



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

City of Condon Regular Council Meeting Minutes 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

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

3. ROLL CALL

Present: Mayor Jim Hassing; Councilors Jan Stinchfield, Jeremy Kirby, Donald Jamieson, Dawn Parm, Michael Cronk & Tom Fatland (Zoom); staff - Public Works Superintendent Gibb Wilkins and City Administrator Kathryn Greiner.

Absent: None

4. ADDITIONS TO AGENDA

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

Mayor Hassing also moved the decisions of the hearings from New Business to within the hearing line item.

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. PUBLIC HEARING - SALE OF PUBLIC PROPERTY - ORS 221.725



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6.1. Hearing Procedure & Staff Report/Other Information

Mayor Hassing opened the hearing at 7 p.m. regarding fulfilling ORS 221.725 that requires the city to hold a public hearing to allow the public to comment on selling the city's property that was formerly the Condon School District baseball field. There was some confusion on the necessity of this hearing, but it is a requirement to sell property by a municipality. The hearing was closed at 7:01

A motion was made by Councilor Parm to allow the ability to sell the property on the baseball field according to ORS 221.725. The motion was seconded by Councilor Jamieson and approved unanimously.

7. PUBLIC HEARING - REZONE BASEBALL FIELD PROPERTY

7.1. Quasi-Judicial Hearing - Procedure & Staff Report

Mayor Hassing opened this hearing at 7:06 p.m. He noted that this hearing was to consider rezoning the baseball field and that the City of Condon is the applicant. He noted that the hearing would follow the following procedure with hearing the staff report, applicant's testimony, other in audience that wish to speak, applicants rebuttal, other public agency reports then the hearing would be closed for the Council to deliberate for a decision.

Mayor Hassing asked if members of the Council wanted to disqualify themselves for any personal or financial interest in this matter, or for having any ex parte or prehearing contacts regarding this application. None of the Councilors noted a reason to be disqualified. He noted that Oregon Land Use laws require that all issues need to be raised if they are to be appealed and failure to raise the issues would invalidate their further appeal.

Kirk Fatland, planner of Tenneson Engineering summarized the staff report stating the rezone request if for one property that includes 16 blocks total from Open Space/Public to Residential 1 to allow six lots for housing. K. Fatland noted that the Planning Commission recommended approval of the application for 12 of the 16 blocks which is described as Lancaster's Addition, Block 66, Lots 1-12, to be rezoned to Residential 1 with a 4-1 vote. He noted that several people voiced concerns of the rezone and asked that it remain an open space, noting that they felt it was an asset to the city. The report noted that the proposal is to plat six lots for homes and leave the remainder of the lots in Open Space/Public.



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7.2. Written Public Comment Submitted

Public Testimony - CA Greiner noted that Bruce Peterson submitted a letter in support of the rezone at the Planning Commission and called the day before this hearing to reiterate his support. She also received a visit from Kay Hassing after the Planning Commission meeting in support of housing that would be located across the street from the proposed development.

Rev, Robert Greiner, 309 S. Bryan Street, Condon - submitted a letter and read a prepared statement that he opposes the rezone. He stressed that he would like to see it remain an open space and that it borders his property. He stressed that it was an asset that should be preserved and remain an asset to the community. He suggested that due to the flatness of the ground it could be developed for easy access to people according to ADA standards and that there are other lots that could be rejuvenated and have the Council take time to look at options before rezoning. He added that the notices should have been given to the adjoining landowners earlier to allow them to look at options. Rev. Greiner testified at the Planning Commission meeting when they held the rezoning hearing in March.

Aubrey Gibson - 220 S. McKinley Street, Condon - read a letter submitted earlier that day from herself and husband Michael to oppose the rezone. Her letter stated that the rezone for low income housing would eliminate the only park type setting on this side of town; that low income housing would bring more costs to the city citing more law enforcement and code enforcement; that the City Park is not easily accessible and children have to cross major highway to get there; noted that development would be expensive to the city, that infrastructure needed to be in place prior to development and that the proposed cost of the homes would be more than what the residents can afford based on the jobs now and in the near future; and that if maintaining the open space was too costly or time consuming to the city that to allow the neighborhood to care for the field. Gibson added that she grew up in Fossil and played on that field and that it was a good spot for her children to fly their kites.

Marj Sharp - 111 S. McKinley Street, Condon - stated that she is opposed to the rezone and agreed with her daughter, Aubrey that this is a good spot for the kids to play. She stated that if the Condon Grade School building and lots were going to be used for multi-family housing why did the city need to improve this area.

Molly Routson - 227 S. McKinley Street, Condon - testified that she and her husband bought a house on McKinley and Summit Streets as it was a dream to move back to her hometown and raise her family here. She stated that for selfish reasons she did not want to see it rezoned and it have it stay what it is currently. She said that if developed asked if the city is considering what it is going to look like in 5, 10 and 20 years down the road and didn't want it to be a "ghetto." She stated that she realizes that there is a housing shortage, but wants to keep it a green space.

Councilor Parm stated that she didn't understand why some of these people thought that this was going to be low income housing and asked if they had read the Amy Coy's proposal (for development). Gibson stated that if private property they will not be able to play on the property and Sharp stated that the city should develop the property up by the golf course.

Mayor Hassing closed the public hearing at 7:34 p.m.

Mayor Hassing invited the people to come to the Council meetings to be informed regarding the city's projects and that it is under consideration to use the current playground at Condon Grade School into a park or community recreation area. Councilor Fatland stated that there are options on the other portion of the Condon Grade School property for open space areas and added that the baseball field is a cost effective to develop due to the close proximity to existing infrastructure. Councilor Jamieson asked if the people opposed had any options of appeal. K. Fatland stated that they could appeal the decision to the Oregon Land Use Board of Appeals if the Council moves to rezone.

A motion was made by Councilor Jamieson to approve to rezone the baseball field Lots 1-12, Block 66 of the Lancaster's Addition. The motion was seconded by Councilor Parm and approved unanimously.

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



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8.1. Legislative Hearing - Procedure & Staff Report

Mayor Hassing opened the hearing at 7:42 p.m.

K. Fatland summarized the staff report that this is to revise the comprehensive map and amend the City of Condon's comprehensive plan on the area of the Urban Growth Boundary (UGB) north of Cottonwood Road. Gilliam County is rezoning this portion of the UGB that is north of Cottonwood Road from Brown Road to Highway 19, and although the County's rezoning also includes Brown Road west to the city limits, this is not included since it is not in the UGB, but is zoned Exclusive Farm Use. The UGB extends 660 feet from the City limits north from Cottonwood Road. K. Fatland noted that the rezone is to try and correct the zoning to Rural Residential which aligns more with its current use. Some industrial remains in the UGB that includes Columbia Basin Electric Cooperative's substation and the old Fatland warehouse that is now owned by Lane Halderson.

Councilor Jamieson asked if this land could be brought into the city at some point, and if so, can they bring horses in. K. Fatland said that if they wish to come into the city, they may be able to bring horses in as a non-conforming or grandfathered use, but if the horses ever were taken off those lots for an extended period or time, they would then have to conform to no domestic animal ordinance. K. Fatland also noted that there is currently an excess of industrial area in Condon and would not effect the acreage being rezoned. Mayor Hassing closed the hearing at 7:48 p.m.

A motion was made by Councilor Fatland to approve the amendment of the comprehensive map and the amendment to the comprehensive plan of the City of Condon. The motion was seconded by Councilor Stinchfield and approved unanimously.

9. CONSENT AGENDA

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

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

9.2. Review March Accounts Payable

None

9.3. Review VISA Statements

Councilor Fatland inquired about the park expense of \$700 and PW Wilkins said it was for the rubber ground cover under the play structure. Councilor Jamieson asked about some park and golf supplies that were purchased on the VISA.

10. OLD BUSINESS

10.1. COVID Update

CA Greiner stated that they are close to being out of funds for assistance to residents for their city utility bill and asked that the shut off procedures be re-instated. She said that she is having issues with a handful of residents that won't ask for help or respond to payment options, and the shut-off procedure may be the way to get them to respond. It was the consensus of the Council to reinstate the shut off procedures. The city will continue to not charge late fees at this time.

CA Greiner said that the new Federal stimulus bill is going to provide approximately \$142,000 to the city in two payments. One is expected in June 2021 and the second payment may be available March 2022. Total payments will be put in the 2021-22 budget as an expenditure for infrastructure projects.



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10.2. Golf Course & Swimming Pool Update

CA Greiner reported that the solar person and John from The Pool & Spa House was going to be in Condon the next day for a review of the swimming pool.

PW Wilkins stated that the golf course water irrigation project plan has been completed and it is a good plan that includes cutting costs by the city laying the pipe to the pump station.

Dave Wildman, of Anderson, Perry & Associates and the city's engineer of record stated that the golf course current three wells do not keep up with the irrigation needs and presented the design of the booster pump station and the piping that will be needed. He said that he does not want to over engineer the project, but wanted to allow it to handle more need in the years to come instead of designing a system that may be undersized. The construction costs are estimated at \$93,000 with a 15% contingency to bring the project up to \$107,000 estimated cost by a contractor. He is putting in that a prefabricated building may be substituted for what is in the drawings for a saving of \$25,000 or approximately half the estimated cost. The building will be 10' x 16' and contain a 10 HP booster pump, magnetic flow meter and electrical that will meet the code requirements. Councilor Cronk asked where it will be located and was told by PW Wilkins that it will be near the current pumphouse in the middle of the course. Wildman stated that with the cost estimated under \$100,000 they are not required for a full bid process but need to acquire three bids from contractors. He asked that the city provide any local contractors that may be interested to receive the bid specifications.

Wildman suggested that the city wait to put the housing project infrastructure out at the same time, but it was the consensus of the Council to put the requests out as soon as possible. Wildman will complete the construction documents and after running them by the city one last time will then put them out to contractors in the next three weeks.

11. NEW BUSINESS

11.1. Review & Approve the Sale of the Baseball Field Property Per ORS

This was moved to the Public hearing for the Sale of the Baseball field.

11.2. Review & Approve Baseball Field Rezone

This decision was moved to the public hearing of the Baseball Field rezoning.



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11.3. Review & Approve Baseball Field Development Agreement - Coy Real Estate LLC

CA Greiner stated that the newest revision of the contract between the city and Amy Coy of Coy Real Estate was put on the packet earlier in the day. She added that City Attorney Wyatt Baum had reviewed and had a discussion with Coy regarding the changes. She did add that one item that was not in the contract, but that the city would complete was the removal of the fence and dugouts on the property.

Councilor Jamieson asked if the buyers of the lots could split the 100' x 100' lots back to 50' x 100' lots. CA Greiner stated that it would either stay that lot size in the deed restriction, or the buyer would have to take on the expense of replatting the lots. Councilor Fatland asked if there are going to be any restrictions of the housing stock, giving an example of limiting to one story. Coy stated that she would like to keep the flexibility of one or two-story homes. Councilor Jamieson stated that they would have to abide by Oregon Building Codes, which manufactured homes would not qualify. Coy noted that her vision of the block is quality homes that would be an improvement in that neighborhood and in the city to the housing stock. She did state that the cost of building homes has increased lately with building materials going up considerably, but that housing are still being built due to the demand. It was noted that if a duplex was built that it would require a Conditional Use Permit that would go through the Planning Commission.

Coy stated that if approved, she would make a deposit into escrow with Amerititle then complete the transaction once the infrastructure was complete. She did ask that the city allow the extensions as stated in the agreement (3 - 1 year extensions with Council approval) so the buyer is not concerned about the city taking back their property. Councilor Fatland stated that there should be an avenue for approval of extensions to allow the buyers a route to move forward. Coy asked if the city is going to draft the deed restriction document that will go with each lot, and CA Greiner said that she would have Baum draft it up.

A motion was made by Councilor Jamieson to enter into a contract with Amy Coy of Coy Real Estate for housing development on the baseball field. The motion was seconded by Councilor Dawn Parm and approved unanimously.

11.4. Anderson & Perry Plans and Estimates for Baseball Field Housing Project

Wildman presented the plans for the infrastructure on the baseball field housing project that includes paving 24" width of McKinley Street, water line that will loop into the existing lines and extend the wastewater according to the city's wastewater collection study. This portion of the wastewater system will extend to several of the homes to the south of the development. Wildman presented the plans to the Council and the cost estimates that included the baseball field development costing \$281,000; additive alternative A - Fairway Housing water development costing \$288,400; and additive alternative B - Fairway Drive sewer improvements of \$193,700 for a total of \$763,100. The additives will be added if the budget allows the costs that come back after the bids are received. Wildman added that the bid documents may take another month as they will need to be reviewed by Oregon Drinking Water, Department of Environmental Quality and document legal review before they can go out to bid. He stated that he will try and get the process expedited.

