



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, June 2, 2021 7:00 PM

1. ZOOM LINK & LOCATION

- 1.1. <https://us02web.zoom.us/j/87140045825?pwd=T2VVT2hadEN1Z2hBRTUwdVJjWiswdz09>
Meeting ID: 871 4004 5825
Passcode: 510919

2. CALL REGULAR MEETING TO ORDER

Mayor Jim Hassing called the meeting to order at 7:02 p.m.

3. ROLL CALL

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

Absent: Councilor Tom Fatland.

4. ADDITIONS TO AGENDA

None

5. PUBLIC HEARING - BUDGET & STATE REVENUE SHARING

5.1. Open Hearing

Mayor Hassing opened the budget and state revenue sharing hearing at 7:02 p.m.

5.2. Public Input on Budget & State Revenue Sharing

None

5.3. Close Hearing

Mayor Hassing closed the budget and state revenue sharing hearing at 7:03 p.m.

6. PUBLIC COMMENT

None

- 6.1. 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

7. CONSENT AGENDA



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7.1. Review & Approve May 5, 2021 Regular Condon City Council Meeting Minutes

A motion was made by Councilor Jamieson to approve the May 5, 2021 regular City Council meeting minutes. The motion was seconded by Councilor Parm and approved unanimously.

7.2. Review April Accounts Payable & VISA Statements

Councilor Jamieson asked about a \$7,000 payment to Ferguson, and CA Greiner stated that it was coded to the golf course project. PW Wilkins will check on it since it was thought that that pipe for the golf course project was already paid for the previous month. Councilor Cronk asked about the purchase of the appliance for the Memorial Hall. CA Greiner stated that a refrigerator and electric stove were purchased and they would evaluate the need for more commercial appliances if the use of the hall went increased.

8. OLD BUSINESS

8.1. Review Golf Course Pump Station Project

Dave Wildman, Engineer of Record from Anderson, Perry and Associates zoomed into the meeting to discuss the recent bid opening of the golf course pump station project. He stated that he was surprised when the two bids came in at close to \$200,000 when the estimate was approximately \$100,000. Wildman stated that the Council is aware of the interesting economic times when the pipe, steel, lumber and most building materials is at its highest prices. He is working with Crestline Construction to get the cost down and with saving in siding, trusses, framing lumber, doors, stem walls and electrical control modifications the price has gone from \$191,000 to \$171,363.15. Wildman said that the Council could accept this bid or make the decision to go back out to bid later in the year. CA Greiner stated that the project is to be completed by July 31, 2021 and the budget has enough funds to split it in between the two fiscal years. She said that the Council gave the authority to the Mayor at the last meeting, but due to the cost discrepancy asked if the Council wanted to discuss further and vote on the course of action. It was the consensus of the Council to keep the approval with the Mayo and move forward with the project.

8.2. COVID Update

CA Greiner stated that the city has received the final amount of the \$25,000 that was available from COVID funds and is looking into the paperwork of the \$142,000 that has been estimated through the Federal COVID funds that is to be released in June. She added that Mayor Hassing said before the meeting that he received an email from the National League of Cities that this money may not be released but instead go back to the Federal Government for the proposed infrastructure bill.

8.3. Condon Community Pool Update

CA Greiner reported that Jamieson & Marshall have repaired the showers in the pool house and they are working with Two Dogs Plumbing in The Dalles to re-pipe the solar system. The pool is scheduled to open June 21 and swim lessons will be in three sessions starting July 5. Gilliam County residents will have the first opportunity to sign up for swimming lessons until June 17, then it is open to all interested children. Lessons will be limited to 10 children per session and be 30 minutes instead of the previously scheduled 45 minutes. CA Greiner noted that they has received numerous calls from Wheeler County regarding lessons and the pool operations.



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8.4. Baseball Housing Project Update

Wildman stated that he is pulling together the draft of the construction plans for the water and wastewater of the Baseball Field Housing project where new water and wastewater lines must be installed must be reviewed by Oregon Drinking Water Services (DWS) and Department of Environmental Quality (DEQ). He stated that a review may cost over \$3,300, but the City may be exempt if they submit a letter to DWS stating that we have staff to oversee the project and that they are knowledgeable of the operation. Wildman stated that they are going to try and get the same process from DEQ. PW Wilkins is drafting the letter to ask for the exemptions.

Wildman stated that he anticipates the contracting documents to be released before July 1, but is apprehensive of the cost due to the rise in pipe and other building supplies. CA Greiner stated that in the contract and bid documents, it has included infrastructure to the Fairway Housing project, which may not be possible if prices exceed what is budgeted. She stated that there is funds in the water improvement fund that could get the priority of the Baseball Field housing complete. Wildman stated that the bid documents state that one option is that the city would supply the pipe, and PW Wilkins stated that they have one block of pipe purchased for another project that may be used, but would have to purchase more if needed.

