



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, September 7, 2022 7:00 PM

1. COUNCIL MEETING LOCATION & ZOOM LINK

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

Meeting ID: 869 9797 4969
Passcode: 464784
One tap mobile
+13462487799,,86997974969#,,,,*464784# US (Houston)
+16694449171,,86997974969#,,,,*464784# US

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, Jan Stinchfield, Jeremy Kirby, Dawn Parm & Mike Cronk; Staff Public Works Superintendent Gibb Wilkins and City Administrator Kathryn Greiner.

Absent: Councilor Donald Jamieson; Staff Gilliam County Sheriff Gary Bettencourt.

4. ADDITIONS TO AGENDA

None

5. PUBLIC COMMENT

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

None

6. CONSENT AGENDA

- 6.1. Review & Approve the August 3, 2022 Regular Condon City Council Meeting Minutes

Councilor Fatland asked to have the August 3 minutes to read "moritorium" on the psilocybin election instead of ban.

A motion was made by Councilor Stinchfield to approve the August 3, 2022 regular Condon City Council meeting minutes with one correction. The motion was seconded by Councilor Cronk and approved unanimously.

- 6.2. Review July Accounts Payable & VISA Statements

No comment

7. OLD BUSINESS



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7.1. CGS Playshed Heating System, Door Replacement Update & Landscape Designs

CA Greiner stated that the heating system solution is to use one of the existing boilers for the next year while the city goes through the process of abatement. The two doors of the playshed are in need of replacement and the quote for the replacement was \$22,800. The City received \$20,000 toward the HVAC system in the playshed and the council was asked if they wanted to send a letter to the county court to amend that grant and spend it on doors or wait until the funds are to be used for another project. CA Greiner stated that due to the cost of the doors exceeding the public contracting amount of \$10,000, other bids, or an attempt to get bids, must be investigated. Hermiston Glass provided the bid that included installation, and one other door company would provide a quote on doors, but they did not install. Another option is to wait until the abatement is completed to determine if the doors would need to be replaced. Councilor Fatland asked about the liability of the current doors that are locked by a chain. CA Greiner said that she would check with the insurance company, but also that it was latched from within so in an emergency they chain could be removed. It was the consensus of the council to give CA Greiner the authority to investigate other door prices, but to move forward with purchasing the doors for installation.

It was the consensus of the council to allow use of the playshed in the next year and instructed CA Greiner to get insurance information and facility agreement drawn up.

The council was presented with several designs for the playground area by landscape architect student Jenna Witzblen. Councilor Cronk asked about the "bridges" that were noted in the plan with the assumption that they are decorative and asked about "nature play". Councilor Parm said that she liked option 1, but asked about the fire pits in the plan. Councilor Fatland stated that he would like to see more open space for play or sports, and noted that he had heard that pickleball may be noisy. They were asked to review and give any feedback to Witzblen or CA Greiner by next Wednesday so the final plan could be drawn up. It was noted that the plans could be changed from the final drawings.

Abatement update was that Maul Foster Alongi (MFA) is working on an RFP for the abatement of the CGS building. Councilor Stinchfield said that it is important to get the abatement done first to determine development. CA Greiner has been in contact with Business Oregon for brownfield grants and discussed that if a non-profit is the landowner there are other funds with the state to pay for the abatement. She added that the Port of Arlington has a non-profit that was formed to abate properties with one property being the airbase. It was discussed to ask the Port if they wanted to develop the building along with abatement. CA Greiner noted that her and PW Wilkins are Commissioners of the Port of Arlington and would discuss it at their next meeting. Discussed that another abatement grant opportunity is with the US Environmental Protection Agency that CA Greiner is discussing with MFA staff later this week.

7.2. Swimming Pool Operation Update

CA Greiner reported that the Condon Community Pool had 3003 swimmers over 78 days for an average of 38.5 swimmers per day. The pool staff gave swim lessons to 130 children and that the Condon and Fossil schools were using the pool this week before it closes. Councilor Stinchfield commended the work of pool manager Shellie Johnson. Councilor Fatland asked if Condon School District was paying for the use of the pool with CA Greiner said that they are not being charged at this time. Councilor Fatland stated that when they were approached several years ago that the board stated that the pool did not have any education value, and possibly they should be charged to use it. CA Greiner said that she would discuss the issue with Superintendent Brian Schimel.

8. NEW BUSINESS

8.1. Review & Approve Land Sale to Larry Conaway

CA Greiner reported that the appraisal of the property was over \$7,000, but after discussion with Larry Conaway, city attorney Wyatt Baum and a councilor, that a \$5,000 purchase price was agreed upon for the lot. CA Greiner did say that Conaway



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asked to allow temporary structures on the property since it was in the agreement to not allow any building. Consensus of the council was to not allow any buildings as discussed and put in the deed restriction agreement.

A motion was made by Councilor Fatland to approve the bargain sale deed and deed restriction document to sell property to Larry and Sarah Conaway. The motion was seconded by Councilor Parm and approved unanimously.

8.2. Discuss Condon Grade School Property Issues

The council was given a letter regarding property ownership options for the Condon Grade School (CGS) property by city Planner Kirk Fatland. The letter outlined the options of condo and "leasehold" option. Councilor Stinchfield stated that she owned property with a similar leasehold option in Washington where they owned a cabin and the land was a long-term lease. K.Fatland stated that the condo option offers flexibility in building it out slowly by selling portions one at a time or selling it as one property. He also discussed the leasehold option that allows lower prices for a buying into a residential property and the return is that you can only sell it for a certain percentage over what was paid. Councilor Fatland if the lease option would keep the prices lower, with K. Fatland replying that due to it being on leased land it would be of lessor value. Staff will bring back more information on the leasehold option at the next meetings.

CA Greiner said that during the baseball field development, one of the unwritten agreements with the landowners was to use parts of the CGS facility in green space and asked the council if they wanted to maintain ownership of the playground playshed and library space. It was the consensus of the council to move forward with splitting those portions of the campus to remain city property.

8.3. Appoint Budget Committee Members - Letters from Cassandra Flatt and Tara McIntosh

Mayor Hassing appointed Cassandra Flatt & Tara McIntosh to the City of Condon's budget committee.

8.4. Review & Award Hay Contract

Mayor Hassing opened the one sealed bid for the hay from the circle from Lonerock Ranches for 5 tons at \$225 for a total of \$1,125.

A motion was made by Councilor Parm to approve the Lonerock Ranch bid for 5 tons of hay at \$225 a ton for a total of \$1,125. The motion was seconded by Councilor Stinchfield and approved unanimously.

A motion was made by Councilor Stinchfield to direct PW Wilkins to sell remainder of the hay for \$225 a ton. The motion was seconded by Councilor Kirby and approved unanimously.

9. STAFF REPORTS

9.1. Public Works - Public Works Superintendent Gibb Wilkins

PW Wilkins reported that 10.7 million gallons of water were pumped at City Farm in August. They crew has finished with the Spring Street water line and that the paving of Spring and McKinley Streets are still to be paved by Gilliam County Road Department. If this is not completed this fall, the city will go out for bid to get it completed in spring of 2023. PW Wilkins said that Jeff Schott has contacted the city regarding the ADA ramps in the city that may not be to ODOT standards, and his issue has been sent to the engineers involved in the project. PW Wilkins did state that the ADA ramp project is adding \$4.6 million to our community infrastructure. Discussion of the council noted that it is good to bring up any issues with the project before they leave town. PW Wilkins said that Pennoyer Street is to be paved this fall at the cost of \$89,000 and he is working on ODOT's Safe Routes to School grant for construction and planning.

9.2. Police & Fire - Gilliam County Sheriff Gary Bettencourt

A statistical report was provided.

9.3. Administration - City Administrator Kathryn Greiner

CA Greiner reported that the October meeting will be when she and Councilors Jamieson and Stinchfield are in Ashland for a teleconference. She can zoom in or change the meeting date. It was the consensus to keep the meeting date and time the same. She said that she met with Gilliam County Judge Elizabeth Farrar Campbell and met with Leif Hansen of LSN regarding leasing a fiber to LSN to go to the Courthouse. Hansen mentioned that he would like to discuss residential solutions with the city and county. Councilor Stinchfield and CA Greiner met with Adam Haas and discussed him writing an RFP for a



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downtown wifi network. She updated the council that the election information is at the Gilliam County Clerk with Councilors Parm and Stinchfield and Mayor Hassing having submitted their names and there would be one vacant position that would be decided by write-in votes. The city has received the final \$77,000 ARPA funds from the federal government and the city's cash in the bank is over \$5 million, which usually happens after taxes have started to be received.

10. COUNCIL INFORMATION

10.1. Accuity CPAs - Audit Letter

10.2. Gilliam County Library Thank you Letter

10.3. USDA Compliance Letter

10.4. Jeff Schott Memo Regarding ODOT Ramp Project

11. NEXT REGULAR MEETING DATE

11.1. The next regular Condon City Council meeting is Wednesday, October 5, 2022, 7 p.m.

12. ADJOURN REGULAR MEETING

Mayor Hassing adjourned the meeting at 8:15 p.m.

Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator