



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 5, 2022 7:00 PM

1. ZOOM LINK

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

Meeting ID: 869 9797 4969
Passcode: 464784

2. CALL REGULAR MEETING TO ORDER

Msytot Jim Hassing called the meeting to order at 7 p.m.

3. ROLL CALL

Present: Mayor Jim Hassing; Councilors Tom Fatland, Dawn Parm, Mike Cronk and Jeremy Kirby; Staff - Public Works Superintendent Gibb Wilkins, City Administrator Kathryn Greiner (Zoom) and Gilliam County Sheriff Gary Bettencourt.

Absent: Councilor Jan Stinchfield & Donald Jamieson

4. ADDITIONS TO AGENDA

4.1. ****Review & Approve K3 Construction LLC Payment for Pennoyer Street Paving**

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.**

None

6. CONSENT AGENDA

6.1. **Review & Approve the September 7, 2022 Regular Condon City Council Meeting Minutes**

A motion was made by Councilor Fatland to approve the September 7, 2022 regular Condon Council meeting minutes. The motion was seconded by Councilor Parm and approved unanimously.

6.2. **Review September Accounts Payable & VISA Statements**

6.3. ****Review & Approve K3 Construction LLC Payment for Pennoyer Street Paving**

PW Wilkins stated that there was a change order of K3 Construction LLC for piping, but was still within the original estimate for this portion of the project.



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A motion was made by Councilor Fatland to approve K3 Construction LLC invoice of \$81,432 for the paving of Pennoyer Street. The motion was seconded by Councilor Parm and approved unanimously.

7. OLD BUSINESS

7.1. Condon Grade School Update

7.1. Landscape Architect

CA Greiner stated that Jenna Witzleben is working on a plan for the CGS playground area after input received from councilors and CGS Committee. PW Wilkins said that a person came in to ask about having more activities for 10-15 year olds. Plan is expected to be received at the November meeting.

7.1. Winterization & Heating

Councilor Jamieson, PW Wilkins, CA Greiner toured the CGS building the previous week and worked out a plan to winterize the building while the plan being determined. PW Wilkins went through the plan that a water line will be run directly to the boiler room and one bathroom in the playshed from the south meter that will allow the building to be drained and kept above freezing over the winter. CAGreiner stated that heating oil has been delivered that is estimated to get the city through the winter and allow the playshed and one bathroom in that location to be used during the winter months. The PW crew and Jamieson & Marshall staff will work together to winterize the building. It was determined that the furnace will need to be checked periodically, more than once a week when it gets below 20 degrees, and PW staff will discuss if one of the seasonal staff want to assist with that project.

7.1. CGS Building - Abatement & Grant Update

CA Greiner stated that she is going to be working with the Port of Arlington on possibly deeding the entire CGS campus to the Port to allow for more funding opportunities to abate the building. In exchange, the city would lease back the playshed and playground for development and possible use while the building is abated. CA Greiner is going to the Oregon Brownfield conference in Bend later in the month to meet in person with funders and Port of Arlington Executive Director Jed Crowther to determine the funding package to get the CGS building abated. Crowther (who was attending via zoom) stated that he appreciated the opportunity of the Port to redevelop the CGS property through the Port's non-profit corporation Environmental Sentry. CA Greiner discussed the transfer and lease with city attorney Wyatt Baum with no issues at this point.

8. NEW BUSINESS

8.1. Discuss Mural Ordinance Update

CA Greiner stated that Steve Allen, owner and editor of The Times-Journal, has asked if the planning commission can review and approve a mural on a building on Main Street. A review of the ordinances of murals in the city's historic district states that they are under the sign ordinance which would limit a mural to 400 square feet, or not the full side of a building. The options would be to allow a variance to allow a full wall mural or to create a new ordinance that would allow murals with strict oversight of the planning commissioner and/or the city council. The proposed mural is of sturgeon, which is an endangered species. A request has gone out for mural ordinances, with very few samples that include murals in a city, much less in a historic district. Councilors Parm and Fatland asked about the content and review process of the murals, with CA Greiner stating that it would have to be put in an ordinance regarding the process of approval. Sheriff Bettencourt inquired of the ability to get the building owners permission, how long they would be on the building and who will maintain them. Councilors Kirby and Cronk stated that Portland and Estacada have murals. Therefore, they may have some sample ordinances. CA Greiner stated that if an ordinance is drafted for murals, the city may also want to include public art requirements.

Mayor Hassing assigned the Parks & Recreation committee the task of discussion of murals and public art and bring back information to the November meeting. CA Greiner will gather information and set up a time in October for the committee to meet.

8.2. Condon School District Swimming Pool Lease



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CA Greiner noted that Condon School Superintendent Brian Schimel and several district staff members assisted city staff with cleaning the pool the previous week.

A motion was made by Councilor Parm to approve the lease of the Condon Community Pool with Condon School District. The motion was seconded by Councilor Fatland and approved unanimously.

9. STAFF REPORTS

9.1. Public Works - Public Works Superintendent Gibb Wilkins

PW Wilkins stated that 7.5 million gallons of water were produced for the month of September, which is approximately 2 million gallons more than the same time last year. He noted that the end of the water year showed 10 million fewer gallons pumped than the previous year and no days where the pumps were running for 24 hours. The utility cuts have been paved on Spring and Jefferson Streets by paving company that is working on sidewalk project. PW Wilkins said that Spring and McKinley Streets were to be paved by the Gilliam County Road Department this spring but since it was not done, he asked the council if they would like to have an RFP put out to have it completed by a contractor next spring. It was the consensus of the council to have an RFP drafted and have it done next spring. Sheriff Bettencourt asked about North Oregon Street, with PW Wilkins replying that project will also be included in the RFP. Also discussed potholes near stop signs, which PW Wilkins said that they are caused by people cutting corners, but has patched several areas where there are potholes. PW Wilkins reported that ODOT Safe Routes to School planning grant had a kick-off meeting earlier in the week and that the construction grant has been submitted for sidewalks on Court and East Streets to connect the school to the commercial district. He reported that the hay had been sold to Tom McKay, Campbell Livestock, David Greiner and Eric Harrison. Next year the plan is to put the cost of hay on the fee schedule and sell it outright. Consensus of the council to allow PW Wilkins to set the price and sell without going out to bid.

9.2. Police & Fire - Gilliam County Sheriff Gary Bettencourt

Sheriff Bettencourt said that he did not have a lot to report but added that he had several domestics and arrested a person on a felony warrant. Also discussed was reported bullet that hit a home in Condon that may have come from the south/southeast area.

9.3. Administration - City Administrator Kathryn Greiner

CA Greiner reported that the City of Condon is to receive an award from the Oregon Brownfield office at their conference on October 24 for the revitalization of the Reser property. She noted that the Gilliam County SWCD are to be commended for the work of that lot, but the city received the award due to obtaining the funding when it was purchased. She stated that Councilor Stinchfield said she would attend the meeting to receive the award. CA Greiner said that Rick Watkins has been hired to abate John Reser property and is expected to complete that work in the next two months.

10. COUNCIL INFORMATION

10.1. Swimming Pool Thank You Note - Cindy Osterlund

11. NEXT REGULAR MEETING DATE

11.1. The next regular Condon City Council meeting is scheduled for Wednesday, November 2, 2022, 7 p.m.

12. ADJOURN REGULAR MEETING

Mayor Hassing adjourned the meeting at 7:42 p.m.

Date _____
Jim Hassing, Mayor



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ATTEST: _____ Date _____
Kathryn Greiner City Administrator