9. NEW BUSINESS

9.1. Review & Discuss of Waste Connections, Inc. Rates for 2021-22 - Jim Winterbottom

Jim Winterbottom, District Manager of Waste Connections, Inc. was on zoom to request a rate in garbage fees of 1.45%, which 85% of the Portland CPI of 1.71%. He noted that although this is not a large increase, Waste Connections likes to stay ahead of the costs and take up the rise in fees incrementally. The raise is due to maintenance of vehicles, health insurance of employees and fuel costs. He stated that a 32-gallon can will rise to \$18.27 from \$18.01 a month; 90-gallon to \$44.21 from \$43.58 and a dumpster to \$76.32 from \$75.23.

A motion was made by Councilor Jamieson to approve The Dalles Disposal rate increase of 1.45%. The motion was seconded by Councilor Parm and approved unanimously.

9.2. Review & Approve ODOT Addendum on STIP for ROW Agreements

Caleb Stephens, ODOT Project Manager stated that the original agreement for sidewalks on North Main Street was for four rights-of-way agreements (ROWA) when they needed six for this project. ODOT allocates \$10,000 per agreement for costs, therefore the budget and agreement will change from \$40,000 to \$60,000. He added that if they did not need that much money to complete the ROWA, the money would go back into the project budget. Stephens also brought forward a resolution for ODOT to use Eminent Domain if necessary in the ROWAs, though rarely used, needs to be in place.

A motion was made by Councilor Jamieson to approve the addendum to the IGA for the ROWA. . The motion was seconded by Councilor Parm and approved unanimously.

9.3. Approve Resolution 2021-09 - A Resolution Exercising the Power of Eminent Domain - Right of Way Services

A motion was made by Council Parm to approve Resolution 2021-09 - A Resolution Exercising the Power of Eminent Domain - Right of Way Services. . The motion was seconded by Councilor Jamieson and approved unanimously.

9.4. Approve Resolution 2021-06 - General Fee Resolution

CA Greiner noted this was only the change in daily swim pass amount to \$3 per person per day.

A motion was made by Councilor Parm to approve Resolution 2021-06 - General Fee Resolution. The motion was seconded by Councilor Jamieson and approved unanimously.

9.5. Approve Resolution 2021-07 - A Resolution Adopting the 2021-22 Budget and Making Appropriations

A motion was made by Councilor Parm to approve Resolution 2021-07 - A Resolution Adopting the 2021-22 Budget and Making Appropriations. The motion was seconded by Councilor Cronk and approved unanimously.



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9.6. Approve Resolution 2021-08 - A Resolution Declaring the City's Election to Receive State Revenues

A motion was made by Councilor Parm to approve Resolution 2021-08 - A Resolution Declaring the City's Election to Receive State Revenues. The motion was seconded by Councilor Jamieson and approved unanimously.

9.7. Review & Approve the Gilliam County Library Request for Funding of Arts & Music Grant to be Used in 2021-22

Gilliam County Library requested that the Arts & Music grant that they have received from the city be used in the 2021-22 fiscal year due to COVID restrictions in the last year that would not allow them to do their planned programming. It was the consensus of the Council to allow this change to the grant.

10. STAFF REPORTS

10.1. Public Works - Public Works Superintendent Gibb Wilkins

PW Wilkins reported that 7.3 million gallons were pumped at City Farm in May, which is the 2nd highest amount of water pumped in May since 2008. He added that the ODOT ADA ramp project has been pushed into 2022 and irrigation has started at the pivot. The golf course grass has started to come up and there is enough seed to add more in the fall when there is moisture. The crew has completed the water line on the golf course to connect to the new pump station and work on East Street to prepare for paving. Councilor Jamieson asked if the city could put signs on the golf course to direct cards around the new grass stand and PW Wilkins stated that he will get some signs made. It was reported that the park position was closing the next day and there was one application. PW Wilkins added that former employee Brad Shannon is retiring from the school district and is willing to mow part time, plus he is working to get summer youth through the Gilliam County programs to mow or work in the park.

10.2. Police - Gilliam County Sheriff Gary Bettencourt

Written statistics were provided.

10.3. Administration - City Administrator Kathryn Greiner

CA Greiner added that she has contacted Gilliam County to engage the OYCC crew to clean Main Street prior to July 4. Phase I Environmental Study was completed on the Condon Grade School and a ground penetrating radar job will be completed June 23 to map out the underground storage tanks and where there may be possible leaks in joints. This will save on time and testing when Phase 2 ESA is done. CA Greiner is also moving forward on applying for a grant to do Phase 2 ESA which will include the hazardous survey and inventory in the Condon Grade School building, then will look to hire a structural engineer to determine if the building can be repurposed or demolished.

11. COUNCIL INFORMATION

11.1. 2021-22 Budget Document

12. NEXT REGULAR MEETING DATE

12.1. The next regular Condon City Council meeting is Wednesday, July 7, 2021, 7 p.m.

13. ADJOURN REGULAR MEETING

Mayor Hassing adjourned the meeting at 7:44 p.m.



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Jim Hassing, Mayor

Date _____

ATTEST: _____
Kathryn Greiner City Administrator

Date _____