



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, December 1, 2021 7:00 PM

1. ZOOM LINK & LOCATION OF MEETING

1.1. <https://us02web.zoom.us/j/82920567676?pwd=RmRILlITdnUydnN3dTITaTNkM3NpQT09>

Meeting ID: 829 2056 7676
Passcode: 172151

2. CALL THE MEETING TO ORDER

Mayor Jim Hassing called the meeting to order at 7:01 p.m.

3. ROLL CALL

Present: Mayor Jim Hassing; Councilors Donald Jamieson, Tom Fatland, Jeremy Kirby, Dawn Parm, Michael Cronk and Jan Stinchfield (zoom); Staff - Public Works Superintendent Gibb Wilkins, City Administrator Kathryn Greiner, Gilliam County Sheriff Gary Bettneccourt and City Attorney Wyatt Baum (zoom).

Absent: None

4. ADDITIONS TO AGENDA

4.1. Condon Chamber of Commerce Request for Funds

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 November 3, 2021 Regular Council Meeting Minutes

Councilor Fatland asked for clarification on the minutes of Amy Coy's contract if the date should have been December 31, 2021 or as stated December 1, 2021. CA Greiner stated that December 1, 2021 is correct on the minutes but it is going to change due to issues with platting documents not being completed.

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

6.2. Review November Accounts Payable & VISA Statements



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Councilor Fatland asked what the TMG payment was for, and PW Wilkins stated that it was to the company that services the chlorination equipment.

No questions on the VISA statements.

6.3. Review & Approve Crestline Construction Payment Application #3

A motion was made by Councilor Fatland to approve payment number 3 to Crestline Construction in the amount of 214,236.97. The motion was seconded by Councilor Dawn Parm and approved unanimously.

PW Wilkins stated that the project has completed the sewer connections to the Fairway Housing site and should conclude the project by the end of the month. The project was to be completed by March 2022 and they are far ahead of schedule. CA Greiner said that there is \$153,958.67 left on the contract and that the city has received the \$175,000 from the Gilliam County Grant for this project.

7. OLD BUSINESS

7.1. Housing Project Update - Baseball Field & Fairway

Councilor Cronk asked about the the contractors digging back into the golf course and PW Wilkins said that is tying the 16" water line on Cottonwood Road to the 12" mainline on golf course. Brief discussion of pipes and wiring that is on the golf course and the repairs that are being made by staff after the construction crews go through.

7.2. Update on Condon Grade School Building

CA Greiner stated that the contracts have been finalized on the review of the Condon Grade School building and due to the delay in the contracts being signed, the end date has been moved from March 2022 to June 1, 2022. The field work will be completed over the Martin Luther King, Jr. weekend in January 2022.

8. NEW BUSINESS

8.1. Review & Approve Final Plat of Baseball Field Housing Project

The final plat map of the baseball field replat project did not have any changes from the tentative plat map from the Planning Commission meeting in November and is ready to have final approval from the City Council. Once it is approved, Anderson, Perry & Associates staff will complete the mapping on mylar and send it to Gilliam County for recording.

A motion was made by Councilor Fatland to approve the final plat map of the Baseball Field project. The motion was seconded by Councilor Jamieson and approved unanimously.

8.2. Review & Discuss Nuisance Ordinance Chapter 93 & Gilliam County Sheriff's Agreement

CA Greiner stated that there were two issues of the city's nuisance ordinance that needed to be reviewed. The first was an abatement order for property owned by John Reser on Court and East Streets that was to clean his lot and added that it included possible items for public safety. CA Greiner had a discussion with Sheriff Bettencourt earlier regarding abatement of inside buildings, and due to a previous abatement order on other property, it needed to be more specific to include buildings. The current order on the property noted public health issues and Sheriff Bettencourt noted that there is a rodent problem. Councilor Jamieson said that he lived across the street and didn't see that there was a rodent problem in that neighborhood. City Attorney Wyatt Baum stated that Reser had until December 5 to appeal the abatement order to Circuit Court and that, due to past experience, the city was leaning toward caution on the executive of the order and what was listed in it. Sheriff Bettencourt asked about the fence that was falling down between Reser and Condon Child Care property, and added that the case has been appealed in Circuit Court but no date had been set at that time. Baum said that it was the Council's decision to proceed with the fence as he felt that it could be justified in court if it was removed. A brief discussion was held regarding the fence issue, but was tabled when it was determined that the case was on appeal.

Discussed a recent ticket given to Councilor Jamieson's business Jamieson & Marshall, and CA Greiner asked if the nuisance for junk needed clarification for local businessowners that store materials related to their businesses outside. Another business is Bennett's Tire & Auto and some others may fall under the same situation. Sheriff Bettencourt stated that if Councilor Jamieson had said that it was not junk but materials for his business in court, it may have been justification for no abatement



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or fines. Councilor Jamieson said that he was found guilty and was going to abstain from the conversation. Baum stated that he had a conversation with CA Greiner and discussed revising the language to state that it was material for a duly licensed business. He added that currently there are no exceptions for businesses that have materials outside and that he can investigate how to broaden the definition and keep the intent of the ordinance. Junkyards were briefly discussed, but did not want to have residents that were not operating a business have free rein to stockpile junk.

It was consensus to have CA Greiner and Baum to research city ordinances with clearer definitions of nuisance ordinance of junk and other items and bring back in January.

8.3. Condon Chamber of Commerce Funding Request

A motion was made by Councilor Jamieson to approve a contribution of \$2,500 to the Condon Chamber of Commerce as requested for summer events. The motion was seconded by Councilor Parm and approved unanimously.

CA Greiner stated that there are funds available in the city's transient tax accounts.

9. STAFF REPORTS

9.1. Public Works - Public Works Superintendent Gibb Wilkins

Councilor Fatland noticed that several of the bases and pitcher's mound were still on the old baseball field and asked if the city could remove them and donate them to the Little League. PW Wilkins will look into getting that equipment off the field.

PW Wilkins reported that 2.1 million gallons of water was pumped in November. ODOT sidewalk project on North Main Street is to be completed next summer and is working with local landowners on driveway apron. He said that there are stakes and markings on the corners along the highways for the ADA project which is also to be built next summer. PW Wilkins is working on the Safe Routes to School plan that has a grant due in February.

9.2. Police & Fire - Gilliam County Sheriff Gary Bettencourt

Sheriff Bettencourt stated that his staff will be involved with the light parade this weekend and that he will be out next week to an annual conference. He has had several complaints on the construction crews in town and has dealt with their issues. Mayor Hassing asked what "suspicious circumstances" are on the police statistic report. Sheriff Bettencourt said it may be a person asking for a ride at the mini-mart or an abandoned car along the highway.

9.3. Administration - City Administrator Kathryn Greiner

CA Greiner reported that the RFP for the swimming pool heater was sent out on Monday and due back prior to the January council meeting to award the bid. She said that her and PW Wilkins had a FEMA meeting to kick off getting the floodplain maps done in the next 5 years. CA Greiner said that there is going to be a housing meeting at the Chamber of Commerce office next week to discuss employee needs and that she toured HiLine Homes in the Tri-Cities with Amy Coy yesterday. She asked if the council was interested in having a holiday part, and it was the consensus to have it December 22 in the Memorial Hall.

10. COUNCIL INFORMATION

10.1. 2020 Census Information

11. NEXT REGULAR MEETING DATE

11.1. The next regular Condon City Council meeting is scheduled for Monday, January 5, 2022, 7 p.m. at City Hall and a Zoom link will be made available.



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12. ADJOURN REGULAR MEETING

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

Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator