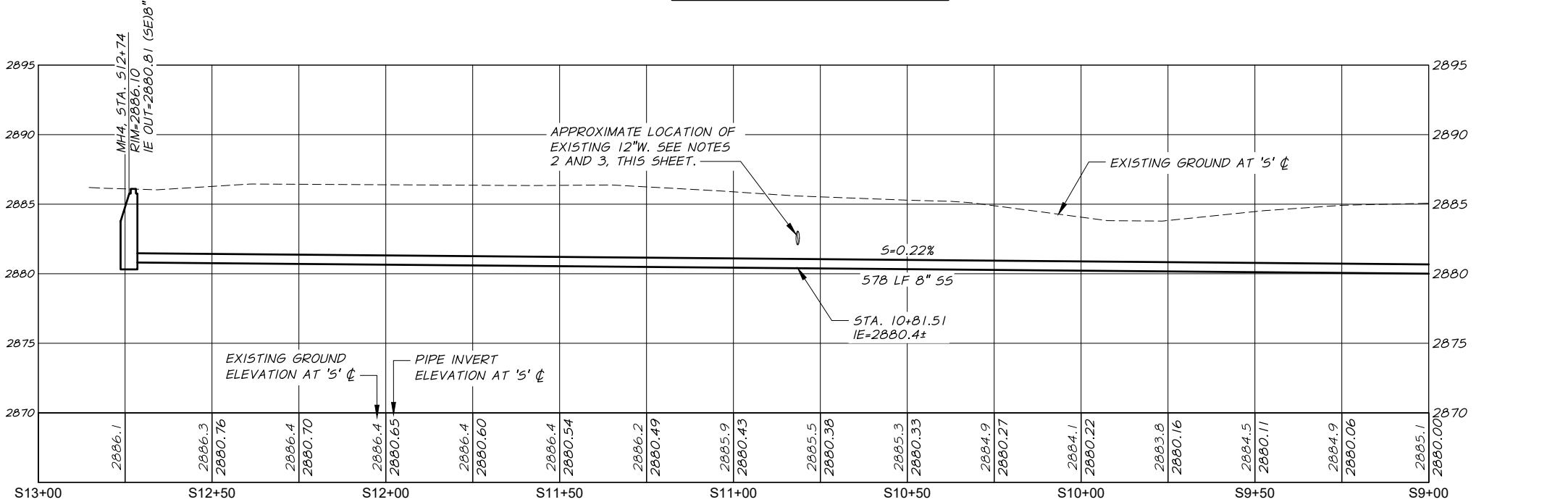
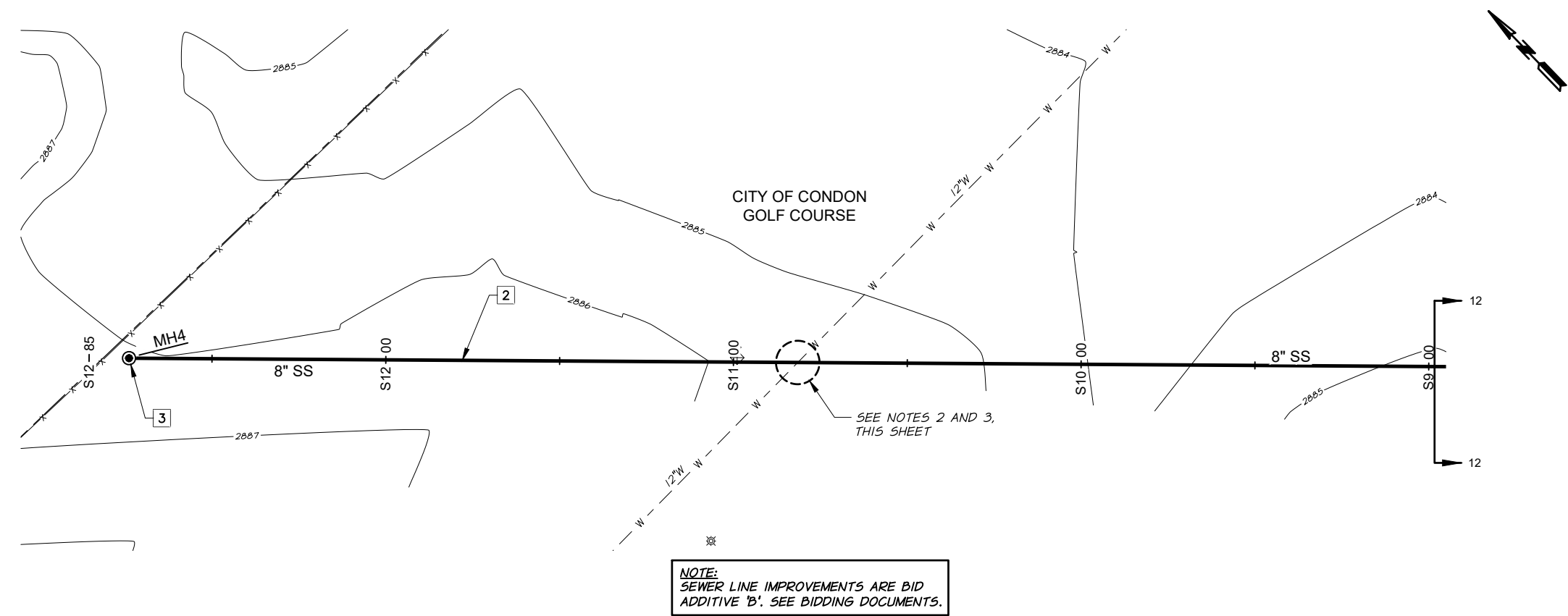
INSTALL NEW 8" SANITARY SEWER MAIN. SEE TECHNICAL SPECIFICATIONS, "SANITARY SEWER LINES".
- 3

INSTALL NEW MANHOLE. SEE DETAIL SHEET 19.
- 4

PROTECT EXISTING WATER SERVICE LINE. THE CONTRACTOR SHALL RELOCATE WATER SERVICE LINE IF IT CONFLICTS WITH NEW SEWER MAIN ALIGNMENT.

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2. CONTRACTOR SHALL POTHOLE EXISTING WATER LINE AND/OR SEWER LINE TO VERIFY EXACT LOCATION, DEPTH, AND/OR TYPE OF PIPE AS NECESSARY PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY A SAFE BEARING LOAD OF 1500 LB/SQ. FT. AT EACH THRUST BLOCK LOCATION PRIOR TO CONSTRUCTION. MODIFICATIONS TO THRUST BLOCK BEARING AREAS BASED ON ACTUAL FIELD CONDITIONS MUST BE SUBMITTED TO THE CITY ENGINEER PRIOR TO CONSTRUCTION.



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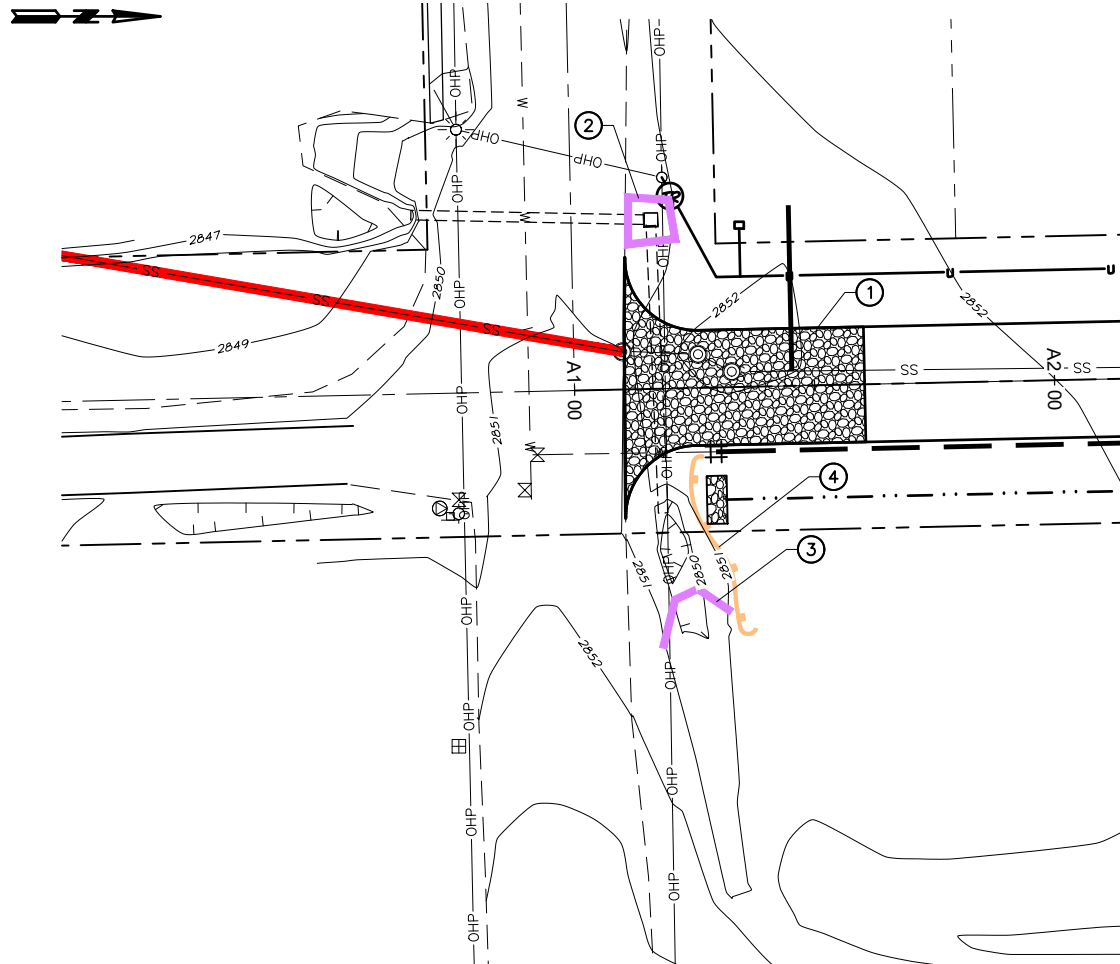
REVISION		BY	DATE	JOB NUMBER 977-70/73 DATE 2021		FOR REVIEW ONLY NOT FOR CONSTRUCTION		CITY OF CONDON HOUSING INFRASTRUCTURE IMPROVEMENTS	FAIRVIEW DRIVE HOUSING SEWER LINE PLAN AND PROFILE STA. S9+00 TO STA. S12+85	SHEET 13
DESIGNED BY B. LEDBETTER				ACAD FILE: 977-70-060C-101PP_SEWR.dwg						
DRAWN BY L. WILLHITE / P. RICHARDSON				COPYRIGHT 2021 BY ANDERSON PERRY & ASSOC., INC.						

ESC WORK ITEMS

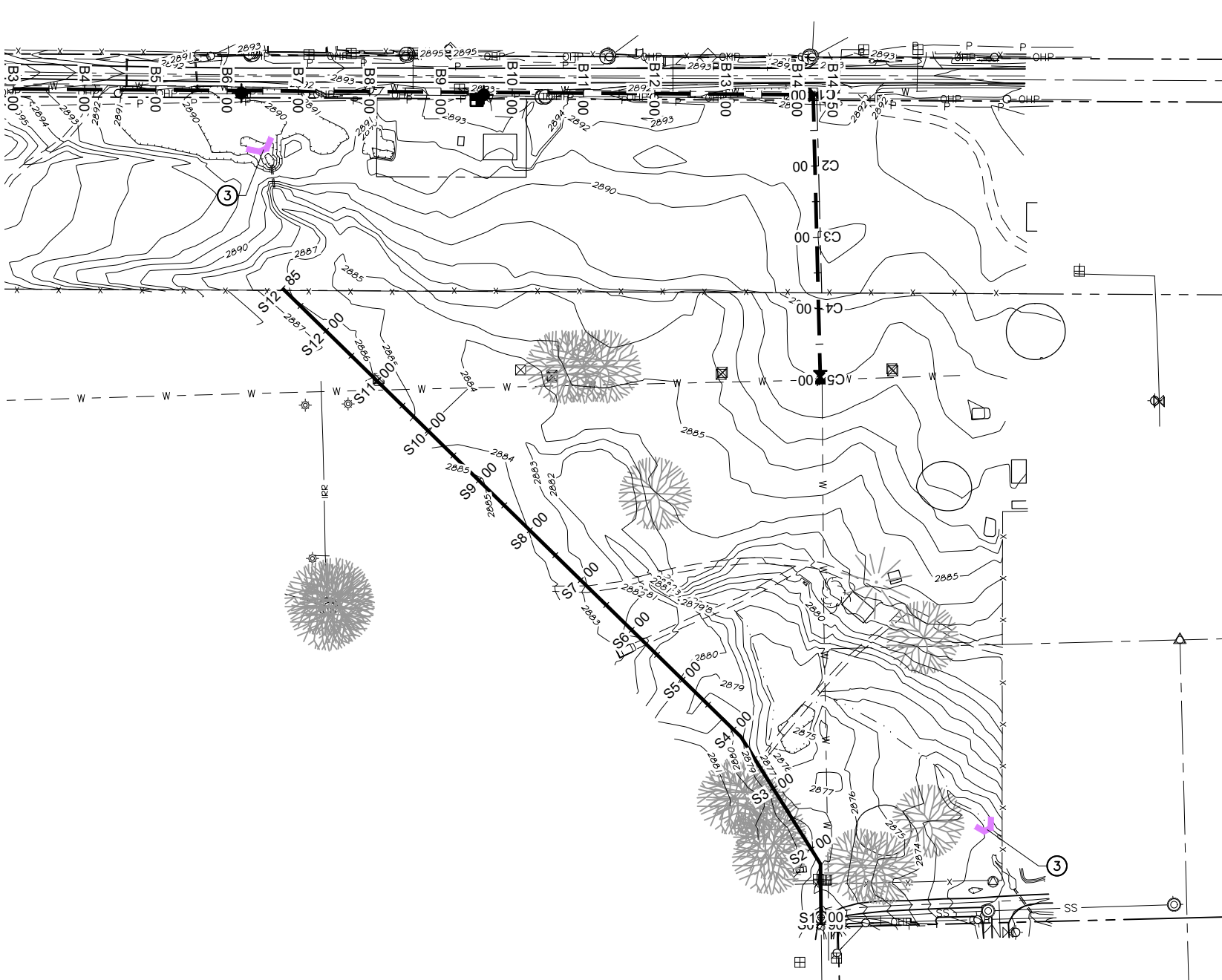
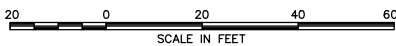
- 1 CONSTRUCTION ENTRANCE. SEE DETAIL, SHEET 15.
- 2 CATCH BASIN INLET PROTECTION. SEE INLET PROTECTION, SHEET 15.
- 3 CULVERT INLET PROTECTION. SEE COMPOST SOCK CHECK DAM DETAIL, SHEET 15.
- 4 SEDIMENT FENCE, SEE DETAIL, SHEET 15.

NOTES

- 1. THE LOCATIONS OF THE ESC ELEMENTS SHOWN ARE SCHEMATIC IN NATURE. IF THE CONTRACTOR CHOOSES TO REVISE THE LOCATION OF ELEMENTS SHOWN BASED ON THE SEQUENCE OF CONSTRUCTION, PREFERRED SITE ACCESS, OR ANY OTHER REASON, THE CONTRACTOR MUST DO SO IN A MANNER THAT PROTECTS THE STORMWATER FACILITIES SHOWN IN AN EQUAL MANNER OR MAINTAINS SEDIMENT ONSITE.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED EROSION CONTROL PROCEDURES. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL SITE RUNOFF AND MINIMUM SEDIMENTATION INTO THE SURROUNDING DRAINAGE, INCLUDING, BUT NOT LIMITED TO SILT FENCING, MULCHING, EROSIONS CONTROL MATTING, ETC. ANY VIOLATIONS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE BORNE SOLELY BY THE CONTRACTOR AT NO COST TO THE OWNER.

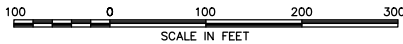


BALL FIELD HOUSING



FAIRWAY DRIVE HOUSING

(BID ADDITIVES 'A' AND 'B')



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NOT FOR CONSTRUCTION



CITY OF CONDON
HOUSING INFRASTRUCTURE IMPROVEMENTS

EROSION AND SEDIMENT CONTROL PLAN

SHEET

14

REVISION		BY	DATE	
DESIGNED BY <i>B. LEDBETTER</i>				JOB NUMBER <i>977-70/73</i>
DRAWN BY <i>P. RICHARDSON</i>				DATE <i>2021</i>
REVIEWED BY <i>B. WININGER</i>				ACAD FILE: <i>977-70-060C-113EPLN.dwg</i>
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EROSION CONTROL GENERAL NOTES

1.

INSTALL SEDIMENTATION CONTROL FACILITIES SHOWN ON FIGURES 4 THROUGH 9 OF THESE DRAWINGS PRIOR TO PERFORMING CONSTRUCTION ACTIVITIES.
2.

PERFORM REQUIRED MAINTENANCE ON THE SEDIMENTATION CONTROL FACILITIES ON A REGULAR BASIS DURING CONSTRUCTION IN ORDER TO MAINTAIN THE SEDIMENT CAPTURING AND FILTRATION CAPACITY OF THE FACILITIES. THIS SHALL INCLUDE BUT NOT BE LIMITED TO REMOVING SEDIMENT BUILD UP AS REQUIRED BY THE ENGINEER, REPAIRING AND/OR REPLACING DAMAGED FACILITIES AS NEEDED, REGULAR INSPECTION OF FACILITIES FOR GAPS, HOLES OR LOSS OF CONTROL FACILITIES AND REPLACEMENTS AS REQUIRED, AND INSPECTION, REPLACEMENT, REPAIR, ETC. AFTER PRECIPITATION EVENTS. THE INTEGRITY OF THE SEDIMENTATION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETED WITHIN THE COVERAGE OF THE SEDIMENTATION CONTROL FACILITY.
3.

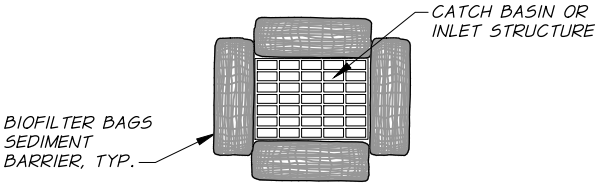
UNLESS REQUIRED OTHERWISE, ONCE CONSTRUCTION IS COMPLETED WITHIN THE COVERAGE OF THE SEDIMENTATION CONTROL FACILITIES, REMOVE ALL SEDIMENT BUILD UP AND DISPOSE OF SEDIMENT AS REQUIRED BY THE ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE AND DISPOSE OF SEDIMENTATION CONTROL FACILITIES OFF SITE. THE AREA OF REMOVAL SHALL THEN BE RESTORED TO MATCH ADJACENT GRADES AND NATURAL SURFACE RESTORATION PERFORMED.
4.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY ADJUSTMENTS TO THE LOCATION OF SEDIMENTATION CONTROL FACILITIES AS REQUIRED IN ORDER TO PERFORM OTHER CONSTRUCTION ACTIVITIES IN CONFLICT. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR RELOCATING SEDIMENTATION CONTROL FACILITIES TO THEIR ORIGINAL POSITION IF REQUIRED ONCE CONFLICTING CONSTRUCTION IS COMPLETED.
5.

CONTRACTOR SHALL CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AS REQUIRED TO PREVENT TRACKING OF MUD OR OTHER CONSTRUCTION DEBRIS ONTO EXISTING STREETS AND NEWLY PAVED AREAS.
6.

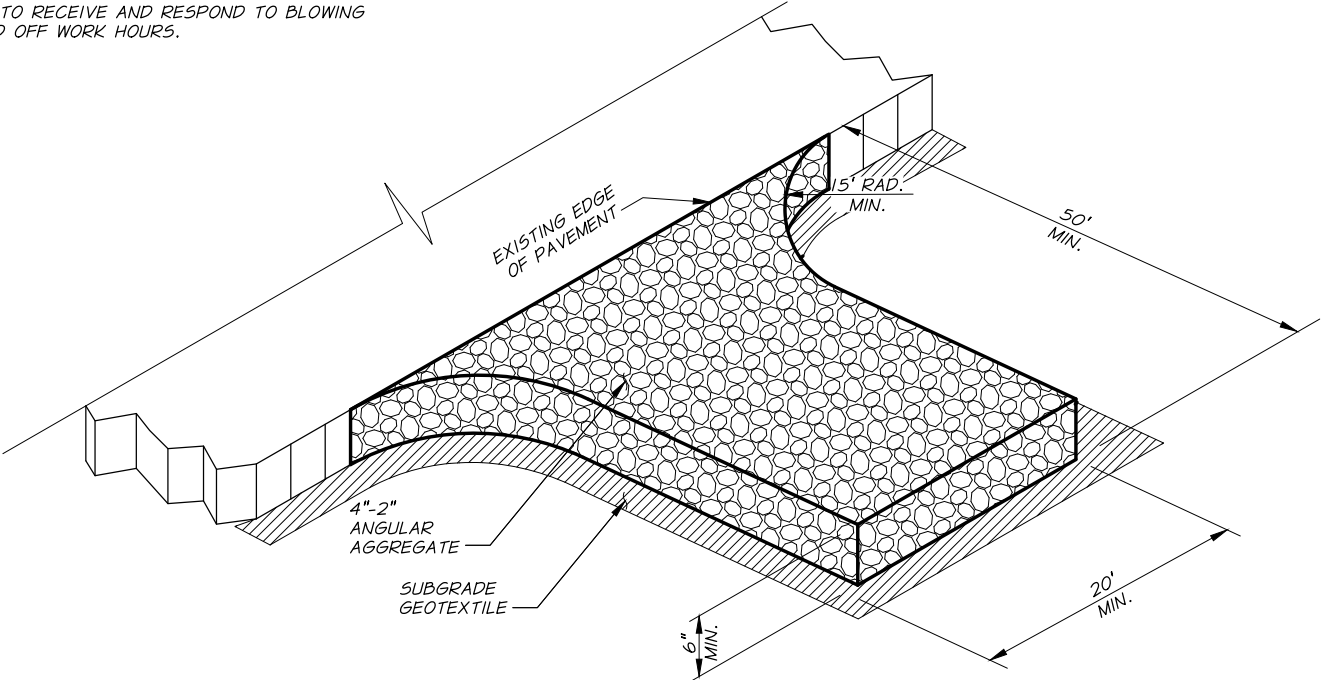
THE CONTRACTOR SHALL ERECT AND MAINTAIN A CONCRETE WASHOUT FACILITY THROUGHOUT THE DURATION OF THE PROJECT.
7.

WATER THE SITE AS REQUIRED TO CONTROL WIND BLOWN DUST. PROVISIONS SHALL BE IN PLACE TO WATER THE SITE ON WEEKENDS AND HOLIDAYS SHOULD THE NEED ARISE. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A CONTACT NAME AND PHONE NUMBER TO RECEIVE AND RESPOND TO BLOWING DUST COMPLAINTS DURING WORK AND OFF WORK HOURS.



INLET PROTECTION

N.T.S.



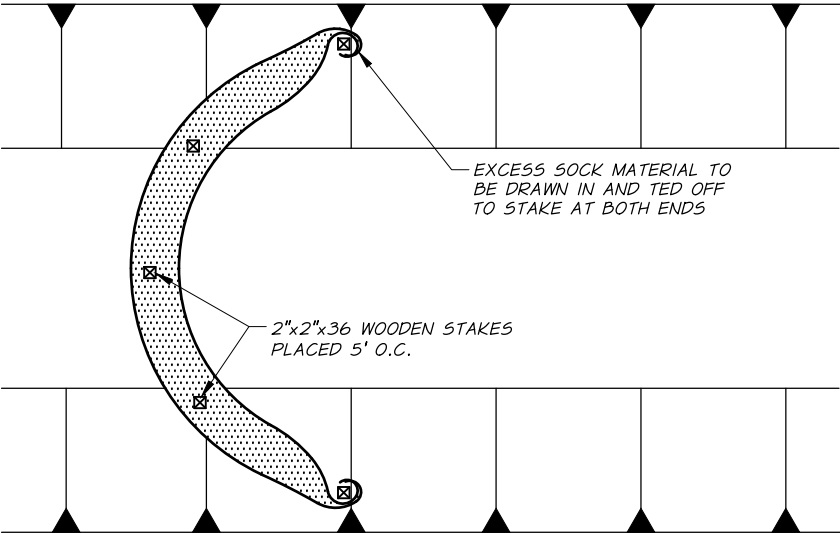
- NOTES:
1.

USE WHERE ACCESSING PAVED ROADS AS REQUIRED TO PREVENT TRACKING.
2.

TURN RADIUS ONLY REQUIRED ON SIDES OF ENTRANCE IN THE DIRECTION TRUCK TRAFFIC WILL BE TURNING. RADIUSES TO MATCH TRUCK OFFTRACKING.

CONSTRUCTION ENTRANCE DETAIL

N.T.S.



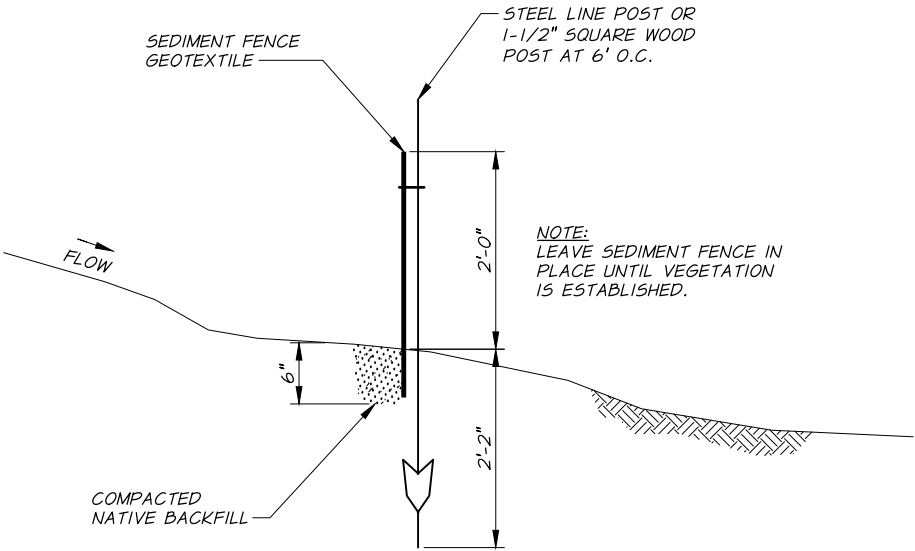
- NOTES:
1.

SIZE TO SUIT FIELD CONDITIONS 8" TO 18" TYPICAL.
2.

SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 OF THE HEIGHT OF THE DAM CREST, AND PRIOR TO REMOVAL OF THE CHECK DAM

COMPOST SOCK CHECK DAM

N.T.S.



- NOTE:
- INSTALL SILT FENCE CONTINUOUS WITHOUT GAPS FOR LENGTH OF SEDIMENTATION CONTROL FACILITIES SHOWN.

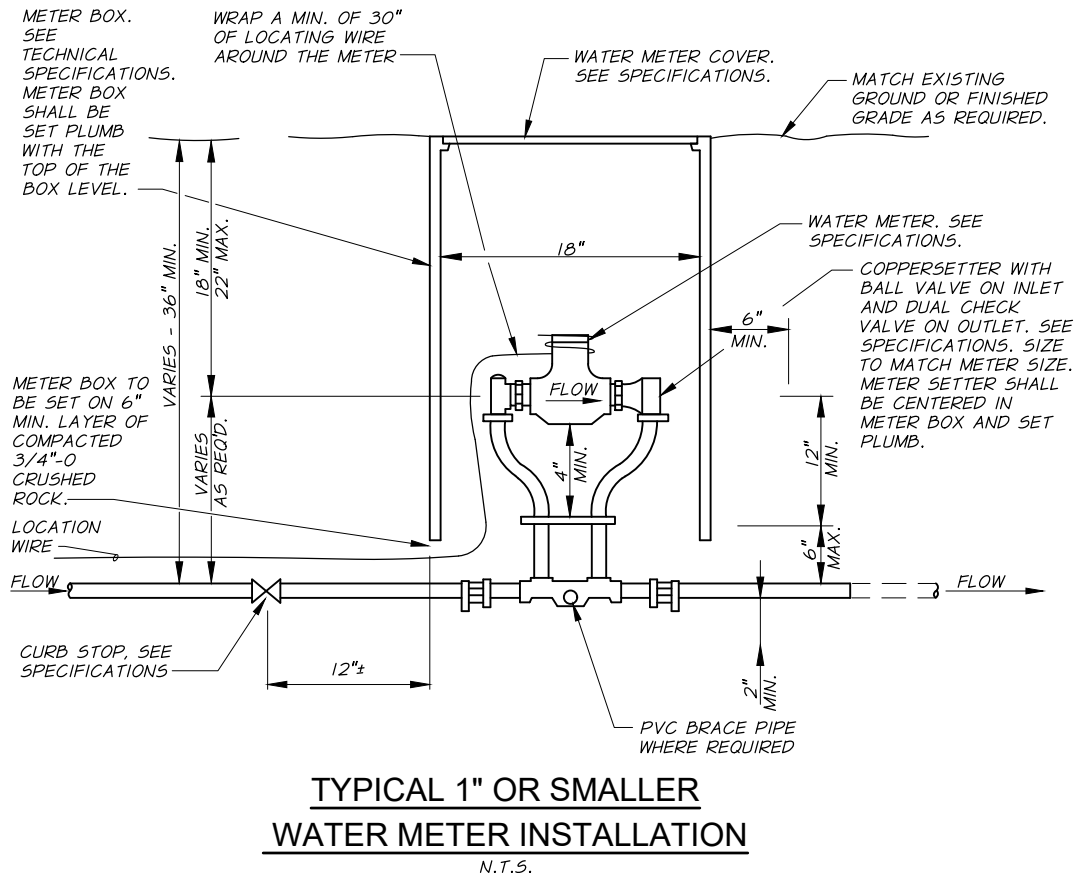
SEDIMENT FENCE, UNSUPPORTED

N.T.S.

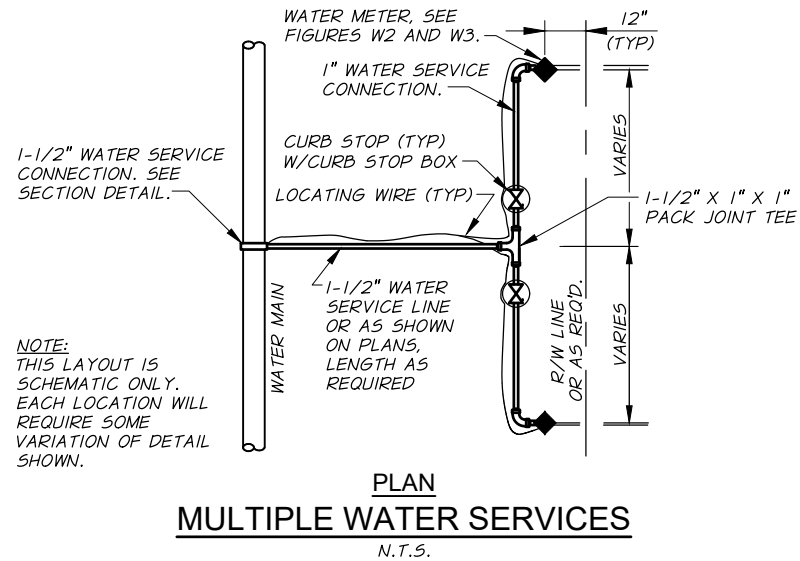
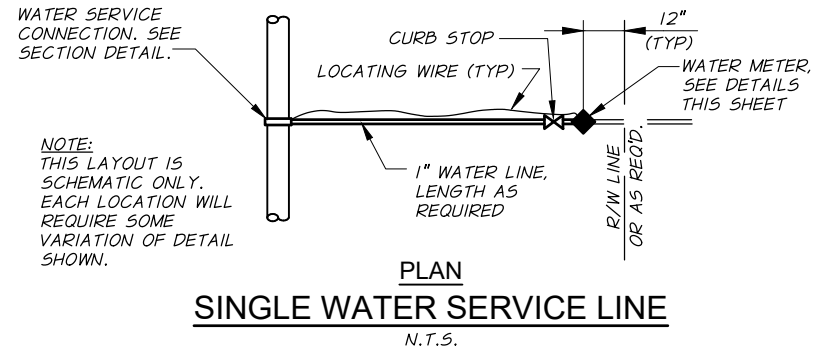
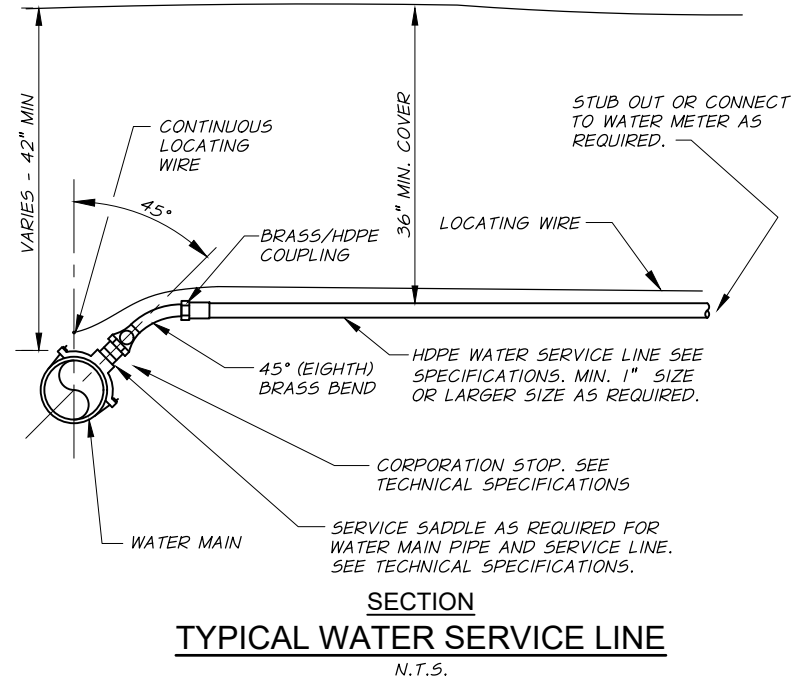
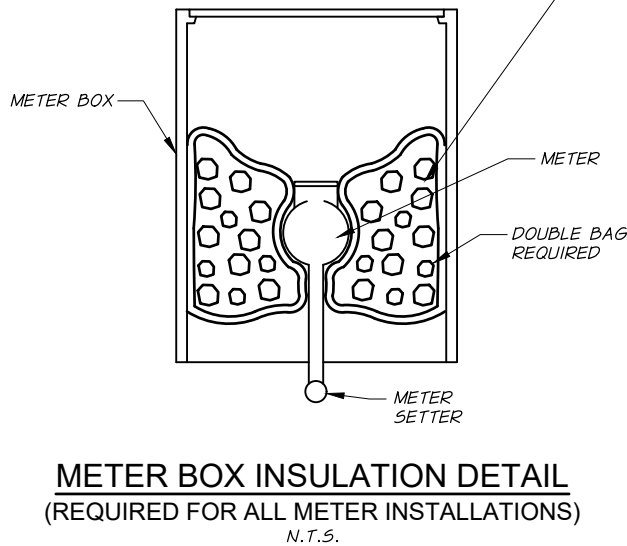
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						FOR REVIEW ONLY NOT FOR CONSTRUCTION		CITY OF CONDON		SHEET
								HOUSING INFRASTRUCTURE IMPROVEMENTS		
								TYPICAL DETAILS		EROSION AND SEDIMENT CONTROL
REVISION			BY	DATE	JOB NUMBER 977-70/73		DATE 2021			
DESIGNED BY B. LEDBETTER					ACAD FILE: 977-70-060C-507DTL_EROS.dwg					
DRAWN BY P. RICHARDSON					COPYRIGHT 2021 BY ANDERSON PERRY & ASSOC., INC.					
REVIEWED BY B. WININGER										

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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 SO 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 EQUAL.



REVISION			BY	DATE
DESIGNED BY	B. LEDBETTER			
DRAWN BY	P. RICHARDSON			
REVIEWED BY	B. WININGER			

JOB NUMBER	977-70/73
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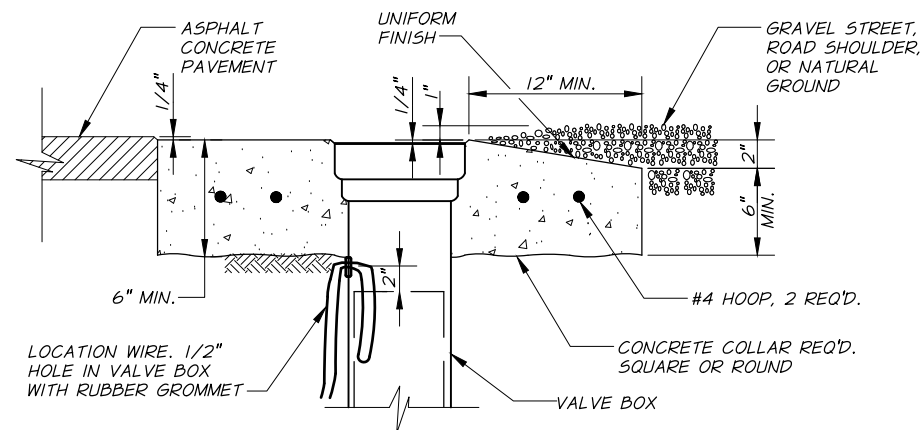
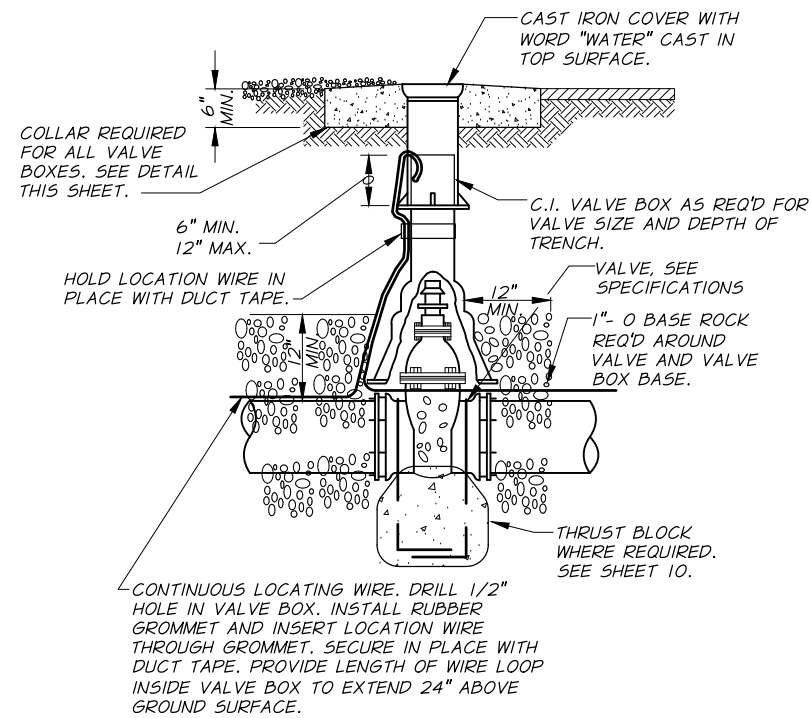
**anderson
perry**
& associates, inc.
engineering • surveying • natural resources

CITY OF CONDON
HOUSING INFRASTRUCTURE IMPROVEMENTS

TYPICAL DETAILS
WATER I

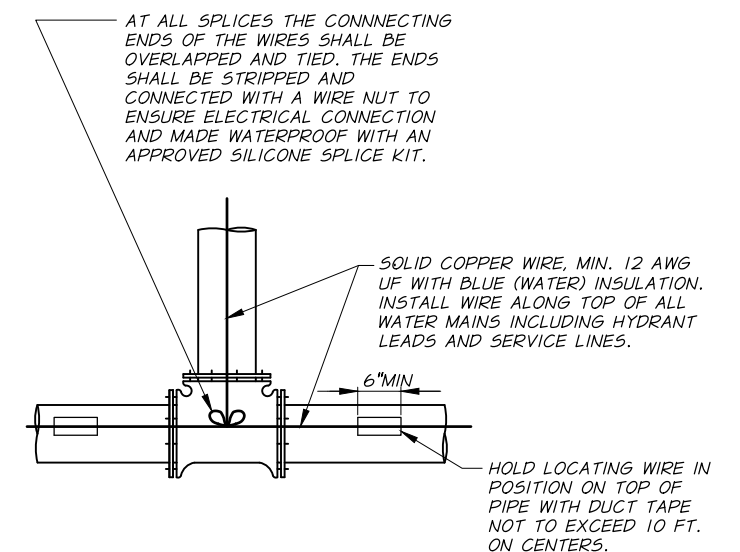
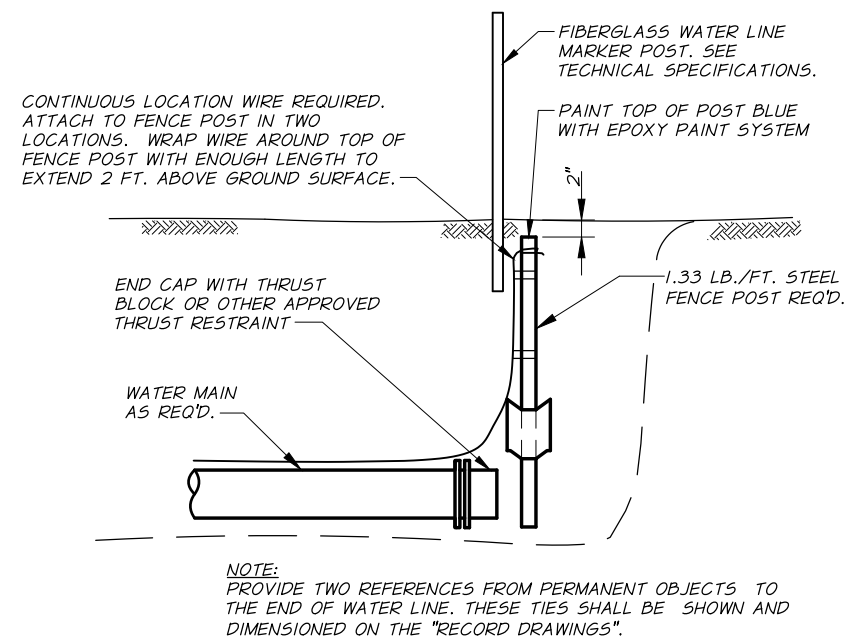
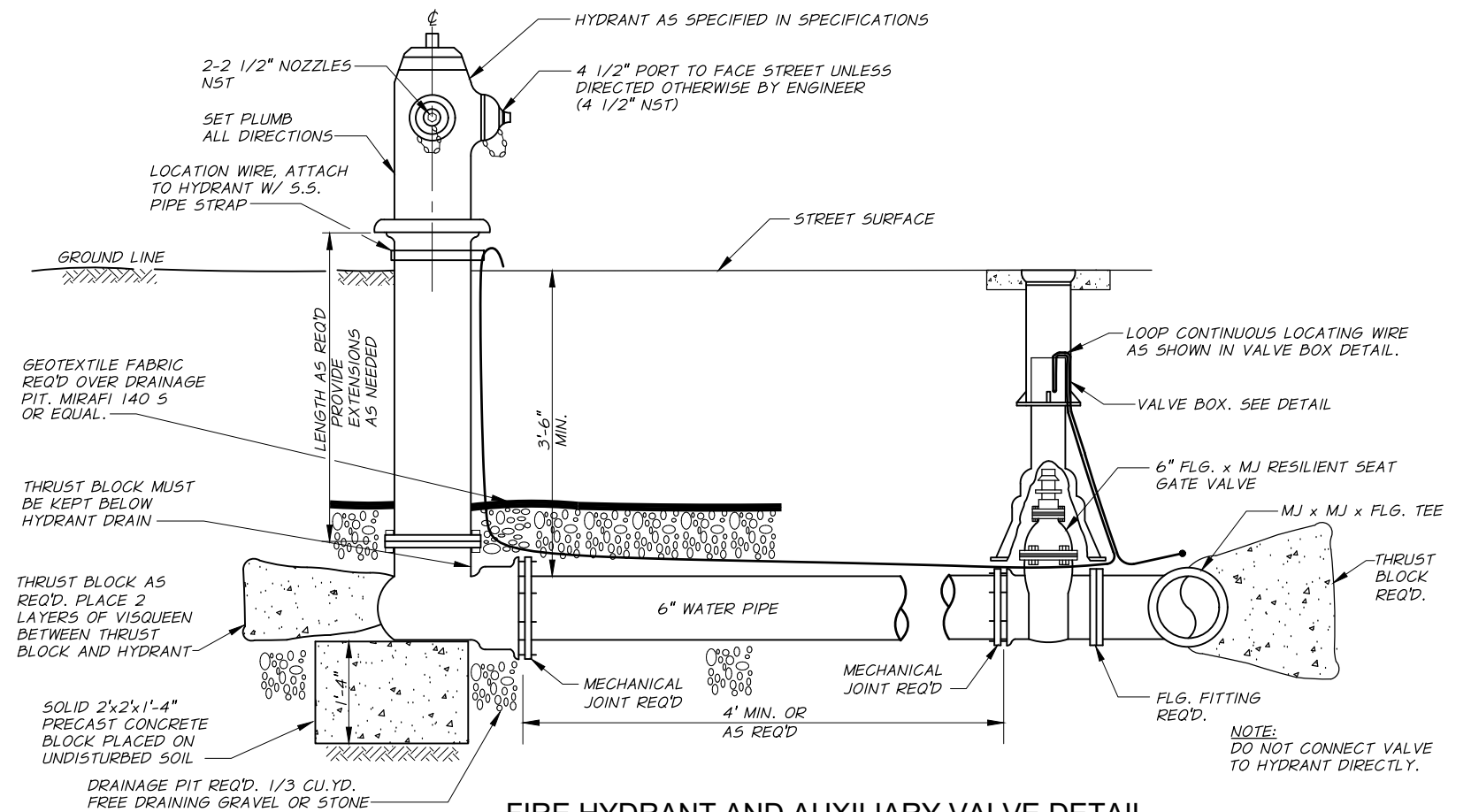
SHEET

16



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.



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DESIGNED BY	B. LEDBETTER			JOB NUMBER 977-70/73
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CITY OF CONDON
HOUSING INFRASTRUCTURE IMPROVEMENTS

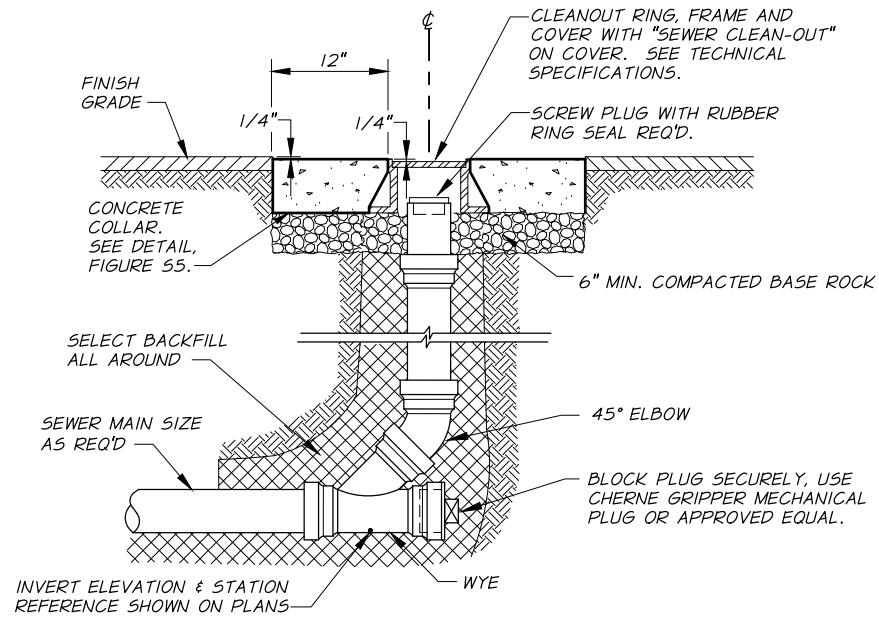
TYPICAL DETAILS

WATER II

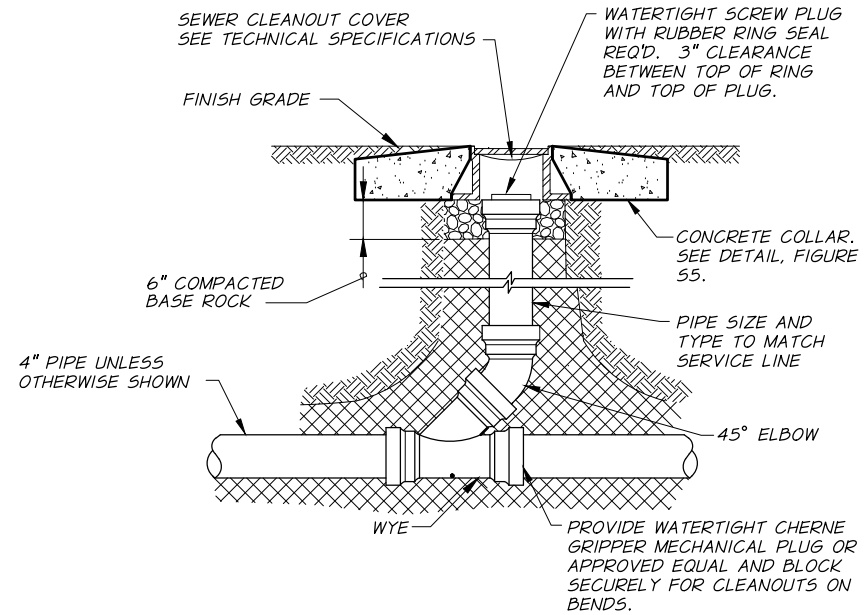
SHEET

17

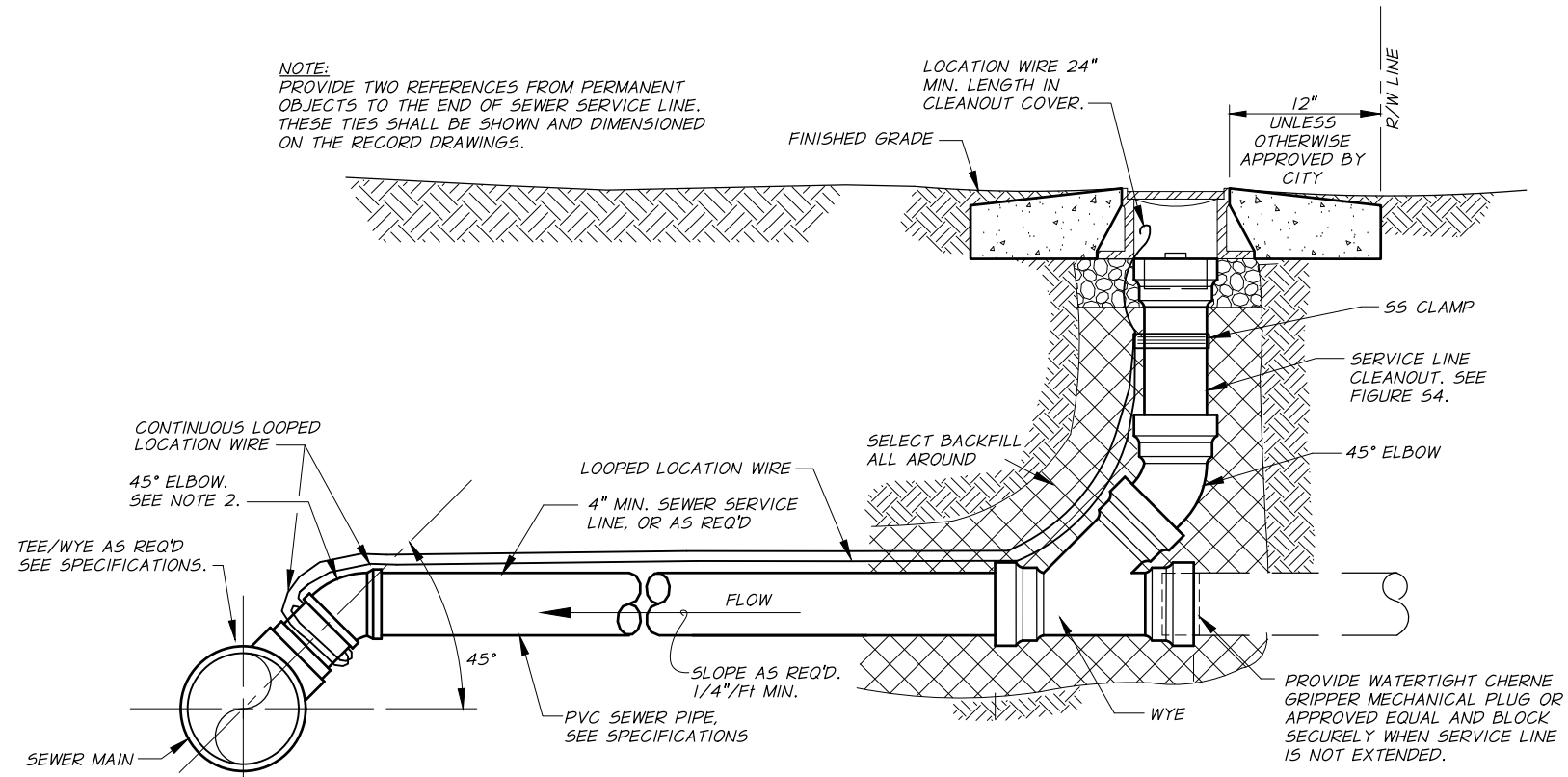
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GRAVITY SEWER MAIN LINE CLEANOUT
N.T.S.



SEWER SERVICE LINE CLEANOUT
N.T.S.



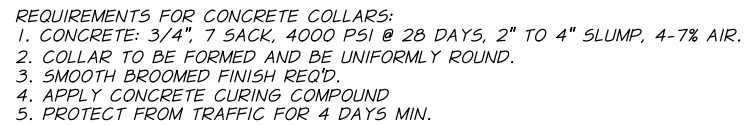
- NOTES:**
- SERVICE LINE IS NOT NECESSARILY AT 90° TO SEWER MAIN. PROVIDE FITTINGS AS REQUIRED TO INSTALL SERVICE.
 - DEPTH OF SEWER MAIN MAY NOT ACCOMMODATE TEE/WYE 45° ANGLE ORIENTATION. CONTRACTOR SHALL HAVE ALTERNATE ALIGNMENT APPROVED BY CITY.

SEWER SERVICE LINE
N.T.S.

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							TYPICAL DETAILS SEWER I			
REVISION			BY	DATE			JOB NUMBER 977-70/73		DATE 2021	
DESIGNED BY B. LEDBETTER							ACAD FILE: 977-70-060C-506DTL_SEWR.dwg			
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REVIEWED BY B. WININGER										



N.T.S.



TYPE B
N.T.S.

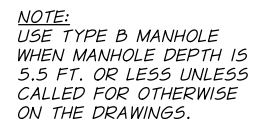
1. ALL MANHOLES SHALL BE PRECAST MANHOLE UNITS UNLESS OTHERWISE APPROVED.
2. ANY GAPS, HOLES, ROUGH SPOTS, ETC., IN THE CHANNELS SHALL BE FILLED OR REPAIRED IN THE FIELD.
3. THE MANHOLES SHALL BE SET 0 TO 6 INCHES BELOW FINISH GRADE AND THEN ADJUSTED TO GRADE WITH GRADE RINGS AS REQUIRED.
4. CONE SECTION 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.



ALL MANHOLE CHANNELS SHALL BE CONSTRUCTED IN THE MANHOLE BASE U-SHAPED FORM. ALL SHELVES SHALL BE FINISHED IN A WORKMAN-LIKE MANNER AND SHALL SLOPE TO DRAIN TO CHANNEL AT 1:12 MAX. SLOPE.

NOTE:
THIS DETAIL IS
CONCEPTUAL ONLY.
EACH BASE WILL
HAVE ITS OWN
UNIQUE LAYOUT.

N.T.S.



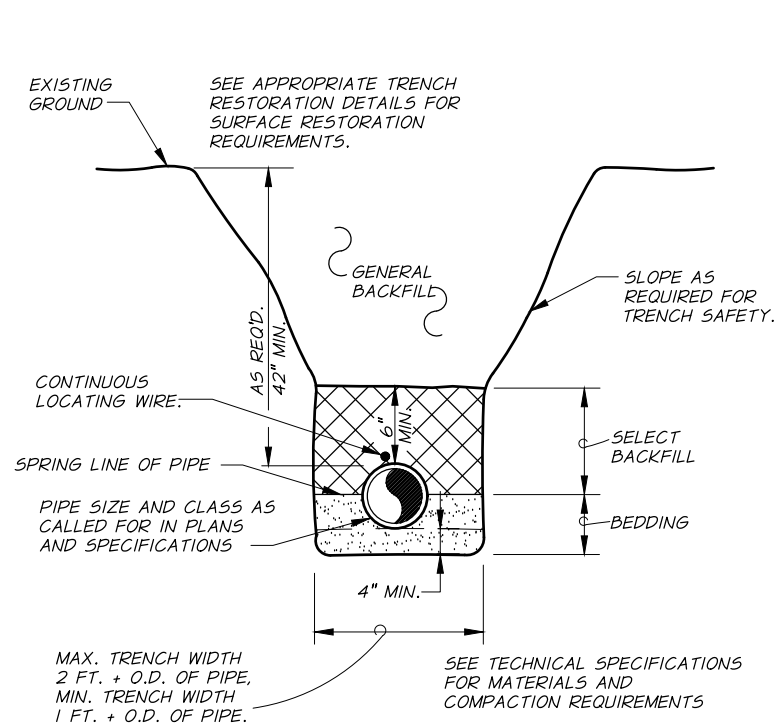
PROVIDE A MIN. OF 6" OF
BEDDING MATERIAL
COMPACTED TO 95% OF
ASTM D-698 DENSITY.

TYPE A
N.T.S.

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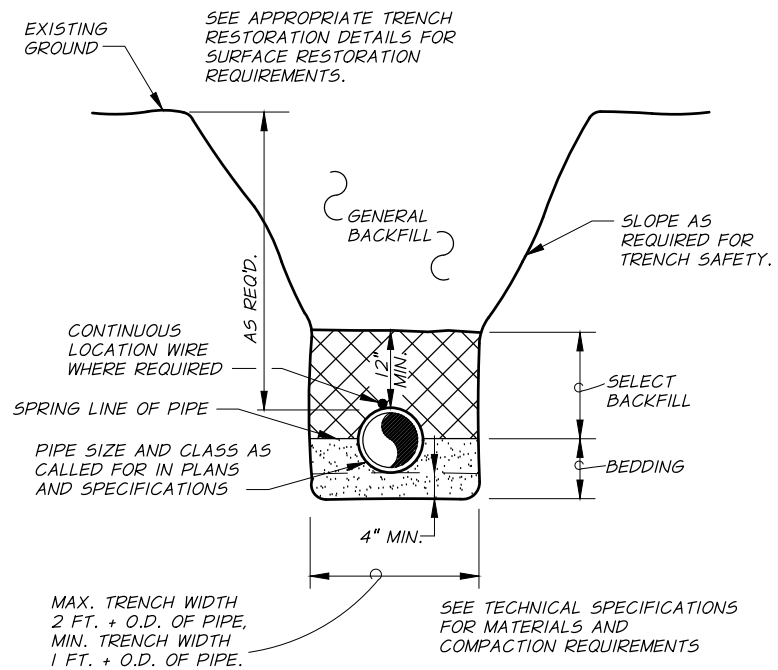


SHEET



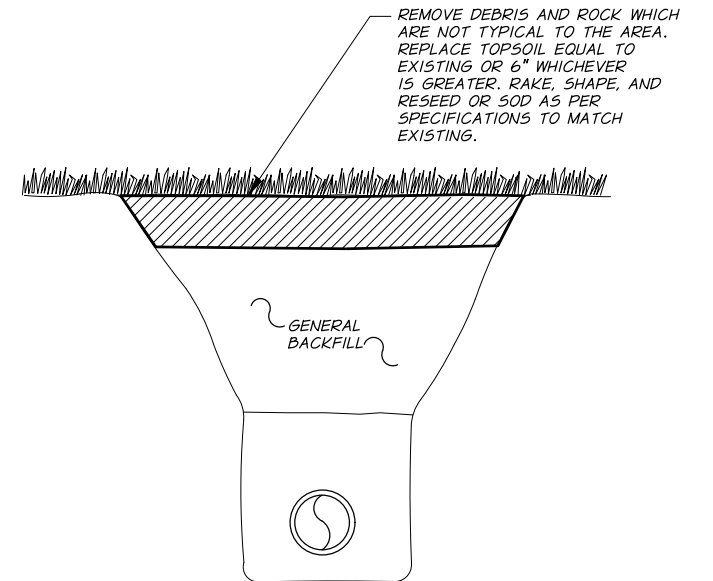
TRENCH EXCAVATION AND BACKFILL

WATER LINES
N.T.S.



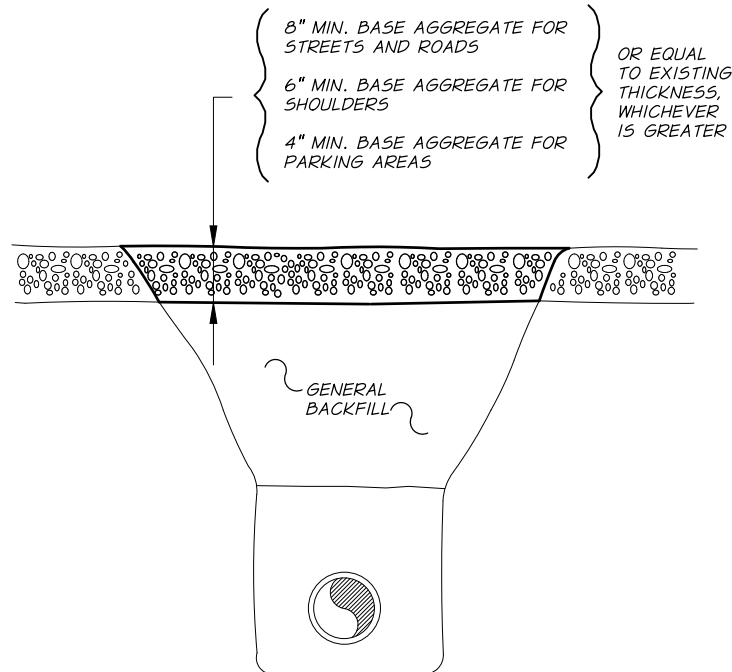
TRENCH EXCAVATION AND BACKFILL

SEWER LINES
N.T.S.



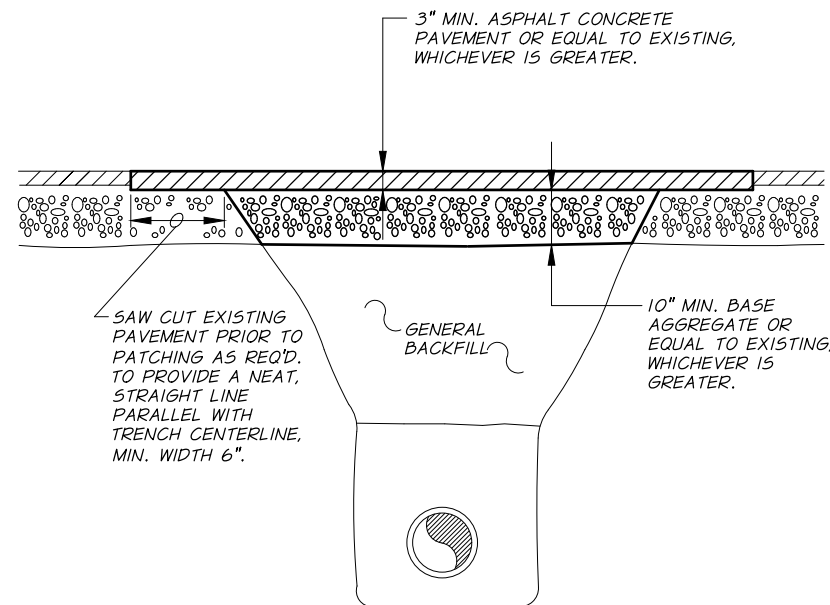
TRENCH RESTORATION

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.

DESIGNED BY	B. LEDBETTER	DATE	2021
DRAWN BY	P. RICHARDSON	ACAD FILE:	977-70-060C-505DTL_TRCH.dwg
REVIEWED BY	B. WININGER	COPYRIGHT 2021 BY ANDERSON PERRY & ASSOC., INC.	

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perry**
& associates, inc.
engineering • surveying • natural resources

CITY OF CONDON
HOUSING INFRASTRUCTURE IMPROVEMENTS

TYPICAL DETAILS
TRENCH

SHEET

20

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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 = $15,050 \times 1.75 = 8.8$ SQ.FT. = 9 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.

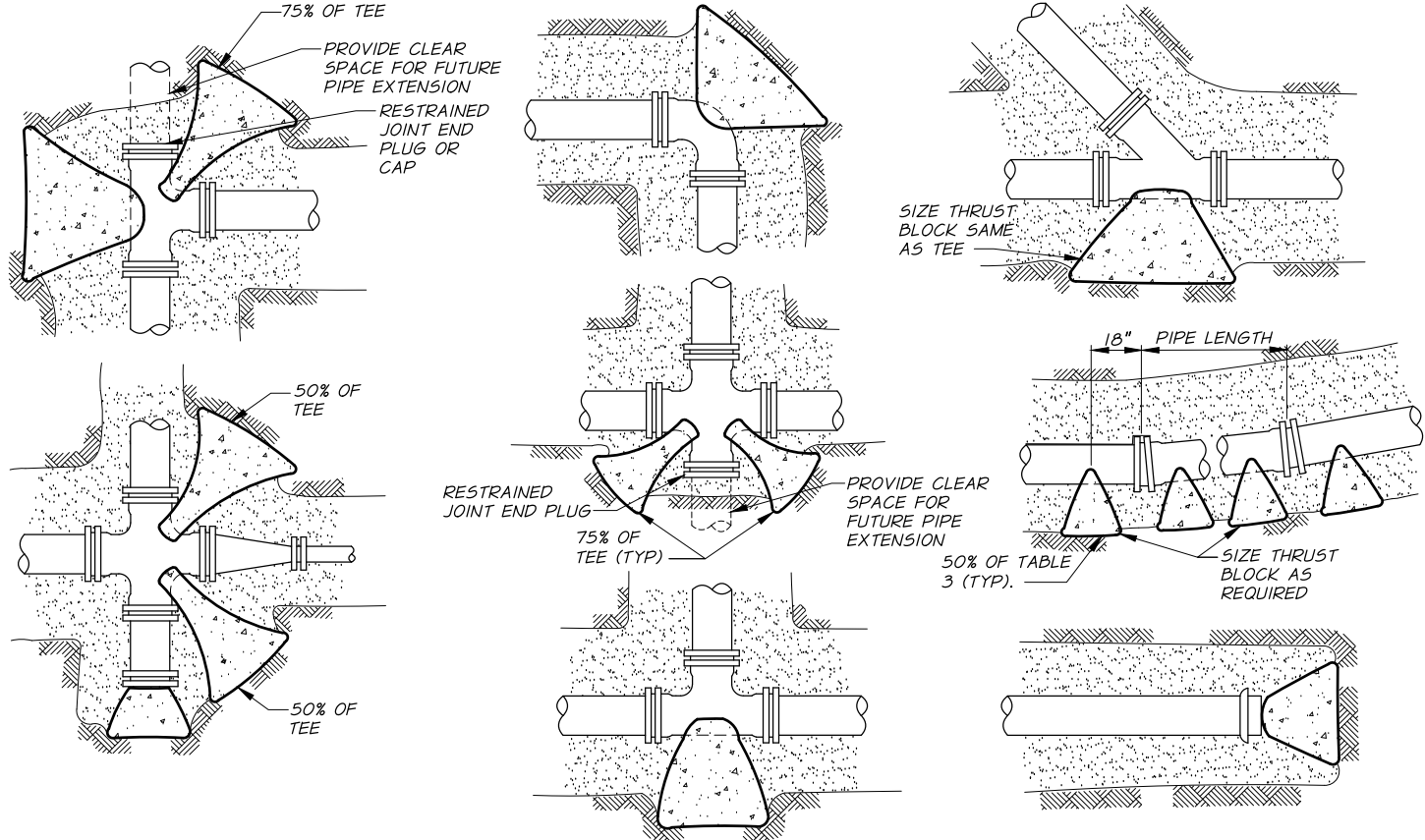
MULTIPLY VALUE IN TABLE BY 1.75

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



3/4" GALV. RODS OR EPOXY COATED #6 REINFORCEMENT BAR, AASHTO M284-18" MIN. EMBEDMENT EACH END

NOTE: SEE THRUST BLOCK NOTES THIS SHEET FOR REQUIRED LOCATIONS OF THRUST BLOCKS FOR VALVES.

BEARING AREA SHALL BE AS CALCULATED FOR DEAD END WATER LINE.

TYPICAL VALVE THRUST BLOCK

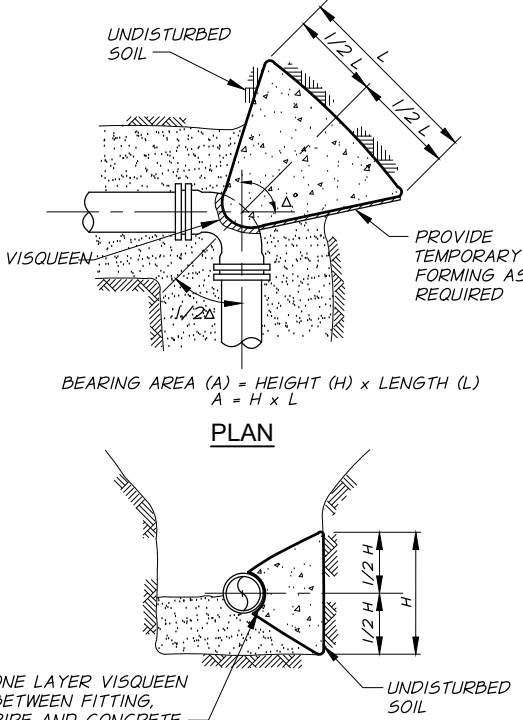
TABLE NO. 3

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

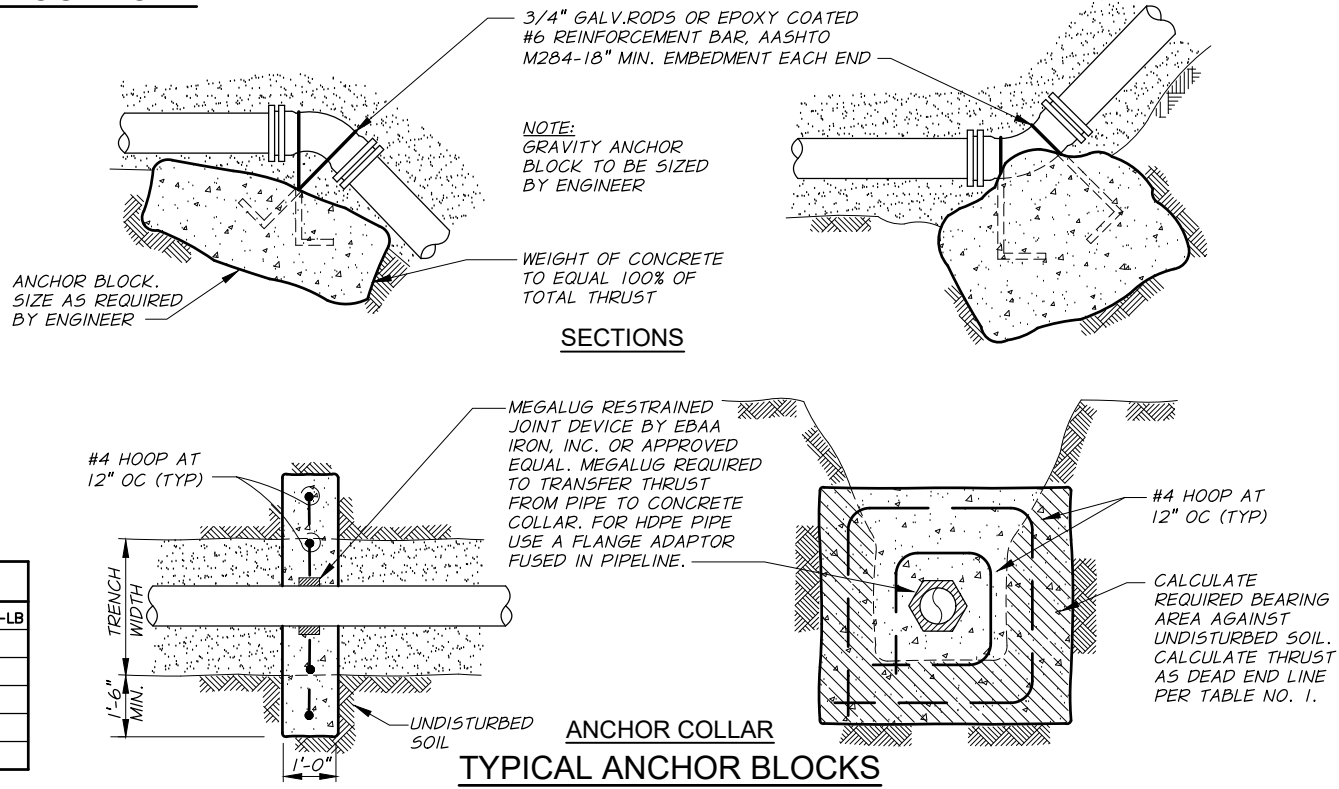
MULTIPLY THRUST BY DEGREE OF DEFLECTION TO OBTAIN TOTAL THRUST

TYPICAL THRUST BLOCK DETAILS

SECTION



SECTIONS



TYPICAL ANCHOR BLOCKS

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CITY OF CONDON
HOUSING INFRASTRUCTURE IMPROVEMENTS

TYPICAL DETAILS
THRUST BLOCK

SHEET

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CITY OF CONDON, OREGON
HOUSING INFRASTRUCTURE IMPROVEMENTS
BALL FIELD HOUSING ESTIMATED CONSTRUCTION COST
(YEAR 2021 COSTS)
April 5, 2021

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
Ball Field Housing					
1	Mobilization/Demobilization (5%)	L.S.	\$ 12,000	All Req'd	\$ 12,000
2	Temporary Protection and Direction of Traffic/Project Safety	L.S.	7,500	All Req'd	7,500
3	8-inch Water Line (Furnished by Contractor)*	L.F.	55	385	21,175
4	8-inch Water Line (Furnished by Owner)*	L.F.	40	300	12,000
5	8-inch Gate Valve	Each	2,000	2	4,000
6	1-1/2-inch Water Service Connection and Stubout	Each	1,200	2	2,400
7	Fire Hydrant Assembly	Each	5,000	1	5,000
8	Connection to Existing Water Main	Each	2,500	2	5,000
9	1-inch Water Meter	Each	600	6	3,600
10	6-inch Sewer Service	L.F.	50	130	6,500
11	4-inch Sewer Service	L.F.	40	305	12,200
12	Sewer Service Connection	Each	500	3	1,500
13	Rock Excavation	C.Y.	150	90	13,500
14	Gravity Sewer Manhole Adjustment	Each	450	2	900
15	Franchise Utility Trench and Conduit*	L.F.	35	350	12,250
16	8-inch Cured-in-Place Pipe (CIPP)	L.F.	80	740	59,200
17	Reinstate Sewer Service Connection (CIPP)	Each	300	3	900
18	Sewer Line Cleaning	L.F.	3	740	2,220
19	Clearing, Grubbing, and Earthwork**	L.S.	6,000	All Req'd	6,000
20	Storm Drain Swale**	L.S.	4,500	All Req'd	4,500
21	Subgrade Geotextile Fabric**	S.Y.	2	1,300	2,600
22	Aggregate Base Rock**	Ton	30	550	16,500
23	Base Rock**	Ton	35	260	9,100
24	Asphalt Concrete Pavement**	Ton	125	180.00	22,500
25	Asphalt Fog Seal**	Ton	850	1.5	1,275
Estimated Construction Cost					\$ 244,320
Construction Cost Contingency (15%)***					36,648
Total Estimated Construction Cost					\$ 281,000

Notes:

* Assumes new water main installed from Spring Street to Gilliam Street and providing franchise utilities to service each lot. Actual amount of Owner-provided water line to be confirmed.

** Assumes a 24-foot wide paved surface with no curb and gutter. Parking asphalt and curb and gutter to be provided with development.

*** The construction industry is experiencing materials shortages in 2021. A 15 percent contingency has been added to try to accommodate this. This amount may or may not be adequate to account for potential materials cost inflation.



CITY OF
CONDON, OREGON
HOUSING INFRASTRUCTURE IMPROVEMENTS
**BALL FIELD HOUSING ESTIMATED
CONSTRUCTION COST**

**TABLE
1**

CITY OF CONDON, OREGON
HOUSING INFRASTRUCTURE IMPROVEMENTS
ALTERNATIVES A AND B ESTIMATED CONSTRUCTION COST
(YEAR 2021 COSTS)
April 5, 2021

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
ADDITIVE ALTERNATIVE A - FAIRWAY DRIVE WATER IMPROVEMENTS					
A1.	16-inch Water Line	L.F.	\$ 80	1,450	\$ 116,000
A2.	12-inch Water Line	L.F.	70	500	35,000
A3.	16-inch Gate Valve	Each	3,500	1	3,500
A4.	12-inch Gate Valve	Each	3,000	2	6,000
A5.	Fire Hydrant Assembly	Each	5,000	4	20,000
A6.	Connection to Existing Water Line	Each	3,000	3	9,000
A7.	1-inch Water Service Line	L.F.	55	10	550
A8.	1-inch Water Meter	Each	800	1	800
A9.	8-inch Water Line (by Contractor)	L.F.	55	5	275
A10.	8-inch Hot Tap and Valve	Each	4,500	1	4,500
A11.	Rock Excavation	C.Y.	150	330	49,500
A12.	Gravel Surface Restoration	S.Y.	10	525	5,250
A13.	Natural Area Seeding	S.Y.	8	50	400
Estimated Construction Cost					\$ 250,775
Construction Cost Contingency (15%)*					37,616
Total Estimated Construction Cost					\$ 288,400
ADDITIVE ALTERNATIVE B - FAIRWAY DRIVE SEWER IMPROVEMENTS					
B1.	8-inch Gravity Sewer	L.F.	\$ 50	1,275	\$ 63,750
B2.	Gravity Sewer Manhole	Each	5,000	4	20,000
B3.	Connection to Existing Manhole	Each	2,000	1	2,000
B4.	Water-Sewer Crossing	L.S.	3,000	All Req'd	3,000
B5.	Rock Excavation	C.Y.	150	500	75,000
B6.	Natural Area Restoration	S.Y.	10	50	500
B7.	Golf Course Lawn Restoration	S.Y.	12	350	4,200
Estimated Construction Cost					\$ 168,450
Construction Cost Contingency (15%)*					25,268
Total Estimated Construction Cost					\$ 193,700
TOTAL ESTIMATED COST - BALL FIELD HOUSING AND ALTERNATIVE A PLUS ALTERNATIVE B					\$ 763,100

* The construction industry is experiencing materials shortages in 2021. A 15 percent contingency has been added to try to accommodate this. This amount may or may not be adequate to account for potential materials cost inflation.

INTERGOVERNMENTAL AGREEMENT
Central Oregon Curb Ramps
City of Condon

THIS AGREEMENT is made and entered into by and between the STATE OF OREGON, acting by and through its Department of Transportation, hereinafter referred to as "State;" and the CITY OF CONDON, acting by and through its elected officials, hereinafter referred to as "Agency," both herein referred to individually or collectively as "Party" or "Parties."

RECITALS

1. By the authority granted in Oregon Revised Statute (ORS) 190.110, state agencies may enter into agreements with units of local government for the performance of any or all functions and activities that a party to the agreement, its officers, or agents have the authority to perform.
2. The John Day Highway, Oregon Route 19, Highway No. 005, is under the jurisdiction and control of the Oregon Transportation Commission (OTC). Oregon Route No. 19 within the Condon city limits is also known as North Washington Street and East Walnut Street. The Wasco-Heppner Highway, Oregon Route No. 206, State Highway No. 300 is a part of the state highway system under the jurisdiction and control of the Oregon Transportation Commission (OTC). Oregon Route No. 206 within the Condon city limits is also known as South Main Street.
3. State's Central Oregon Curb Ramps Project (Key No. 22122) consists of designing and constructing curb ramps to meet compliance with the standards of the Americans with Disabilities Act (ADA) on state highways at various locations in Hood River, Wasco, Gilliam, Wheeler, Jefferson and Crook Counties.
4. State intends to upgrade the existing sidewalk ramps within State's and City's jurisdictions to make them ADA compliant.
5. State will require access to Agency's property in order to construct the ADA upgrades.

NOW THEREFORE, the premises being in general as stated in the foregoing Recitals, it is agreed by and between the Parties hereto as follows:

TERMS OF AGREEMENT

1. Under such authority, State and Agency agree to State accessing Agency's property for the purpose of upgrading existing sidewalks and ramps to ADA compliance on OR 205 (South Main Street, East Walnut Street) from approximately mile point 37.92 to mile point 38.56, and OR 19 (North Washington Street) from approximately mile point

37.92 to mile point 41.13, hereinafter referred to as "Project." The location of the Project is approximately as shown on the sketch map attached hereto, marked Exhibit A, and by this reference made a part hereof.

2. **Americans with Disabilities Act Compliance**

- a. When the Project scope includes work on sidewalks, curb ramps, or pedestrian-activated signals or triggers an obligation to address curb ramps or pedestrian signals, the Parties shall:
 - i. Utilize ODOT standards to assess and ensure Project compliance with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990 as amended (together, "ADA"), including ensuring that all sidewalks, curb ramps, and pedestrian-activated signals meet current ODOT Highway Design Manual standards;
 - ii. Follow ODOT's processes for design, construction, or alteration of sidewalks, curb ramps, and pedestrian-activated signals, including using the ODOT Highway Design Manual, ODOT Design Exception process, ODOT Standard Drawings, ODOT Construction Specifications, providing a temporary pedestrian accessible route plan and current ODOT Curb Ramp Inspection form;
 - iii. At Project completion, send a completed ODOT Curb Ramp Inspection Form 734-5020 to the address on the form as well as to State's Project Manager for each curb ramp constructed or altered as part of the Project. The completed form is the documentation required to show that each curb ramp meets ODOT standards and is ADA compliant. ODOT's fillable Curb Ramp Inspection Form and instructions are available at the following address:
- b. Agency shall ensure that any portions of the Project under Agency's maintenance jurisdiction are maintained in compliance with the ADA throughout the useful life of the Project. This includes, but is not limited to, Agency ensuring that:
 - i. Pedestrian access is maintained as required by the ADA,
 - ii. Any complaints received by Agency identifying sidewalk, curb ramp, or pedestrian-activated signal safety or access issues are promptly evaluated and addressed;
 - iii. Agency, or abutting property owner, pursuant to local code provisions, performs any repair or removal of obstructions needed to maintain the facility in compliance with the ADA requirements that were in effect at the time the facility was constructed or altered,

- iv. Any future alteration work on Project or Project features during the useful life of the Project complies with the ADA requirements in effect at the time the future alteration work is performed, and
 - v. Applicable permitting and regulatory actions are consistent with ADA requirements.
 - c. Maintenance obligations in this section shall survive termination of this Agreement.
- 3. This Agreement does not change any existing maintenance responsibilities.
- 4. This Agreement shall become effective on the date all required signatures are obtained and shall remain in effect for the purpose of ongoing maintenance (and power if applicable) responsibilities for the useful life of the facilities constructed as part of the Project. The useful life is defined as twenty (20) calendar years. The Project shall be completed within ten (10) calendar years following the date of final execution of this Agreement by both Parties.

AGENCY OBLIGATIONS

- 1. Agency grants State the right to enter onto Agency property for the performance of State's duties as set forth in this Agreement.
- 2. Agency agrees State will perform all right of way functions and shall enter into a separate Right of Way Services Agreement between Agency and State Right of Way, referencing this Agreement number.
- 3. Upon completion of the Project, State shall transfer by deed, and Agency shall accept, that property acquired by the State and needed for the operation and maintenance of the Agency's transportation facilities within the Project limits. The conveyance from State to Agency shall be free of costs or fees. Any property being conveyed shall be vested in Agency only so long as used for public transportation purposes. If said property is no longer used for public transportation purposes, it shall automatically revert to State.
- 4. Agency shall comply with all federal, state, and local laws, regulations, executive orders and ordinances applicable to the work under this Agreement, including, without limitation, the provisions of ORS 279B.220, 279B.225, 279B.230, 279B.235 and 279B.270 incorporated herein by reference and made a part hereof. Without limiting the generality of the foregoing, Agency expressly agrees to comply with (i) Title VI of Civil Rights Act of 1964; (ii) Title V and Section 504 of the Rehabilitation Act of 1973; (iii) the Americans with Disabilities Act of 1990 and ORS 659A.142; (iv) all regulations and administrative rules established pursuant to the foregoing laws; and (v) all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations.

5. Agency certifies and represents that the individual(s) signing this Agreement has been authorized to enter into and execute this Agreement on behalf of Agency, under the direction or approval of its governing body, commission, board, officers, members or representatives, and to legally bind Agency.
6. Agency's Project Manager for this Project is Kathryn Greiner - City Administrator, 128 S. Main Street, Condon, OR 97823-0445, (541) 384-2711, administration@cityofcondon.com, or assigned designee upon individual's absence. Agency shall notify the other Party in writing of any contact information changes during the term of this Agreement.

STATE OBLIGATIONS

1. State shall perform the work described in Terms of Agreement, Paragraph 1 above.
2. State shall be responsible for all costs associated with the Project.
3. State certifies, at the time this Agreement is executed, that sufficient funds are available and authorized for expenditure to finance costs of this Agreement within State's current appropriation or limitation of the current biennial budget.
4. State's Project Manager for this Project is Wade Luckman – Region 4 Transportation Project Manager, 63055 N. Hwy 97, Bldg M, Bend, OR 97703, (541) 388-6087, wade.luckman@odot.state.or.us, or assigned designee upon individual's absence. State shall notify the other Party in writing of any contact information changes during the term of this Agreement.

GENERAL PROVISIONS

1. This Agreement may be terminated by mutual written consent of both Parties.
2. State may terminate this Agreement effective upon delivery of written notice to Agency, or at such later date as may be established by State, under any of the following conditions:
 - a. If Agency fails to provide services called for by this Agreement within the time specified herein or any extension thereof.
 - b. If Agency fails to perform any of the other provisions of this Agreement, or so fails to pursue the work as to endanger performance of this Agreement in accordance with its terms, and after receipt of written notice from State fails to correct such failures within ten (10) days or such longer period as State may authorize.
 - c. If State fails to receive funding, appropriations, limitations or other expenditure authority sufficient to allow State, in the exercise of its

reasonable administrative discretion, to continue to make payments for performance of this Agreement.

- d. If federal or state laws, regulations or guidelines are modified or interpreted in such a way that either the work under this Agreement is prohibited or State is prohibited from paying for such work from the planned funding source.
3. Any termination of this Agreement shall not prejudice any rights or obligations accrued to the Parties prior to termination.
4. If any third party makes any claim or brings any action, suit or proceeding alleging a tort as now or hereafter defined in ORS 30.260 ("Third Party Claim") against State or Agency with respect to which the other Party may have liability, the notified Party must promptly notify the other Party in writing of the Third Party Claim and deliver to the other Party a copy of the claim, process, and all legal pleadings with respect to the Third Party Claim. Each Party is entitled to participate in the defense of a Third Party Claim, and to defend a Third Party Claim with counsel of its own choosing. Receipt by a Party of the notice and copies required in this paragraph and meaningful opportunity for the Party to participate in the investigation, defense and settlement of the Third Party Claim with counsel of its own choosing are conditions precedent to that Party's liability with respect to the Third Party Claim.
5. With respect to a Third Party Claim for which State is jointly liable with Agency (or would be if joined in the Third Party Claim), State shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by Agency in such proportion as is appropriate to reflect the relative fault of State on the one hand and of Agency on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of State on the one hand and of Agency on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. State's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law, including the Oregon Tort Claims Act, ORS 30.260 to 30.300, if State had sole liability in the proceeding.
6. With respect to a Third Party Claim for which Agency is jointly liable with State (or would be if joined in the Third Party Claim), Agency shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by State in such proportion as is appropriate to reflect the relative fault of Agency on the one hand and of State on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of Agency on the one hand and of State

on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. Agency's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law, including the Oregon Tort Claims Act, ORS 30.260 to 30.300, if it had sole liability in the proceeding.

7. The Parties shall attempt in good faith to resolve any dispute arising out of this Agreement. In addition, the Parties may agree to utilize a jointly selected mediator or arbitrator (for non-binding arbitration) to resolve the dispute short of litigation.

This Agreement may be executed in several counterparts (facsimile or otherwise) all of which when taken together shall constitute one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of this Agreement so executed shall constitute an original.

8. This Agreement and attached exhibits constitute the entire agreement between the Parties on the subject matter hereof. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this Agreement. No waiver, consent, modification or change of terms of this Agreement shall bind either Party unless in writing and signed by both Parties and all necessary approvals have been obtained. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. The failure of State to enforce any provision of this Agreement shall not constitute a waiver by State of that or any other provision.

THE PARTIES, by execution of this Agreement, hereby acknowledge that their signing representatives have read this Agreement, understand it, and agree to be bound by its terms and conditions.

This Project is in the 2018-2021 Statewide Transportation Improvement Program (STIP), (Key #22122) that was adopted by the Oregon Transportation Commission on July 20, 2017 (or subsequently by amendment to the STIP).

SIGNATURE PAGE FOLLOWS

CITY OF CONDON, by and through its
elected officials

By _____
Mayor

Date _____

By _____

Date _____

**LEGAL REVIEW APPROVAL (If required
in Agency's process)**

By _____
Agency's Counsel

Date _____

Agency Contact:

Kathryn Greiner - City Administrator
128 S. Main Street
Condon, OR 97823-0445
(541) 384-2711
administration@cityofcondon.com

State Contact:

Wade Luckman – Region 4 Transportation
Project Manager
63055 N. Hwy 97, Bldg M
Bend, OR 97703
(541) 388-6087
wade.luckman@odot.state.or.us

STATE OF OREGON, by and through
its Department of Transportation

By _____
Region 4 Manager

Date _____

APPROVAL RECOMMENDED

By _____
State Traffic Engineer

Date _____

EXHIBIT A
Approximate Project Location



RESOLUTION 2021-05
CITY OF CONDON GENERAL FEE RESOLUTION

REPEALING RESOLUTUION 2020-03

WHEREAS, the City of Condon has reviewed the miscellaneous fees charged by the City of Condon,

THEREFORE, BE IT RESOLVED by the governing body of the City of Condon establishes the following rates for miscellaneous fees to be effective **June 1, 2021**:

TITLE V – PUBLIC WORKS

- **WATER – Chapter 50**
 - Account Deposit - \$75.00. Deposit is waived if a reference letter is received from the last water/sewer utility is received and sign up for ACH payment *11-6-2019*
 - Connection Fee -- \$25.00
 - Door Hanger Fee – \$10.00 *5-1-2013*
 - **Water Rate Inside City Limits - \$30.30. First 3,000 gallons. 6-1-2021**
 - **3,001 to 20,000 gallons \$1.25/1,000 gallons**
 - **20,001 to 100,000 gallons - \$1.50/1,000 gallons**
 - **100,001 to 150,000 gallons - \$2/1,000 gallons**
 - **150,001 to 500,000 gallons - \$3/1,000 gallons**
 - **500,001+ - \$5/1,000 gallons**
 - **Water Rate Outside City Limits - \$42.40. First 3,000 gallons. 6-1-2021**
 - **3,001 to 20,000 gallons \$1.50/1,000 gallons**
 - **20,001 to 100,000 gallons - \$1.75/1,000 gallons**
 - **100,001 to 150,000 gallons - \$2.25/1,000 gallons**
 - **150,001 to 500,000 gallons - \$3.25/1,000 gallons**
 - **500,001+ - \$5.25/1,000 gallons**
 - Industrial Use/Bulk Water - \$5.00 per 1,000 gallons. *11-6-2019*
 - Connection to City Water System:
 - $\frac{3}{4}$ " Connection - \$1,200 + any time and materials over this amount. *11-6-2019*
 - 1" Connection - \$1400+ any time and materials over this amount. *11-6-2019*
 - 1 $\frac{1}{2}$ " Connection - \$3,300+ any time and materials over this amount. *11-6-2019*
 - 2" Connection - \$3,500+ any time and materials over this amount.
- **SEWER – Chapter 51**
 - Account Deposit - \$75.00 Deposit is waived if a reference letter is received from the last water/sewer utility is received and sign up for ACH payment *11-6-2019*
 - Sewer Rate - \$45.00 per Equivalent Dwelling Unit *11-6-2019*
 - Sewer Reserve - \$1.00 per Equivalent Dwelling Unit
 - Sewer Connection to City System - \$700+ any time and materials over this amount. (Sewer is only inside of City Limits) *11-6-2019*
- **GARBAGE & REFUSE – Chapter 52 – TRANSFER STATION**
 - Cubic Yard - \$6.00. *06-07-2017*

- Cubic Yard for Unsecured Loan - \$12.00 06-07-2017
- Appliances with Freon (Freezers/Refrigerator) - \$10.00 06-01-2015
- Grocery Bag - \$0.50 06-07-2017
- White Tall Kitchen Garbage Bag - \$1.00 06-07-2017
- 30-Gallon Garbage Can - \$2.50 06-07-2017
- Black Garbage Bag - \$2.00
- Unscheduled Use of Transfer Station, Including Burn Pile - \$20 plus cost of garbage.
- Unallowable Dumping in Burn Pile - \$100.00

TITLE IX – GENERAL REGULATIONS

- MUNICIPAL GOLF COURSE – Chapter 94
 - Golf Shed - \$130 with Membership/\$250 without Membership.
 - Membership
 - Single - \$170.
 - Family - \$250. Immediate family only. 7-1-2010
 - Associate - \$75. Live outside of Condon SD Boundaries. 7-1-2008
 - Student - \$50. Grade School students, with supervision of adult may play free Tuesday & Thursdays.
 - Reciprocal with Kinzua - \$50
 - Reciprocal with Heppner - \$50.
 - Course Closure - \$300 a day. Any scheduled tournament requires group to close course
 - Green Fees - \$10 Nine Holes; \$15 All Day.
 - Green Fees through Local Transient Tax Entities - \$13 All Day/ \$8 Nine Holes
 - Pull Cart Rental - \$1.

TITLE IX – BUSINESS REGULATIONS

- Peddlers & Solicitors – Chapter 110
 - Solicitor License 7-1-2008
 - Week License - \$25
 - Month License - \$50
 - Year License - \$200
- Entertainment – Chapter 111
 - Social Gaming License - \$100
- ROW fee – 4% of Gross Revenues or \$1.50 per linear foot.

TITLE XV – LAND USE

- Plot Plan Review/Building Codes Sign Off Filing Fee - \$50
- Annexation of Additional Land by the City Filing Fee - \$150
- Comprehensive Plan Amendment Filing Fee - \$150
- Zone Map Change Filing Fee - \$150
- Conditional Use Permit Filing Fee - \$150.
- Minor Partition Filing Fee - \$150.
- Street Vacation Filing Fee - \$150.
- Subdivision Filing Fee - \$150.
- Historical District User Filing Fee if Hearing Required - \$150.
- Historical District User Filing Fee – Administrative Decision - \$50.

- Variance Request Filing Fee - \$150.
- Energy Facilities Filing Fee - \$150.
- General Land Use Applications and Permits Filing Fee - \$150.
- Appeals to the City Council or Planning Commission Filing Fee - \$150.
- Preparation of transcripts; actual costs not to exceed \$500.
 - If appellant prevails at a hearing or an appeal, the transcript fee shall be refunded. ORS 227.180.

In addition to the filing fee, the applicant will be billed for administration costs including materials and consultants not to exceed \$1,000 unless the applicant reviews and approves the estimated costs exceeding \$1,000. Costs include, but are not limited to advertising, mailings, legal counsel, planning consultant and engineering costs identified with specific land use request.

The above fees may be waived or reduced at the discretion of the Condon City Council upon finding it would be in the public interest to do so.

MISCELLANEOUS FEES

- Swimming Pool
 - Season Pass Family - \$60.
 - Season Pass Individual - \$30
 - Daily Pass - \$1
 - Lessons Public— 2 weeks - \$40
 - Lessons – Private – 1 week - \$50
 - Classes – Water Exercise with Season Pass - \$30
 - Classes – Water Exercise without Season Pass - \$50
- Equipment Rental – All Equipment must be rented with City Staff as Operator. Hourly rates without Operator are for Grant Purposes only
 - Chevrolet One Ton - \$27.50 per Hr/\$75 per Hr with Operator
 - Chevrolet Pickup - \$27.50 per Hr/\$75 per Hr with Operator
 - Backhoe - \$65 per Hr/ \$120 per Hr with Operator
 - Dump Truck 5 Yard - \$55 per Hr/\$100 per Hr with Operator
 - Dump Truck 10 Yard - \$82.50 per Hr/\$125 per Hr with Operator
 - Mini Excavator - \$55 per Hr/ \$100 per Hr with Operator
 - Sewer Jet - \$150 per Hr with Operators + Travel costs incurred
 - Excavator - \$160 per Hr/ \$220 per Hr with Operators
 - Excavator with Hammer - \$200 per Hr/\$250 per Hr with Operators
 - Plate Compactor - \$82.50 per Day
 - Cut Off Saw - \$85 per Day – No Staff Required
 - Walk Behind Cut Off Saw - \$125 per Day or \$65 ½ Day – No Staff Required
 - Locator - \$100 per Day – No Staff Required
 - Metal Detector - \$55 per Day – No Staff Required

All City equipment will be rented with city operators (unless otherwise noted) and must be pre-approved by the Public Works Department. Non-operator costs of machinery are for informational purposes only. All travel will be reimbursed at the current IRS travel rate.

- Other/Miscellaneous
 - Photocopies - \$0.25 per page
 - Liquor License Recommendations/Approvals - \$10
 - Insufficient Fund Charge - \$25
 - Memorial Hall Rent with/without Kitchen - \$100 per day
 - Lien Charge – City Lien on Private Property - \$150 when Recorded and \$150 fee for removal of Lien
 - Abatement Costs – Time & Material to Abate with a \$150 Minimum – Property Nuisance or Court Order
 - Dog License – Spay or Neutered \$5; if not \$10
 - Redeem Impounded Dog – Cost at Local Shelter
 - Staff Time – Secretarial or Clerical - \$\$20 per Hr
 - Staff Time – Professional or Technical - \$50 per Hr

Passed and adopted this 7th day of April, 2021 with Councilors voting as follows:

Ayes _____ Nays _____ Absentions _____ Absent _____

Mayor Jim Hassing

Date

ATTEST:

Kathryn Greiner, City Administrator

Date

2021 MSRS

March

	County	Arlington	Condon
Alarm	0	0	0
Medical	4	4	0
Assist Fire Dept.	1	0	1
Animal Problem	8	3	5
Assist Person	43	11	6
Assist Officer	12	9	0
Assist Outside Agency	16	4	0
Civil Matter	6	2	2
Disturbance	9	7	0
Juvenile	1	1	0
Suspicious Circumstances	30	16	4
Traffic Problem	27	4	1
Lost or Found Property	1	0	0
Traffic Stop (No Citation)	63	2	4
Civil Service	4	2	0
K9 Deployment	0	0	0
Security Check	15	2	0
Training	9	4	0
Court/Court Security/Transport	3	1	2
All Other	22	8	0

TOTAL	274
Arlington City Limits	80
Condon City Limits	25

TRAFFIC CITATIONS

I-84	126
Hwy. 19	8
Condon	5
Arlington	0
Hwy. 206	2
Hwy. 74	0
Cedar Springs Road	0
Blalock Road	0
Upper Rock Creek Road	0
TOTAL	141

INCIDENT REPORTS

County Total	13
City of Arlington	5
City of Condon	2

Strategic dialog: Construction Trades Training and Affordable Housing – April 2021
*Gilliam County, Sherman County, Cities and School Districts of Gilliam and Sherman Counties,
Columbia Gorge Community College*

Columbia Gorge Community College is developing a two-year Construction Technologies workforce training program. Pending approval by Northwest Commission on Colleges and Universities, this will begin Fall Term 2021. The program will be taught by Glenn Wood, an experienced contractor. Adjunct faculty will be needed to support various trades topics. Fall Term Year One topics include tools and safety; footings and foundations; building materials and methods; and floor framing. In Winter Term, students will learn walls, ceiling and roof framing; electrical and plumbing basics. Spring Term will include basic stair, deck and porch construction, and windows and exterior doors. Year One awards a total of 33 credits resulting in a Construction Technology Certificate.

Construction Technologies is one of three new career-tech programs at the Columbia Gorge Regional Workforce Skills Center, under construction now on The Dalles Campus. Advanced Manufacturing (welding, metals fabrication) has been approved and will enroll students beginning in July. Aviation maintenance training is planned to start by January 2022, supported by Columbia Gorge Regional Airport at Dallesport. Also under construction is a student residential hall. Both facilities will be completed in July 2021. This \$16.1 million project is funded without the need for a local tax measure by the Oregon Legislature, City of The Dalles, Wasco County, Port of The Dalles and Columbia Gorge Community College.

The college is inviting financial support for the Construction Technologies and Advanced Manufacturing programs from Gilliam and Sherman counties. As part of this, the college is exploring a strategic partnership with Gilliam and Sherman counties, where students enrolled in CGCC trades training would help address the affordable housing shortage.

This could take the form of project-based experience in constructing stick-built, modular or tiny homes on site; in building tiny homes and modular components at the college skills center for transport to permanent sites in Gilliam and Sherman counties; or a combination of the two.

This strategic partnership would also expand construction workforce capacity through a “grow our own” approach to help resolve our region’s shortage of contractors. This would build upon existing dual credit opportunities with high schools in Sherman and Gilliam counties, and also engage the “incumbent” population: People of all ages who wish to learn the building and manufacturing trades. The college’s residential hall will support instruction by providing affordable on-campus student housing.

As the two counties consider instructional program support, other questions may require consideration:

- Where can new homes be located? Do existing zoning requirements constrain such options as “tiny homes” (which, in fact, can be as large as 1,200 square feet) and “accessory dwelling units” (ADUs)? Buildable parcels in Condon, Arlington, and other cities in Gilliam and Sherman counties need to be identified where CGCC students would apply their skills to help alleviate the affordable housing shortage.
- What financing strategies can be identified for new home construction? What constraints are imposed by private lenders, and how may these be resolved?
- What financing resources are available, or may become available through anticipated federal or other investments, to extend infrastructure to potential housing locations?
- Do existing water and wastewater systems have sufficient capacity to support new housing?

While not necessarily easy issues to address, the strategic partnership described above prompts these and other questions. Pending resolution of such issues and other details, the counties, cities, school districts and college can help resolve our region’s shortage of affordable housing while growing a skilled workforce to build that housing.



Condon Child Care

311 E Bayard St.

Condon, OR 97823

541-384-4737

March 22, 2021

Dear City of Condon,

I am writing to ask for your help in removing the hazards to our Early Learning Center due to the condition of the Reser property which is located directly behind our property. These concerns have been addressed several times over the past three years by our former director and we have seen no improvement. The condition of the buildings and grounds behind our facility have caused direct harm to our staff and children and must be corrected.

We have created a wasp sting file at the suggestion of UMCHS Health and Safety when they came for a monitor visit and witnessed the wasp problem that we encounter every year. Our facility is free from all wasp nests so the source of wasps is not on our property. It is our belief that there must be large wasp nests inside the abandoned buildings.

The fence is falling down into our property and against our trailer parked there. We are unable to move it at this time because of the fallen materials. Another concern is that on windy days pieces of shingle and other debris fly into our playground areas. The teachers will not bring the children outside if it is too windy, for fear of injury from the flying debris. The metal roofing is also loose and lifts during the windy days, should a piece of the metal roofing come over the fence it could cause a very serious injury to staff or children.

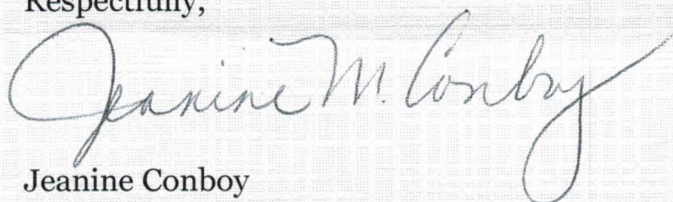
We have seen cats coming out from that property as well. There is no doubt that rodents reside in those structures. This is very concerning considering the close proximity of those buildings to our playground and facility.

The tall grass directly behind our fence is also a fire hazard concern. The property is not maintained in any way and the grass is extremely tall. If the structures on that property should catch on fire, we would surely be at risk.

This situation has gone on for a very long time with no resolution or improvement. We are asking for action to be taken to insure the safety of the children and staff of Condon Child Care.

We appreciate your care and concern in this matter.

Respectfully,

A handwritten signature in cursive script, reading "Jeanine M. Conboy". The signature is written in dark ink and is positioned above the printed name.

Jeanine Conboy

Director, Condon Child Care

Owners' Names and Address:
Condon School District
210 E. Bayard
Condon, OR 97823

After recording, return to:
City Administrator
City of Condon
PO Box 445
Condon, OR 97823

GILLIAM COUNTY, OREGON 2021-000090
D-D
Cnt=1 Pgs=2 DAWNP 03/23/2021 10:19:52 AM
\$10.00 \$11.00 \$60.00 \$10.00 Total:\$91.00



I, Ellen Wagenaar, County Clerk for Gilliam County,
Oregon certify that the instrument identified herein was
recorded in the Clerk records.

Ellen Wagenaar - County Clerk



DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS, THAT the Condon School District, an Oregon Municipal Corporation, 210 E. Bayard, Condon, Oregon hereinafter called the GRANTOR, does hereby grant unto the City of Condon, hereinafter called the CITY, its successors in interest and assigns, all the following real property in the County of Gilliam, State of Oregon, to be used and held by the CITY for street, road, right-of-way, and public utility purposes, bounded and described as follows, to wit::

LEGAL DESCRIPTION OF A TRACT OF LAND LOCATED IN BLOCKS F, M AND S OF TRIMBLE AND BROWNS ADDITION, IN THE SOUTH ONE-HALF (S1/2) OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 21 EAST, W.M., CITY OF CONDON, GILLIAM COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK S, THENCE SOUTH 88°46'42" WEST ALONG THE SOUTH LINE OF SAID BLOCK S A DISTANCE OF 38.96 FEET; THENCE NORTH 00°41'09" EAST A DISTANCE OF 1006.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 206; THENCE SOUTH 89°11'21" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 5.16 FEET; THENCE SOUTH 01°14'21" EAST ALONG THE EAST LINE OF SAID TRIMBLE AND BROWNS ADDITION A DISTANCE OF 1005.46 FEET TO THE POINT OF BEGINNING, CONTAINING 22,184 SQUARE FEET, MORE OR LESS.

TO HAVE AND TO HOLD, the above described and granted premises unto the said CITY, its successors in interest and assigns forever.

The true consideration of this conveyance is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and the CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above named premises and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

In construing this deed and where the text so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 18th day of march, 2021; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

CONDON SCHOOL DISTRICT

CITY OF CONDON

Michelle Geer
By: Michelle Geer
Its: Condon School Dist. Superintendent

Jim Hassing
By: Jim Hassing
Its: Mayor Condon

STATE OF OREGON)
) ss.
County of GILLIAM)

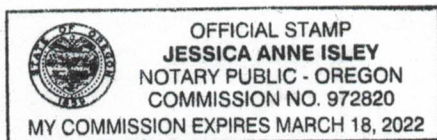
This instrument was acknowledged before me on this 18th day of march 2021, by Michelle Geer.



Jessie Barnett
Notary Public for Oregon
My commission expires: 07/19/2022

STATE OF OREGON)
) ss.
County of GILLIAM)

This instrument was acknowledged before me on this 18 day of march 2021, by James Hassing.



[Signature]
Notary Public for Oregon
My commission expires: 03/18/2022