It was the consensus of the Council to have Wildman proceed with the plans to get them out to bid as soon as possible.

11.5. Review & Approve the City of Condon's Audit Action Plan

CA Greiner stated that the Oregon Secretary of State requires an action plan for any audit deficiencies. She read the letter that noted the deficiency is "segregation of duties" and that the plan included Council oversight that is currently being done.

A motion was made by Councilor Stinchfield to approve the audit action plan as presented. The motion was seconded by Councilor Parm and approved unanimously.



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11.6. Gilliam County Fire Services Presentation - Laci Olsen, GCFS Coordinator

Laci Olsen, Gilliam County Fire Services (GCFS) Coordinator presented to the Council she is working with her board to create a ORS 190 organization in place of the current structure where there was an agreement for the fire districts, cities of Arlington and Condon, and Gilliam County that she was paid through S. Gilliam County RFPD. SGRFPD felt that the revised agreement made them the sole employer and they did not want the liability of an employee. Olsen stated that the ORS would then be an ordinance that would make GCFS its own entity, but due to the timeline, it would not be completed until after July 1, 2021.

She updated the Council that she had 16 volunteers in Condon and she is working on recruitment. Two new brush trucks that were donated by the Oregon Department of Forestry and she is working on grants for more equipment, specifically SCBA's that are outdated and difficult to find a person to maintain them. Olsen is the coordinator for all fire entities in Gilliam County. The Council thanked her for her report.

11.7. Review and Approve ODOT Intergovernmental Agreement Regarding ADA Ramp Project

CA Greiner stated that the agreement from ODOT was to proceed with the ADA ramps that have been discussed in the Planning Commission, and has been reviewed by City Counsel Wyatt Baum.

A motion was made by Councilor Stinchfield to approve the Intergovernmental Agreement regarding the ADA ramp project. The motion was seconded by Councilor Cronk and approved unanimously.

11.8. Review & Approve Resolution 2021-05 - General Fee Resolution - Tiered Water Rates

The resolution presented was for the tiered water rates that has been discussed at the Council meetings the last several months. PW Wilkins stated that he has had contact with several residents regarding water usage conservation. CA Greiner stated that the water rates will go into effect June 1, 2021 and will be seen on the water bills printed at the end of June.

A motion was made by Councilor Jamieson to approve Resolution 2021-05 General Fee Resolution. The motion was seconded by Councilor Stinchfield and approved unanimously.

12. STAFF REPORTS

12.1. Public Works - Public Works Superintendent Gibb Wilkins

PW Wilkins stated that 2.5 million gallons of water was pumped in March, that the e-cycle materials have been picked up and that the Integrator of Record is working on the control system for the City of Condon. He said that the city received a letter from Carol Greenfield requesting a "slow children" sign by her residence on North Lincoln Street due to increased activity of children in the neighborhood and in the street. Councilor Parm stated that she is in the same neighborhood and they have several families with small children. PW Wilkins proposed stop signs on the corners of Lincoln and 2nd and Well Streets, in place of the sign requested. After a brief discussion it was the consensus of the Council to have PW contact the Gilliam County Sheriff's office to patrol that street and work with the neighbors to have the children be safe if on the street. PW Wilkins stated that ODOT has plans to pave Highway 19 from Main Street to Cottonwood Road this summer. He also noted that they received one applicant for the park/golf position, but was turned down due to low wages.

12.2. Police - Gilliam County Sheriff Gary Bettencourt

None.



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12.3. Administration - City Administrator Kathryn Greiner

CA Greiner requested a meeting with the Finance Committee to discuss wages and improving the hourly to attract and keep these employees. She will work with the committee members to set a time and date. She said that a member of Columbia Gorge Community College will be at the May meeting to discuss a new program to construction that may provide some housing built in Gilliam County. She said that earlier that day the Gilliam County Court reported that they have reached an agreement with the City of Boardman to provide building code inspections, that the evaluation of the Condon Grade School building will have its first environmental assessment available next week, that the 2021-22 budgets are on the table, and that the ethic reporting is due April 15 for all Councilors.

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

Mayor Hassing adjourned the meeting at 8:49 p.m.

Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator