



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, July 6, 2022 7:00 PM

1. COUNCIL MEETING LOCATION & ZOOM LINK

1.1. Join Zoom Meeting

<https://us02web.zoom.us/j/86997974969?pwd=V3FYZFo1eXp2Nm5HVjercjhJUXB6dz09>

Meeting ID: 869 9797 4969

Passcode: 464784

One tap mobile

+13462487799,,86997974969#,,, *464784# US (Houston)

+16699006833,,86997974969#,,, *464784# US (San Jose)

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 Tom Fatland, Donald Jamieson, Jan Stinchfield, Dawn Parm, Mike Cronk, Jeremy Kirby(zoom); staff City Administrator Kathryn Greiner, Public Works Superintendent Gibb Wilkins and Gilliam County Sheriff Gary Bettencourt.

Absent: None

4. ADDITIONS TO AGENDA

5. PUBLIC COMMENT

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

Art Jette, a resident of Condon, came to inquire about the potholes and when they would be fixed. PW Wilkins said that potholes were scheduled to be fixed, but were bumped from the schedule when the city took on the Trimble/Pennoyer project.

6. CONSENT AGENDA

6.1. Review & Approve the June 1, 2022 Budget Hearing and Regular Council Meeting Minutes

A motion was made by Councilor Fatland to approve the minutes of the June 1, 2022 regular meeting and Budget hearing. The motion was seconded by Councilor Parm and approved unanimously.

6.2. Review the June Accounts Payable and VISA Statements

No questions.

7. OLD BUSINESS



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7.1. Condon Grade School Facility Update

CA Greiner stated that she received a contract from landscape architect Jenna Witzleben for the Condon Grade School project for a total of \$6450. She explained that Gilliam County has agreed to split the cost with the city as two areas will be for them. It was the consensus of the council to sign the contract and move forward.

CA Greiner explained that the CGS Committee discussed having a joint meeting with the council for direction of the plans for the CGS building. The committee is also planning a trip to Baker City to tour a renovated school and possibly a hospital facility that has been converted to condominiums. She explained that Gilliam County Judge Elizabeth Farrar Campbell has discussed leasing space in the building for a day care facility. A tour was taken of the building with Campbell and looking at options, she was leaning toward using the library and that some of their ARPA funds could be used for abatement and renovation.

A discussion was held regarding the abatement of the building, whether it is renovated or demolished and whether funding is available from the State of Oregon for abatement. Councilor Jamieson stated that he thought that the building may not be abated due to the ability to cover it and that it was formerly used for children and should be safe for others to reside there. Councilor Fatland stated that he thought that this process was going to be taken slowly and to get a plan from the committee. CA Greiner noted that it may be difficult to sell or lease rooms that have not been abated and that the insurance on the building through City County Insurance Services was only through August 31, then the city must obtain liability insurance while decisions are being made to the building. CA Greiner asked the council what information is needed for them to make a decision or to allow the committee to make a decision about the building.

After a lengthy discussion, it was the consensus of the council to direct CA Greiner to have the CGS Committee provide a plan for the facility that includes specific uses for each room.

CA Greiner noted that the boundary survey has been completed for the CGS property with the fence on the playground outside of the property boundary.

7.2. City Property - Sale & Industrial Park

It was the consensus of the council to move forward with a public hearing to sell the property requested by Larry Conaway. At the June meeting, the council decided to sell if the land could have a restriction that did not allow anything to be built on the property. This will require a public hearing under ORS 221.171 to sell public lands, then a price can be negotiated with Conaway. CA Greiner will start the process for a public hearing at the August council meeting.

Jed Crowther, executive director of the Port of Arlington was on the call and was asked if he had done any research on turning the city property adjacent to the little league fields to industrial land. He has not started his research but will work with CA Greiner on investigating the necessary steps.

8. NEW BUSINESS

8.1. Resolution 2023-01 - A Volunteer Resolution

A motion was made by Councilor Fatland to approve Resolution 2023-01 - A Volunteer Resolution. The motion was seconded by Councilor Stinchfield and approved unanimously.

8.2. Resolution 2023-02 - General Fee Resolution

CA Greiner explained that there were three areas of change on the fee resolution and that if the council wished, this could go to the Finance Committee for discussion before voting. The changes included in the water connection costs were increased due to supply prices rising; planning fees rose from \$150 to \$350 for most actions due to the recent changes in the code that allowed many planning actions to not require a hearing; and a decrease in the daily swim fee.

A motion was made by Councilor Fatland to approve Resolution 2023-02 - General Fee Resolution. The motion was seconded by Councilor Parm and approved unanimously.

8.3. Discuss Heating/Cooling System for CGS Playshed



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The council received three options from Jamieson & Marshall drafted by Councilor Jamieson for a heating system in the CGS Playshed. CA Greiner explained that the RFP for the system did not yield any submissions, so she asked Councilor Jamieson for costs. The estimate was \$90,000 for a propane boiler system; \$60,000 for a propane infrared heater system; and \$12,000 to re-plumb the existing boiler in the grade school. CA Greiner said that the city has received a grant of \$20,000 toward the boiler in the CGS playshed. After a discussion of the options, it was determined that Councilor Jamieson will do more research to determine how to repair the existing boiler and what will need to be done to the system to keep the building above freezing this winter.

9. STAFF REPORTS

9.1. Public Works - Public Workers Superintendent Gibb Wilkins

PW Wilkins stated that 5.1 million gallons of water were pumped in June 2022, which is half the water pumped in June 2021 and 3 million gallons below average for that time of year. Councilor Jamieson asked how the wells are holding up this year, with PW Wilkins saying that all are looking good and the golf course wells have not "tripped" this year meaning that they have not run dry. The Public Works crew has completed the sewer project on North Oregon Street and is completing the water line on Spring Street. He noted that ODOT is to start the ADA ramps July 18 and has not heard an update on the sidewalk project on North Main Street. The Public Works crew has been mowing the rights-of-way, but are having trouble keeping up with the grass and weeds growing quickly.

9.2. Police & Fire - Gilliam County Sheriff Gary Bettencourt

Sheriff Bettencourt stated that Lt. Tory Flory has had good success with people mowing their lots and has some trouble spots on A and Bryan Streets. He introduced new officer, Tom Burdick, who had started and will go to the academy in October for 16 weeks. Another new hire will go to the academy in August and a potential officer is going through background checks. Sheriff Bettencourt noted that the new law for legalizing mushrooms is going into effect and may be asking the city and Gilliam County to put this on the ballot to not allow selling in the city limits.

9.3. Administration - City Administrator Kathryn Greiner

CA Greiner reported that Derek Hiser has resigned from the city's planning commission and budget committee. She will recruit for new members. She is going to sit in on interview with telecom "fellow" that is going to be hired by Gilliam County through a program similar to Americorp. This person is expected to assist Gilliam County, and local governments with their broadband needs. CA Greiner said that planner Kirk Fatland was successful for writing a grant to AARP for building plans for Accessory Dwelling Units that will be approved and available for residents at no cost. This grant was written by the City of Moro in Sherman County with Condon being an additional partner. She gave an update on the Fairway Housing project that was received by PCDC last week. The plan is to build 16- 1 to 2 bedroom units with an approximate cost of \$4.2 million. The proforma will be shared to councilors in an email. She also noted that the city was offered a \$30,000 grant from Oregon DLCD for a Housing Needs Assessment, but after a discussion with Planner Fatland, it was determined that it would duplicate current housing information so was declined.

10. COUNCIL INFORMATION

10.1. 2022 Election Information

11. NEXT REGULAR MEETING DATE

11.1. The next regular Condon City council meeting is scheduled for August 3, 2022, 7 p.m. at City Hall.

12. ADJOURN REGULAR MEETING

Mayor Hassing adjourned the meeting at 8:09 p.m.



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Jim Hassing, Mayor

Date

ATTEST: _____
Kathryn Greiner City Administrator

Date