



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
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City of Condon Regular Council Meeting Minutes Wednesday, October 6, 2021 7:00 PM

1. LOCATION & ZOOM LINK - CITY HALL - MASKS REQUIRED

- 1.1. <https://us02web.zoom.us/j/84507126141?pwd=V2xtMVRvaWw3VXZ5RFBGeFZ3U0RuZz09>

Meeting ID: 845 0712 6141

Passcode: 858951

One tap mobile

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2. CALL THE MEETING TO ORDER

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

3. ROLL CALL

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

Absent: Staff - Gilliam County Sheriff Gary Bettencourt

4. ADDITIONS TO AGENDA

- 4.1. ** Add Gilliam County Road Department Invoices for Paving under the Consent Agenda

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 September 1, 2021 Regular Condon City Council Meeting Minutes

Councilor Jamieson stated that he heard that the swimming pool was going to need a boiler and asked that be added to the minutes.

A motion was made by Councilor Fatland to approve the September 1, 2021 regular council minutes with addition of pool boiler comment. The motion was seconded by Councilor Jamieson and approved unanimously.

- 6.2. Review September 2021 Accounts Payable & VISA Statements



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Councilor Fatland asked about the payment to Hage Electric and CA Greiner said that it was the electrician that ran the internet lines to the Memorial Hall and Library and now is waiting for Josh Hendricks to connect internet to the two facilities. He also inquired about the chairs and desk purchased and CA Greiner stated that they got two office chairs for her and assistant, plus a small desk and two chairs for the new office space.

6.3. Review & Approve Payment to Crestline Construction for Baseball Field Project

CA Greiner explained that invoices over \$50,000 must be approved by the City Council and that Crestline Construction for the infrastructure project of \$99,395.87 could be combined with the next agenda items for Gilliam County Road Department for paving.

A motion was made by Councilor Fatland to approve payment of \$99,395.87 to Crestline Construction and \$119,905.16 to Gilliam County Road Department. The motion was seconded by Councilor Stinchfield and approved unanimously.

6.4. ** Review & Approve Gilliam County Road Department Paving Invoices

See above

7. OLD BUSINESS

7.1. Condon Grade School Building Update

CA Greiner stated that the RFP for the hazardous materials survey and structural review is due October 21 and only one firm has called to ask questions.

7.2. Condon Community Swimming Pool Update

Setting a Park & Recreation Committee meeting for next Wednesday and will get an agenda out tomorrow. It was determined that it would just be the city's P&R Committee and not the Swimming Pool Committee that was formed last year. However, as a public meeting, the other members are welcome to attend.

8. NEW BUSINESS

8.1. First Reading of Ordinance 2022-01 - An Ordinance to form Gilliam County Fire Services Agreement

A motion was made by Councilor Parm to have the first reading of Ordinance 2022-01 - An Ordinance of the City of Condon Ratifying Creation of the Gilliam County Fire Services Agency in Accordance with ORS 190-085 by title only. The motion was seconded by Councilor Jamieson. Roll call vote - Yes - Jamieson, Fatland, Kirby, Parm, Cronk, Stinchfield. No - None. Motion passed.

CA Greiner read the ordinance by title only.

A motion was made by Councilor Pam to approve the first reading of Ordinance 2022-01 - An Ordinance of the City of Condon Ratifying Creation of the Gilliam County Fire Services Agency in Accordance with ORS 190.085 by title only. The motion was seconded by Councilor Stinchfield. Roll call vote - Yes - Jamieson, Fatland, Kirby, Parm, Cronk, Stinchfield. No - None. Motion passed.

8.2. Review & Approve Gilliam County Fire Services IGA

CA Greiner stated that the Gilliam County Fire Services IGA has gone through review but recommended that it be passed at the November Council meeting when the final reading of the ordinance is passed.

8.3. Review & Approve Condon Community Swimming Pool Lease

The swimming pool lease with Condon School District was presented with no changes from the previous year.

A motion was made by Councilor Stinchfield to approve the Condon Community Swimming Pool lease with Condon School District. The motion was seconded by Councilor Cronk and approved unanimously.

8.4. Review & Approve Resolution 2022-03 - A Resolution to Apply for a Grant from the Oregon Department of Land Conservation & Development for 2021-23 Technical Assistance



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CA Greiner stated that this resolution is needed to apply for a grant for the zoning update and codification of the ordinances in 2022.

A motion was made by Councilor Fatland to approve Resolution 2022-03 - A resolution to apply for a grant from the Oregon Department of Land Conservation and Development for 2021-23 technical assistance. The motion was seconded by Councilor Parm and approved unanimously.

8.5. Housing Discussion - Fairway Housing

Councilor Cronk updated the council on the recent meeting with Pioneer Community Development Corporation regarding an affordable workforce housing project at the Fairway Housing site north of the golf course. He stated that it was just to see if they would be the owner and work with a developer. Councilor Stinchfield said that her husband Mac was at the meeting as a member of PCDC and was optimistic about the idea of affordable housing. Councilor Kirby stated that they discussed having 20 units and hoped to fill them with some of the workers in Condon.

CA Greiner stated that she had a discussion prior to the PCDC meeting with a developer that works on affordable housing in the state and was connected with them by Nate Stice, from Governor Brown's office. The developer stated that they had completed a project in Hines with 20 townhouses that are now full at a cost of approximately \$3 million. She had another call regarding fees that may be changed and set up a meeting with the developer and PCDC for next week. Councilor Stinchfield said that Waste Management is also looking for employee housing.

9. STAFF REPORTS

9.1. Public Works - Public Works Superintendent Gibb Wilkins

PW Wilkins reported that 7 million gallons of water was pumped in September that is slightly below average. He evaluated the wells that are used during the winter months and they both were up several feet from this time last year. He will check the levels of the summer wells next month to see if their levels. He has also discussed more riparian work at City Farm to slow the water down in the creek for more water. PW Wilkins said that the fairways have been seeded at the golf course and that the full water cycles have been turned on at this time and only 25,000 gallons of city water was used with the golf course wells. The greens have been seeded and sanded at the course. Sidewalks have been poured near the paving project and that getting concrete it may take up to two months to have it delivered. He said that the infrastructure project at the Baseball Field Housing project is ahead of schedule with Crestline working on the road after having laid most of the water, sewer and telecom pipe/conduit.

PW Wilkins stated that he went to John Day with Councilor Kirby, Kirk Fatland and Steve Allen to look at the city's greenhouse operations. John Day has a 6,000 square foot greenhouse that is in the process of expanding to 10,000 that grows mostly tomatoes and greens for local store and restaurants. They also are building solar field to power the greenhouse and other city buildings and any excess to be sold to the local provider on the grid. Discussion of John Days plans and that they have offered Condon any of their technical resources if they chose to build a greenhouse.

A discussion was had regarding costs to operate, staff, solar energy and where they would site them, plus what could be sold from the greenhouse.

9.2. Police - Gilliam County Sheriff Gary Bettencourt

None

9.3. Administration - City Administrator Kathryn Greiner

CA Greiner updated the council on the Baseball Field Housing agreement with Amy Coy and said that it should be signed within the week, making the closing December 1, 2021. Coy has indicated that there is an active interest in the lots at this time. The 2019 ODOT Special City Allotment grant for paving has been completed and will be put in to reimburse \$100,000 of the \$119,000 project. The original estimate was \$130,000. She noted that the audit field work was completed and went well.

10. COUNCIL INFORMATION



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10.1. Park & Recreation Meeting - Wednesday, October 13, 2021, 4 p.m.

11. NEXT REGULAR MEETING DATE

11.1. The next regular Condon City Council meeting will be held Wednesday, November 3, 2021, 7 p.m. at City Hall and Zoom link available.

12. ADJOURN REGULAR MEETING

Mayor Hassing adjourned the meeting at 7:43 p.m.

Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator