



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, November 2, 2022 7:00 PM

1. ZOOM LINK

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

Meeting ID: 869 9797 4969

Passcode: 464784

One tap mobile

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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 Jeremy Kirby, Tom Fatland, Donald Jamieson, Dawn Parm, Michael Cronk and Jan Stinchfield; Staff - City Administrator Kathryn Greiner, Public Works Superintendent Gibb Wilkins and Gilliam County Sheriff Gary Bettencourt.

Absent: None

4. ADDITIONS TO AGENDA

- 4.1. *** Appoint Mark Wilson to the City of Condon Planning Commission

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 October 5, 2022 regular Condon City Council Meeting Minutes

Councilor Fatland stated that the mural picture was a steelhead, not a sturgeon as written.

A motion was made by Councilor Fatland to approve the October 5, 2022 regular Condon City Council meeting minutes as corrected. The motion was seconded by Councilor Cronk and approved unanimously.



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6.2. Review October 2022 Accounts Payable & VISA Statements

Councilor Fatland asked about the payment to Hage Electric, which CA Greiner stated that was for the internet connection to the Gilliam County Library. He also asked about the purchase of a "smart board" which was for the conferencing system in the Memorial Hall which is paid for by a Gilliam County Special Projects grant.

7. OLD BUSINESS

7.1. Condon Grade School Facility Update

CA Greiner stated that she and Councilor Stinchfield attended an Oregon Brownfields conference in Bend last week and while there met with Karen Homolac, Business Oregon Brownfields staff, Port of Arlington Jed Crowther and Sarah Colee of Maul, Foster Alongi to discuss the abatement of Condon Grade School Building (CGS). She added that the Port of Arlington has a non-profit subsidiary called Environmental Sentry Corporation (ESC) that's purpose is to assist public and private entities with hazardous abatement projects. It has been discussed that the city deed the CGS building to ESC to complete the abatement and lease back the playshed and playground area for use and development. It was noted that the Condon School District has requested using the playshed for practice from November through to February and there is a group going to use it for pickleball. The discussion in Bend in relation to ESC funding came to the conclusion that the simplest way was to deed the entire facility over after the scheduled activities are concluded. It was also noted that ECS must complete a Phase I environmental assessment prior to the transfer taking place. CA Greiner said that the Port and ESC are scheduled to meet next week to discuss if they are willing to take on this project. Councilor Sinchfield stated that ESC did a similar project at the Condon airbase years ago. Jed Crowther, Port of Arlington/ESC executive director, said that ESC would be eligible for grants that may include the Phase I environmental assessment and abatement. Councilor Fatland noted concerns about transferring the CGS building back to the city once the abatement is completed or if the Port or ESC is interested in developing the property. CA Greiner responded that there would have to be a mutual agreement of the transfer, both ways, done by the Port and city attorneys. CA Greiner said that a session at the conference noted that there is funding for abatement, but also for revitalization if the property is used for low- to moderate-income rentals. She also said that the funding available to ESC is a larger scope than what the city could get for the project. Crowther said that this is a mutual project with the city and praised the city for the work that has been completed in regards to the CGS property. It was noted that Gilliam County has opened their Capital Investment Grant and that she and Crowther will look to apply for some abatement and reinvestment funds if the state funds fall short of getting the project completed. After the next weeks' Port and ESC meeting, CA Greiner will bring to the December meeting information about how to move forward with the CGS project.

CA Greiner updated the council on the landscape architect plan and said that they are waiting on a few more details on Gilliam County's portion of the project to complete the final drawings. It was noted that if the property transfers, the landscape plan will be on hold for months and the deadline is not critical at this time.

7.2. Discuss Mural & Public Art

The council received notes from the Park & Recreation committee that discussed how to regulate the placement of murals and public art in Condon. CA Greiner noted that she drew up some policy notes from the discussion but had concerns that it needed to go into an ordinance or a more formal document. Councilor Parm stated that the discussion came from the request to put a mural on the wall near the Gilliam County SWCD parking lot and, as a P&R Committee member, thought that it would enhance Condon. She added that it would not go on historical buildings and that the council would approve them. Councilor Fatland said that the mural could be paint, wood or metal and the discussion was whether the council should make a policy, variance or an ordinance. Councilor Jamieson stated that the Planning Commission should be the decision maker, with Councilor Fatland replying that he supports the council taking final action and suggested that the ordinance be changed to reinstate the Historical Advisory Committee that is in the Historic District ordinance comprised of city council, arts council, historical society and chamber member. Councilor Fatland also stated that there need to be parameters for maintenance and what the review criteria may be. Councilor Kirby stated that as a member of the arts council, they would be willing to assist with the review of mural proposals.

CA Greiner suggested that the Historic District ordinance be revised for the mural portion and HAC to note the changes from Councilor Fatland. This would only allow murals in the Historic District and not on the buildings that are on the National Historic Register or labeled as contributing buildings. The contributing buildings were noted as Condon Local, Hotel Condon, M&A Auto, NCESD. It was the consensus of the council for CA Greiner to bring back changes to the Historic District ordinance to include murals and public art at the December or January council meeting.



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8. NEW BUSINESS

8.1. Condon Food Pantry Presentation - Kolona Morin

Kolona Morin, coordinator for the Condon Community Food Pantry, and Pat Reilly, CCFP board member, were present to talk about their operations. Morin gave a presentation showing that majority of community members are experiencing food insecurity and that food prices have risen dramatically over the last year. The CCFP serves approximately 108 people, or 15% of the Condon community each month. Their current location at St. John's Catholic Church Parish Hall is too small and they have no control over the heating or cooling of the facility. They are appreciative of the church allowing them to be there, but the CCFP is in need of a bigger building, an ability to have more refrigerators and freezers and temperature-controlled space to minimize food spoilage. Morin stated that there is a need for more funds, a grant writer, board members and additional assistance with their operation. She asked that the CCFP be included in the Condon and Gilliam County Emergency plans in case of lengthy power outages or other disasters where food is needed.

Councilor Kirby asked how much space was needed, with Reilly stating twice as much as they have now, which is approximately 200 square feet. He also asked about what temperature range is needed, with Morin noting that it needed to be between 65-75 degrees.

It was the consensus of the council to add this to the board retreat and budget discussions, but at this time there were not spaces available for the CCFP under city ownership.

8.2. Review & Approve Gilliam County Wildland Fire - Cory Mikkalo

Cori Mikkalo, emergency management consultant with Fair Winds Consulting, LLC, presented the Gilliam County Community Wildfire Protection Plan that includes the City of Condon. Mikkalo has been working with a committee that included Chris Fitzsimmons of the Gilliam County Sheriff's Office, to prioritize wildfire hazards. The plan is needed to be eligible for federal and state grants for projects to mitigate fire hazards. The plan identified 17 projects to mitigate wildfire hazards in Gilliam County. The plan does not bind the city to financial or staff resources, but instead allows for state and federal funding for the identified projects. Mayor Hassing asked what is needed from the city. Mikkalo stated that the council could approve this evening or within the next month. She is going to all cities and fire agencies in Gilliam County for approval.

A motion was made by Councilor Stinchfield to approve the Gilliam County Community Wildfire Protection Plan. The motion was seconded by Councilor Parm and approved unanimously.

8.3. Discuss Fairway Housing Plans

CA Greiner stated that she and PW Wilkins were to meet with the developer of the PCDC housing project that is slated to be near the Condon Golf Course this week, but due to illness, the meeting has been delayed. She said that the developer may be requesting to move the development 800 feet west of the current site to be closer to the wastewater line coming across the golf course. Councilor Jameison asked what the cost would be to keep them in the current location near the east property line. It was the consensus of the council to ask the developer the cost of the 800 foot sewer line that may be a project of the city to keep it in its current location.

8.4. *Appoint Mark Wilson to the City of Condon Planning Commission**

Mayor Hassing appointed Mark Wilson to the City of Condon Planning Commission.

9. STAFF REPORTS

9.1. Public Works - Public Works Superintendent Gibb Wilkins

PW Wilkins reported that 4.6 million gallons were pumped in October at City Farm. He distributed door hangers on all properties that are adjacent to the new ADA ramps with instructions to not put salt or ice melt on the new concrete. PW Wilkins reported that there are several unbranded cattle at the city farm and is working with Sheriff Bettencourt to determine how to keep them off the city property. The PW crew has installed a new sewer line on 600 block of S. Washington Street for two new developed lots and the utility cuts are to be finished this week. The crew is winterizing equipment and attaching the snow plow to the dump truck. PW Wilkins said that they repaired an 8-inch line on North Main Street that is in the water plan



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to be replaced by a 12-inch pipe from Walnut to Cottonwood. He will bring more detail to discuss at the council retreat, but anticipates it is going to be a substantial project that will be contracted out.

9.2. Police & Fire - Gilliam County Sheriff Gary Bettencourt

Sheriff Bettencourt reported that the John Reser property abatement has begun and should be completed in the next few days. He reported that Frontier 911 dispatch station has reached a critical situation where there are down to 4 employees when full staffing is 12 employees. He said that it is "their turn" as other dispatch centers in the state have been having staffing shortages. They are offering contract positions while they get back up to full staffing. Sheriff Bettencourt said that he has two officers at the academy training, with one being done in December and the other not starting its training until February. He reported that Gilliam County Fire Services is going to request an increase in city contribution for 2023.-24 and will get the amount to CA Greiner for budgeting purposes.

9.3. Administration - City Administrator Kathryn Greiner

CA Greiner stated that with Councilor Cronk going off the council and Councilor Stinchfield scheduled to be gone for 2-3 meetings, she is in need of another check signer. She noted that she had attended the telecommunication conference with Councilors Stinchfield and Jamieson in October and came back with plans to get the strategic plan updated and give presentations to local government units on how they can utilize the fiber lines that are owned by the city. The first presentation will be at the South Gilliam County Health District meeting Monday, November 21, 6 p.m. and has invited the council to attend. The health district does not use zoom at this time, but she is setting up a zoom link to listen and watch the presentation. The presentation will be given with CA Greiner, Gilliam County Judge Elizabeth Farrar Campbell and the county's broadband fellow Michael Morrow. Councilors heard that the city has been invited to a joint meeting with the Port of Arlington, Gilliam County, City of Arlington and the county school districts Tuesday, November 22, 4-6 p.m. in Arlington. All are welcome to attend in person or via zoom. The city has been asked to give an update on housing. A phase I ESD of the city owned acreage north of the Condon Little League has been completed and CA Greiner is working with Crowther at the Port to place it on the states industrial land inventory. She noted that if the city completes the 12-inch water line on North Main Street, it will make this property more marketable.

10. COUNCIL INFORMATION

11. NEXT REGULAR MEETING DATE

11.1. The next regular Condon City Council meeting is Wednesday, December 7, 2022, 7 p.m. at City Hall

12. ADJOURN REGULAR MEETING

Mayor Hassing adjourned the meeting at 8:12 p.m.

Date _____
Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator