



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
F: 541-384-2700
<http://cityofcondon.com/>

AGENDA REGULAR CITY COUNCIL MEETING

WEDNESDAY, AUGUST 2, 2023, 7:00 PM

<https://us02web.zoom.us/j/84712314523?pwd=YUNmZ094bzlxZGFuRmZYcUk4b01ZUT09>

- 1. CALL REGULAR MEETING TO ORDER**
- 2. ROLL CALL**
- 3. ADDITIONS TO AGENDA**
- 4. PUBLIC COMMENT**
 - 4.1. The council may hear discussion of unannounced items from the floor and comments on the agenda items. Comments are limited to five (5) minutes.**
- 5. CONSENT AGENDA**
 - 5.1. Review & Approve the July 12, 2023 Regular Condon City Council Meeting Minutes**
 - 5.2. Review Accounts Payable for June/July 2023**
- 6. OLD BUSINESS**
 - 6.1. Review & Discuss Selling City Owned Property**
 - 6.2. Review & Discuss Alley Vacation**
 - 6.3. Appoint Historic Technical Advisory Committee - Mayor Hassing, Councilor Jeremy Kirby, Steve Allen, K'Lynn Lane**
- 7. NEW BUSINESS**
 - 7.1. CIS Insurance Update - Insurance Agent of Record John Anderson, Wheatland Insurance**
 - 7.2. Second Reading of Ordinance 2024-01 - An Ordinance Limiting the Total Number of Short-Term Rentals Within the City of Condon and Establishing a Permitting Procedure and Applicable Criteria**
 - 7.3. Review & Approve OLCC License Renewals**
- 8. STAFF REPORTS**
 - 8.1. Public Works – Public Works Superintendent Gibb Wilkins**
 - 8.2. Police & Fire – Gilliam County Sheriff Gary Bettencourt**
 - 8.3. Administration – City Administrator Kathryn Greiner**
- 9. COUNCIL INFORMATION**
 - 9.1. Condon Food Pantry Letter Request for Funds**
- 10. NEXT REGULAR MEETING DATE**
 - 10.1. The Next Regular Condon City Council Meeting is Wednesday, September 6, 2023, 7 p.m.**
- 11. ADJOURN REGULAR MEETING**

If necessary, Executive Session may be held in accordance with ORS 192.660(2)() As this is a regular meeting of the Condon City Council, other matters may be addressed as deemed appropriate by the Council. Assisted listening device is available for persons with impaired hearing and should be scheduled for council meetings three working days prior to the Council meeting. The City of Condon is an Equal Opportunity Provider and Employer. Complaints of discrimination should be sent to City of Condon Administrator, PO Box 445, Condon, OR 97823.

Agenda prepared and distributed July 26, 2023



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
F: 541-384-2700
<http://cityofcondon.com/>

MINUTES
**** REVISED REGULAR CITY COUNCIL MEETING**
128 S. MAIN STREET, CONDON, OR 97823
WEDNESDAY, JULY 12, 2023, 7:00 PM

1. CALL REGULAR MEETING TO ORDER

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

2. ROLL CALL

Present: Mayor Jim Hassing; Councilors Tom Fatland, Jeremy Kirby, Dawn Parm, Dustan Hall and Jan Stinchfield; Staff - City Administrator Kathryn Greiner, Public Works Superintendent Gibb Wilkins.

Absent: Councilor Donald Jameison; Staff - Gilliam County Sheriff Gary Bettencourt

3. ADDITIONS TO AGENDA

**** 6.3 - Discuss Alley Vacation Request**

4. PUBLIC COMMENT

4.1. 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

5. CONSENT AGENDA

5.1. Review & Approve the June 7, 2023 Condon City Council Meeting & the June 14, 2023 Joint City Council & Planning Commission Meeting

A motion was made by Councilor Stinchfield to approve the June 7, 2023 regular Condon City Council meeting minutes and the joint council- planning commission meeting minutes of June 14, 2023. The motion was seconded by Councilor Parm and approved unanimously.

5.2. Review Accounts Payable & VISA Statements for May and June 2023

Councilor Fatland asked about the Water System fee to DEQ and was told by PW Wilkins that it was the annual fee for review of the sewer system by DEQ.

5.3. ** Review & Approve Brown Construction Billing for Trimble Street

Invoices over \$50,000 must be approved by the Council. CA Greiner asked the council to approve the entire contract amount of \$271,592.25. There is a difference in the contract and the total project cost is due to additional gravel according to PW Wilkins.

A motion was made by Councilor Parm to approve the payment of \$271,592.25 to Brown Construction, Inc. The motion was seconded by Councilor Hall and approved unanimously.

6. OLD BUSINESS

6.1. Appoint Historic District Advisory Committee

An advertisement for interested members of the Historic District Advisory Committee had been put in The Times-Journal, but no interested people have contacted the city at this time. This will be put on the August agenda for the Mayor to appoint members. Mayor Hassing stated that K'Lynn Lane was interested and Jeremy Kirby volunteered to sit on this committee. Mayor Hassing will appoint all members at the August 2 meeting.

6.2. Discuss Potential Land Sale of Vacant City Lot

CA Greiner contacted local realtor Linda Smith and she suggested that similar properties should be compiled for a vacant lot which has been completed and is included in the packet. CA Greiner stated that there are several questions that need to be answered: 1) does the council want to sell this property? 2) what is the price they want to set for this property? 3) Does the council want conditions such as a deferred development agreement for future development of this lot to include First Street paved and water and sewer connections or to have the potential owner want to combine the adjacent lot to allow a building that is not a residence?

According to city attorney Wyatt Baum, the council can sell to a specific person, but must be at market value and follow public sale law with a hearing, including the description of the property and proposed uses of the property, and the council considers it necessary or convenient to sell the property. The city lot is assessed at the Gilliam County Assessor's office at Market Assessed Value of \$7,270 and Real Market Value of \$11,470. Councilor Fatland asked if the city would use this lot and what the location was. PW Wilkins brought it up on computer and showed that it fronted First Street, which is platted and not developed, plus that there are no plans to place any city services on that lot. Currently, it is used for any parking overflow from events at the golf course. Councilor Stinchfield said that she had no issues with selling it and Mayor Hassing asked about the road near that lot. PW Wilkins stated that the paved street is on private property but has been maintained by the city for decades. Discussion was held about the potential conditions on the property and possibility of developing First Street from Oregon to Lincoln streets.

It was the consensus of the council to have CA Greiner inquire about how the lot was evaluated by the Gilliam County Assessor and if they assumed services were accessible, and to draft conditions in a deferred development agreement.

6.3. ** Discuss Alley Vacation Request

CA Greiner was tasked at the June meeting to see if there were any other cities that put criteria to vacate an alley. She said that she received very few responses and they were that people did not vacate streets or alleys. Councilor Fatland asked if the city would use this alley and PW Wilkins stated that it is not currently used but does have a sewer line that crosses it. It was discussed that at the June meeting there is a process to vacate a street or alley that is assumed by the person requesting it. It was suggested that the sewer line get an easement from the landowners if the alley was vacated that crosses their property.

A motion was made by Councilor Stinchfield to start the process to vacate the alley as requested. The motion was seconded by Councilor Kirby and approved unanimously.

7. NEW BUSINESS

7.1. Award Memorial Hall Ductless Heat Pump

A motion was made by Councilor Kirby to accept the bid from Gordon's Heating and Cooling for the ductless heat pump system for the Memorial Hall. The motion was seconded by Councilor Hall and approved unanimously.

7.2. First Reading Ordinance 2024-01 - An Ordinance Limiting the Total Number of Short-Term Rentals Within the City of Condon and Establishing a Permitting Procedure and Applicable Criteria

The proposed ordinance was discussed at the joint council, planning commission meeting in June and planner Kirk Fatland put into the attached document. CA Greiner stated that with the August meeting just three weeks from tonight's meeting, to have the second reading at that time to allow the public ample time for comment on the ordinance.

A motion was made by Councilor Parm to have the first reading of Ordinance 2024-01 - An Ordinance Limiting the Total Number of Short-Term Rentals Within the City of Condon and Establishing a Permitting Procedure and Applicable Criteria. The motion was seconded by Councilor Stinchfield. Motion carried.

Yes- Tom Fatland, Jan Stinchfield, Dawn Parm, Jeremy Kirby, Dustan Hall, No- None, Abstain- None

CA Greiner read the Ordinance by Title Only - Ordinance 2024-01 - An Ordinance Limiting the Total Number of Short-Term Rentals Within the City of Condon and Establishing a Permitting Procedure and Applicable Criteria.

A motion was made by Councilor Parm to approve the first reading of Ordinance 2024-01 - An Ordinance Limiting the Total Number of Short-Term Rentals Within the City of Condon and Establishing a Permitting Procedure and Applicable Criteria. The motion was seconded by Councilor Stinchfield. Motion carried.

Yes- Tom Fatland, Jan Stinchfield, Dawn Parm, Jeremy Kirby, Dustan Hall, No- None, Abstain- None

The second and final reading of the ordinance will be done at the August 2, 2023 council meeting.

7.3. Review & Approve Visioning Project & Contract with Rural Development Initiatives

Council agreed to move forward with the Visioning project with Rural Development Initiatives (RDI) at the last meeting and were waiting to determine funding and timelines. RDI has submitted a contract and timeline to begin in September 2023 and complete the project in June 2024. The \$30,000 contract has been funded by a \$20,000 grant from Gilliam County and a \$10,000 grant from RDI. The original contract was for \$40,000 and the difference of \$10,000 may be additional work if funding is obtained in 2024.

A motion was made by Councilor Fatland to enter into a contract with Rural Development Initiatives for \$30,000 for visioning project. The motion was seconded by Councilor Kirby and approved unanimously.

8. STAFF REPORTS

8.1. Public Works – Public Works Superintendent Gibb Wilkins

PW Wilkins stated that 10-.5 million gallons of water was produced at City Farm, which is average for the month of June. The crew repaired a leak in the water line that runs from the reservoir to the city and that the pivot has been harvested. PW Wilkins said that the quantity and quality of the hay on the pivot was low and suggested that he is going offer it for sale for \$200 a ton. He also suggested that he is going to put out an RFP to custom hay the pivot or lease to one person to do the farming and the harvesting. PW Wilkins said that the Trimble & Washington Street project is substantially complete and will have final inspection by the end of July. Once that is done, the city can apply for a Small City Allotment Grant of \$250,000 from ODOT to pave Oregon Street from Walnut to Spring streets. Councilor Stinchfield asked when the intersection of Oregon and Court streets would be repaired. PW Wilkins stated that some of the issues is the heavy equipment from the Gilliam County Road Department using Court Street and a discussion was held asking the road department to make some repairs to that street, revise the standards to account for heavy equipment or re-route them from the county shop to another street. He noted that Brown Construction is working on the curbs that needed to be repaired, and in doing so they found that the sewer line on Gilliam Street by Historic Hotel Condon was crumbling. He said that instead of working on Summit Street water project this year, the crew will replace the sewer line between Main and East streets on Gilliam Street. PW Wilkins has installed new street signs by the baseball field housing development and that the wells at the golf course are still producing water. He noted that the golf course operation has a summer intern - Caden Piening.

8.2. Police & Fire – Gilliam County Sheriff Gary Bettencourt

No report.

8.3. Administration – City Administrator Kathryn Greiner

CA Greiner reported the 2023-24 budget has been completed and submitted to Gilliam County. Full documents are available to all councilors upon request and the budget will be posted to the city's website. She also said that the city shop will need to be moved to the north to avoid an increase in cost due to earthwork and the change will go before the planning commission on Tuesday, July 18. Construction is anticipated to begin in August or September and completed by the end of the year.

9. COUNCIL INFORMATION

None

10. NEXT REGULAR MEETING DATE

10.1. The next regular Condon City Council meeting is scheduled for August 2, 2023, 7 p.m.

11. ADJOURN REGULAR MEETING

Mayor Hassing adjourned the meeting at 7:56 p.m.

Date _____
Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator

Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
CASELLE , INC							
166	CASELLE , INC	125573	2023-24 Support	06/01/2023	1,489.67	.00	
166	CASELLE , INC	125573	2023-24 Support	06/01/2023	1,489.67	.00	
166	CASELLE , INC	125573	2023-24 Support	06/01/2023	1,489.66	.00	
Total CASELLE , INC:					4,469.00	.00	
CITY/COUNTY INSURANCE							
173	CITY/COUNTY INSURANCE	PO-CON-I2023	Property/Liability/Auto 2023-24	06/09/2023	15,500.00	.00	
173	CITY/COUNTY INSURANCE	PO-CON-I2023	Property/Liability/Auto 2023-24	06/09/2023	15,500.00	.00	
173	CITY/COUNTY INSURANCE	PO-CON-I2023	Property/Liability/Auto 2023-24	06/09/2023	15,563.71	.00	
Total CITY/COUNTY INSURANCE:					46,563.71	.00	
COLUMBIA BASIN ELECTRIC							
169	COLUMBIA BASIN ELECTRIC	JULY 06 2023	NEW CITY SHOP #4/0 UG TRIPL	07/06/2023	980.00	.00	
169	COLUMBIA BASIN ELECTRIC	JULY 06 2023	NEW CITY SHOP #4/0 UG TRIPL	07/06/2023	980.00	.00	
Total COLUMBIA BASIN ELECTRIC:					1,960.00	.00	
CONDON FOOD PANTRY							
829	CONDON FOOD PANTRY	JULY 2023	W/S DEPOSIT REFUND K. FARR	07/10/2023	150.00	.00	
Total CONDON FOOD PANTRY:					150.00	.00	
CROWN PAPER & JANITORIAL							
642	CROWN PAPER & JANITORIAL	340919	Pool Supplies	05/30/2023	165.25	.00	
642	CROWN PAPER & JANITORIAL	340919	Park Supplies	05/30/2023	84.60	.00	
642	CROWN PAPER & JANITORIAL	340919	Golf Supplies	05/30/2023	84.60	.00	
642	CROWN PAPER & JANITORIAL	340919	CITY BUILDING SUPPLIES	05/30/2023	138.50	.00	
Total CROWN PAPER & JANITORIAL:					472.95	.00	
DEPT. OF ENVIRON. QUALITY							
222	DEPT. OF ENVIRON. QUALITY	SW24-0057	Transfer Station Renewal	07/01/2023	50.00	.00	
Total DEPT. OF ENVIRON. QUALITY:					50.00	.00	
FERGUSON ENTERPRISES							
254	FERGUSON ENTERPRISES	WO004213	SEWER FITTINGS	07/11/2023	525.12	.00	
Total FERGUSON ENTERPRISES:					525.12	.00	
GAVIN, JIM							
1585	GAVIN, JIM	JULY 2023	GAS REIMBURSEMENT	07/19/2023	24.67	.00	
Total GAVIN, JIM:					24.67	.00	
GILLIAM COUNTY FAIRBOARD							
656	GILLIAM COUNTY FAIRBOARD	JULY 2023	Tourism Funds/Fair Midway Donat	06/28/2023	750.00	.00	
Total GILLIAM COUNTY FAIRBOARD:					750.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
HD FOWLER COMPANY							
306	HD FOWLER COMPANY	I6441610	RAIN BIRD VALVE	07/03/2023	697.92	.00	
306	HD FOWLER COMPANY	I6441624	FREIGHT CHARGE	07/03/2023	20.00	.00	
Total HD FOWLER COMPANY:					717.92	.00	
HOME TELEPHONE COMPANY							
766	HOME TELEPHONE COMPANY	JULY 2023	Administration	07/01/2023	199.94	.00	
766	HOME TELEPHONE COMPANY	JULY 2023	Pool	07/01/2023	107.08	.00	
766	HOME TELEPHONE COMPANY	JULY 2023	Sewer	07/01/2023	160.19	.00	
766	HOME TELEPHONE COMPANY	JULY 2023	Water	07/01/2023	43.07	.00	
Total HOME TELEPHONE COMPANY:					510.28	.00	
INLAND DEVELOPMENT CORPORATION							
897	INLAND DEVELOPMENT CORP	JULY 2023	MRC Fiber Project	07/01/2023	2,000.00	.00	
Total INLAND DEVELOPMENT CORPORATION:					2,000.00	.00	
INTEGRATED WEED CONTROL							
1506	INTEGRATED WEED CONTROL	023-073A	WEED CONTROL	07/05/2023	660.00	.00	
Total INTEGRATED WEED CONTROL:					660.00	.00	
KOCHIS, CHRIS							
1594	KOCHIS, CHRIS	161122	GUTTERS AT POOL HOUSE	07/06/2023	4,800.00	.00	
Total KOCHIS, CHRIS:					4,800.00	.00	
LEAGUE OF OREGON CITIES							
362	LEAGUE OF OREGON CITIES	2023-200211	2023-24 Membership Dues	07/01/2023	756.00	.00	
Total LEAGUE OF OREGON CITIES:					756.00	.00	
LUMA ESSENCE DBA SEGINUS LIGHTING							
1592	LUMA ESSENCE DBA SEGINUS	D2528	ST LIGHTS	07/18/2023	1,802.20	.00	
Total LUMA ESSENCE DBA SEGINUS LIGHTING:					1,802.20	.00	
OREGON DEPT. CONSUMER & BUS.							
416	OREGON DEPT. CONSUMER &	JULY 2023	Elevator Permit Renewal	05/15/2023	134.40	.00	
Total OREGON DEPT. CONSUMER & BUS.:					134.40	.00	
RINGER, AUTUMN							
1595	RINGER, AUTUMN	JULY 2023	W/S DEPOSIT REFUND 701 W	07/10/2023	73.21	.00	
Total RINGER, AUTUMN:					73.21	.00	
SAIF CORPORATION							
493	SAIF CORPORATION	JULY 2023	Workman's Comp 2023-24 - WAT	07/20/2023	436.31	.00	
493	SAIF CORPORATION	JULY 2023	Workman's Comp 2023-24 - SEW	07/20/2023	213.33	.00	
493	SAIF CORPORATION	JULY 2023	Workman's Comp 2023-24 - ADMI	07/20/2023	1,623.02	.00	
493	SAIF CORPORATION	JULY 2023	Workman's Comp 2023-24 = MAI	07/20/2023	1,145.12	.00	
493	SAIF CORPORATION	JULY 2023	Workman's Comp 2023-24 - GOL	07/20/2023	535.04	.00	
493	SAIF CORPORATION	JULY 2023	Workman's Comp 2023-24 - PAR	07/20/2023	254.20	.00	
493	SAIF CORPORATION	JULY 2023	Workman's Comp 2023-24 - GAR	07/20/2023	142.04	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total SAIF CORPORATION:					4,349.06	.00	
SHARER, BETH MARIE							
1593	SHARER, BETH MARIE	JULY 2023	W/S DEPOSIT REFUND 219 S E	07/17/2023	76.38	.00	
Total SHARER, BETH MARIE:					76.38	.00	
Grand Totals:					70,844.90	.00	

Dated: _____

Mayor: _____

City Administrator: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ACCTECH - A SYSTEMS INTEGRATOR							
1551	ACCTECH - A SYSTEMS INTEG	5259	TECH SUPPORT SVCS FOR JU	07/03/2023	375.00	.00	
Total ACCTECH - A SYSTEMS INTEGRATOR:					375.00	.00	
ANDERSON, PERRY, & ASSOC.							
112	ANDERSON, PERRY, & ASSOC.	75262	GENERAL ENGINEERING SERV	06/29/2023	1,397.50	.00	
112	ANDERSON, PERRY, & ASSOC.	75263 TRIMBL	TRIMBLE & PENNOYER ST IMP	06/29/2023	14,236.80	.00	
Total ANDERSON, PERRY, & ASSOC.:					15,634.30	.00	
AT&T MOBILITY							
599	AT&T MOBILITY	87256400BX07	PHONE	07/06/2023	18.47	.00	
599	AT&T MOBILITY	87256400BX07	PW Cell Phone	07/06/2023	18.48	.00	
Total AT&T MOBILITY:					36.95	.00	
BOX R WATER ANALYSIS LAB							
151	BOX R WATER ANALYSIS LAB	X054799	Biochemical Oxygen	06/15/2023	112.00	.00	
151	BOX R WATER ANALYSIS LAB	X054920	Nitrate	06/24/2023	45.00	.00	
151	BOX R WATER ANALYSIS LAB	X054921	E coli Coliform Testing	06/24/2023	45.00	.00	
151	BOX R WATER ANALYSIS LAB	X054922	E coli Coliform Testing	06/24/2023	45.00	.00	
151	BOX R WATER ANALYSIS LAB	X054923	E coli Coliform Testing	06/24/2023	45.00	.00	
151	BOX R WATER ANALYSIS LAB	X054924	E coli Coliform Testing	06/24/2023	45.00	.00	
151	BOX R WATER ANALYSIS LAB	X054925	E coli Coliform Testing	06/24/2023	45.00	.00	
151	BOX R WATER ANALYSIS LAB	X054926	E coli Coliform Testing	06/24/2023	45.00	.00	
151	BOX R WATER ANALYSIS LAB	X054927	E coli Coliform Testing	06/24/2023	45.00	.00	
151	BOX R WATER ANALYSIS LAB	X054928	E coli Coliform Testing	06/24/2023	45.00	.00	
Total BOX R WATER ANALYSIS LAB:					517.00	.00	
BROWN CONTRACTING, INC							
1596	BROWN CONTRACTING, INC	TRIM & PENN	TRIMBLE & PENNOYER STREE	06/30/2023	258,012.64	.00	
Total BROWN CONTRACTING, INC:					258,012.64	.00	
DEVIN OIL COMPANY							
224	DEVIN OIL COMPANY	JUNE 2023	Water	07/21/2023	175.68	.00	
224	DEVIN OIL COMPANY	JUNE 2023	Sewer Fuel	07/21/2023	175.68	.00	
Total DEVIN OIL COMPANY:					351.36	.00	
HATTENHAUER DIST.							
304	HATTENHAUER DIST.	JUNE 2023	Golf Fuel	06/30/2023	431.16	.00	
304	HATTENHAUER DIST.	JUNE 2023	Park Fuel	06/30/2023	101.00	.00	
304	HATTENHAUER DIST.	JUNE 2023	Water	06/30/2023	24.53	.00	
304	HATTENHAUER DIST.	JUNE 2023	Sewer	06/30/2023	24.52	.00	
Total HATTENHAUER DIST.:					581.21	.00	
OBERST, KRISTIN							
1573	OBERST, KRISTIN	JUNE 2023	JANITORIAL - 3 HOURS AT \$25	07/05/2023	75.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total OBERST, KRISTIN:					75.00	.00	
OFFICE DEPOT							
427	OFFICE DEPOT	315269987001	SHREDDER BAGS	06/24/2023	71.64	.00	
Total OFFICE DEPOT:					71.64	.00	
TENNESON ENGINEERING							
533	TENNESON ENGINEERING	23-297	Planning Consultant	06/30/2023	3,289.50	.00	
Total TENNESON ENGINEERING:					3,289.50	.00	
THE POOL AND SPA HOUSE							
649	THE POOL AND SPA HOUSE	776092-1	Pool Chemicals & Supplies	04/26/2023	6,176.72	.00	
649	THE POOL AND SPA HOUSE	782196-1	REPAIR AND MAINTENANCE	06/30/2023	1,039.90	.00	
Total THE POOL AND SPA HOUSE:					7,216.62	.00	
TK ELEVATOR CORPORATION							
1535	TK ELEVATOR CORPORATION	3007290426	LIFT CHAIR	06/01/2023	273.64	.00	
Total TK ELEVATOR CORPORATION:					273.64	.00	
Grand Totals:					286,434.86	.00	

Dated: _____

Mayor: _____

City Administrator: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

	<u>Current Owner</u>	<u>Tax Log</u>	<u>Tax Lot Size</u> <u>% acre</u>	<u>MAV</u>	<u>RMV</u>	<u>Selliing Price</u>	<u>When Sold</u>	<u>Selling Price per acre</u>	<u>Price per Acre</u> <u>MAV</u>	<u>Utilities -</u> <u>W/S</u>	<u>Dev Street</u>	<u>Zone</u>
a	Gilliam County	4s21E10DB-00800	0.23	1,670.00	4,040.00	NA	NA	NA	7,260.87	N	Yes-Summit	R1-FP
b	Patrick & Anja Mundy	4S21E10EBC-00802	1	7,430.00	19,120.00	26,500.00	6/3/2019	26,500.00	7,430.00	N	Yes - 5th	R1
c	City of Condon	4S21E10BA-00300	0.25	7,270.00	11,470.00	NA	NA	NA	29,080.00	N	N - 1st UD	P/OS
d	Robert & Susan Mallgren	4S21E10CD-03804	0.23	4,057.00	2,410.00	10,000.00	2/15/2018	43,478.26	17,639.13	N	Yes-Bayard	R1
e	Rick & Leah Watkins	4S21E10CB-02800	0.52	9,210.00	5,660.00	5,000.00	4/17/2023	9,615.38	17,711.54	N	Yes - B	P/OS
f	Michael Bell	4S21E10BA-01606	0.34	10,050.00	11,420.00	15,000.00	5/11/2021	44,117.65	29,558.82	N	Yes-2nd	R1
g	Steven & Elizabeth Korb	4S21E10CA-02700	0.23	5,000.00	9,820.00	6,200.00	8/6/2020	26,956.52	21,739.13	N	Yes-Potter/Linc	R1

ArcGIS Web Map



8/2/2023, 10:37:01 AM

County Survey

Streets

 Flood Plains 100 Year FEMA

—+— Active

OR-Trans Road Centerline

 County Survey☐ Tax Lots

Railroads

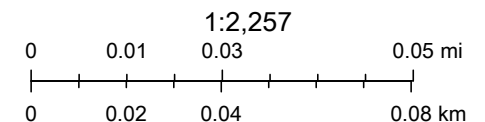
⊢ ⊢ <all other values>

 Inactive

----- Track Removed

— <all other values>

d — <Null>



Maxar, Microsoft, ODOT

221.725 Sale of city real property; publication of notice; public hearing. (1) Except as provided in ORS 221.727, when a city council considers it necessary or convenient to sell real property or any interest therein, the city council shall publish a notice of the proposed sale in a newspaper of general circulation in the city, and shall hold a public hearing concerning the sale prior to the sale.

(2) The notice required by subsection (1) of this section shall be published at least once during the week prior to the public hearing required under this section. The notice shall state the time and place of the public hearing, a description of the property or interest to be sold, the proposed uses for the property and the reasons why the city council considers it necessary or convenient to sell the property. Proof of publication of the notice may be made as provided by ORS 193.070.

(3) Not earlier than five days after publication of the notice, the public hearing concerning the sale shall be held at the time and place stated in the notice. Nothing in this section prevents a city council from holding the hearing at any regular or special meeting of the city council as part of its regular agenda.

(4) The nature of the proposed sale and the general terms thereof, including an appraisal or other evidence of the market value of the property, shall be fully disclosed by the city council at the public hearing. Any resident of the city shall be given an opportunity to present written or oral testimony at the hearing.

(5) As used in this section and ORS 221.727, "sale" includes a lease-option agreement under which the lessee has the right to buy the leased real property in accordance with the terms specified in the agreement. [1983 c.216 §1; 2005 c.22 §164]

Note: 221.725 and 221.727 were enacted into law by the Legislative Assembly but were not added to or made a part of ORS chapter 221 or any series therein by legislative action. See Preface to Oregon Revised Statutes for further explanation.

221.727 Alternative procedure for sale of city real property; public notice and hearing. Notwithstanding ORS 221.725, a city council may adopt, after public notice and hearing, a procedure for the sale of individual parcels of a class of city-owned real properties, or any interest therein, under a single program established within the city for the sale of that class of properties. The city may thereafter sell any parcel under that adopted procedure in lieu of the procedure under ORS 221.725. [1983 c.216 §2]

**CITY OF CONDON ORDINANCE
ORDINANCE NO. 2024-01**

**AN ORDINANCE LIMITING THE TOTAL NUMBER OF SHORT-TERM RENTALS
WITHIN THE CITY OF CONDON AND ESTABLISHING A PERMITTING
PROCEDURE AND APPLICABLE CRITERIA**

WHEREAS, The City of Condon finds that Short-Term Rentals as defined may impact the availability of long-term rentals within the City; and

WHEREAS, The City finds that establishing a cap to the total number of Short-Term Rentals allowed is the most effective way to manage these units. The City has determined that a 15 total residential addresses is an appropriate cap; and

WHEREAS, The City finds it necessary to establish specific criteria applying to Short-Term Rentals and establishing a clear and objective approval process.

NOW THEREFORE, the City of Condon ordains as follows:

SECTION 1 – Purpose

The Purpose of this ordinance is to allow short-term rentals in the City of Condon with the goal of minimizing impacts to the residential housing stock in the city and to ensure and maintain livable neighborhoods. The City of Condon limits the total number of Short-Term Rentals, as defined, to 15 addresses operating as such within the City at one time. Additionally, all Short-Term Rental operators must apply for and receive a Short-Term Rental Permit annually.

SECTION 2. – Definitions

SHORT-TERM RENTAL – Dwelling units rented for a period of less than 30 days, subject to the City of Condon Transient Lodging Tax.

SECTION 3 – Authority

The City Administrator is empowered to administer and enforce this ordinance. The procedures outlined in the Condon Zoning Ordinance may be used in the administration of this ordinance. The provision of this ordinance may be amended by motion of the City Council.

SECTION 4 – Conformance

No Short-Term Rental may be advertised or occupied unless it conforms to the provisions of this ordinance. A Short-Term Rental Permit must be obtained from the City Administrator prior to advertising or renting a Short-Term Rental.

SECTION 5 – Short-Term Rental Standards

The following standards shall apply to all Short-Term Rentals permitted herein:

1. Short-Term Rentals shall be considered residential uses and may only occur where residential uses are permitted.

2. Short Term-Rentals are subject to the City of Condon Transient Lodging Tax as enacted in Chapter 112 of the Condon Municipal Code.
3. All Short Term-Rental operators shall provide the Good Neighbor Fact Sheet as provided by the City to all renters.
4. All Short-Term Rental Permits expire on December 31st annually and must be renewed prior to continuing use of a Short-Term Rental. Renewal applications shall receive preference over new applications when the maximum number of addresses (15) is reached.

SECTION 6 – Permits, Application Materials, and Fees

1. A Short-Term Rental Permit is required prior to the operation of a Short-Term Rental within the City of Condon.
2. Complete permit applications and renewals are required prior to the operation of a Short-Term Rental within the City of Condon. Incomplete applications shall not be processed by the City until all required information is received.
3. A complete application shall include the following:
 - a. Transient Lodging Tax.
 - b. The name, phone number, and address of a local contact.
 - c. A completed application form acknowledging it is the operator's responsibility to ensure the facility remains compliant with all provisions of this and other City Codes, with Oregon State Health, Safety, Building, Fire Codes, and Tourist Facilities requirements in Oregon.
 - d. Acknowledgement of requirement to provide renters with the Good Neighbor Fact Sheet.

SECTION 11- Civil Penalty

A fine not to exceed \$100.00 per day for each day the violation occurs may be levied by a Court of competent jurisdiction.

SECTION 12- Severability

The provisions of this Ordinance are severable. If a section, sentence, clause or phrase of this Ordinance is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this Ordinance.

ADOPTION

APPROVED by the City Council of the City of Condon this 2nd day of August 2023.

CITY OF CONDON

Jim Hassing, Mayor

ATTEST:

Kathryn Greiner, City Administrator

REASONS WE MAY DENY OR RESTRICT A LICENSE
ORS 471.313(4)(5), OAR 845-005-0320, 845-005-0321, 845-005-0322
845-005-0325, 845-005-0326(4)(5) or 845-005-0355

The following is a list of problems relating to the **APPLICANT** or **BUSINESS** that OLCC **can** consider to refuse or restrict a license:

1. Applicant has a habit of using alcohol or drugs to excess
2. Applicant makes a false statement to OLCC (must be related to a refusal basis)
3. Applicant has been convicted of local, state or federal laws that are substantially related to the fitness of holding a liquor license
4. Applicant has demonstrated poor moral character
5. Applicant has a poor record of compliance when previously licensed by OLCC
6. Applicant is not the legitimate owner of the business
7. The business has a history of serious and persistent problems at this location.

The problems can include:

- Obtrusive or excessive noise, music or sound vibrations
- Public drunkenness
- Fights or altercations
- Harassment
- Unlawful drug sales
- Alcohol or related litter

OLCC is **not** able to consider the following issues when deciding to renew a liquor license:

- Lack of parking
- Increase in traffic
- Too many licenses in a specific area (saturation)
- Entertainment type - nude dancing, gambling, live bands, etc.
- Increased noise
- Zoning issues

Visit www.oregon.gov/olcc/ to see the full text of ORS and OAR referenced above. In order for an unfavorable recommendation from a local government to be valid, the grounds must be found in the license refusal bases of ORS 471.313(4), 471.313(5), OAR 845-005-0320, 845-005-0321, 845-005-0322, 845-005-0325 or 845-005-0326(4)(5) or the license restriction bases of OAR 845-005-0355, and must be supported by reliable factual information.



Select the filters below and then choose a City/County.

Sort By:

Trade Name

Effective and Expiration Dates

- ☐ All Licenses
☐ Renewals issued in the past 90 days
☐ New licenses effective within the past or next 90 days
☒ Expiring within the next 90 days.

Filter By

Premises Zip

Enter partial licensee name or trade name or complete license number or premises zip code.

[You must select a Filter By option.](#)

To select a specific license type or types, de-select, "All" and re-select the desired license type(s).

License Type

All

Select a specific government or governments or select "All" for all jurisdictions.

City/County

CONDON

Download as Spreadsheet

For best PDF download results, select
Include: Specific sheets from this dashboard
Scaling: Automatic
Page Size: Letter
Orientation: Portrait

Download PDF

OREGON LIQUOR & CANNABIS COMMISSION

Liquor Licensee List

[YOU MUST SELECT A CITY/COUNTY BEFORE DATA WILL LOAD.](#)

Report Date: July 26, 2023

City/County	County Name	Trade Name	License No.	Premises No.	License Type	License Type Description	Additional Privilege	Second License
CONDON	GILLIAM	BUCKHORN SALOON	356535	35881	F-COM	FULL ON-PREMISES SALES		
CONDON	GILLIAM	CONDON FOOD MART	354606	40191	O	OFF-PREMISES SALES	Responsible Vendor	
CONDON	GILLIAM	ELKS LODGE #1869 CONDON	355701	6567	F-CLU	FULL ON-PREMISES SALES		
CONDON	GILLIAM	MURRAY'S CONDON PHARMACY	354908	39876	O	OFF-PREMISES SALES	Responsible Vendor Tasting Privilege	
CONDON	GILLIAM	TWO BOYS MEAT & GROCERIES	355321	12404	O	OFF-PREMISES SALES		

2023 MSRS

July

	County	Arlington	Condon
Alarm	5	1	1
All Other	0	0	0
Animal Problem	13	3	2
Assist Fire Dept.	25	1	0
Assist Officer	3	1	0
Assist Outside Agency	13	1	0
Assist Person	51	7	6
Civil Matter	0	0	0
Civil Service	5	2	1
Court/Court Security/Transport	0	0	0
Disturbance	7	5	1
Juvenile	1	0	1
Lost or Found Property	0	0	0
Medical	7	5	2
Ordinance Violations	0	0	0
Security Check	2	1	0
Suspicious Circumstances	12	5	3
Traffic Problem	11	1	0
Traffic Stop (No Citation)	91	31	6
Training	0	0	0
TOTAL	246		
Arlington City Limits	64		
Condon City Limits	23		

TRAFFIC CITATIONS

I-84	70
Hwy. 19	21
Condon	11
Arlington	10
Hwy. 206	15
Hwy. 74	0
All Other County Roads	0

TOTAL 127

INCIDENT REPORTS

County Total	28
City of Arlington	5
City of Condon	6



July 25, 2023

City of Condon
PO Box 445
Condon OR 97823

Dear Mayor and City Councilors:

On behalf of the Condon Community Food Pantry, I would like to extend a heartfelt thank you to each of you for including our organization in your 2023-2024 budget year. The Pantry is serving an average of 60 households/120 individuals in its monthly food distribution. Our Energy Assistance Program will begin its new year in October, 2023. Between these two programs, the Pantry helps to support some of the more financially vulnerable seniors and families in South Gilliam County.

At this time, I would like to request disbursement of your budgeted support at your earliest convenience. I will work with Kathryn, City Administrator, to ensure you receive an accurate, timely accounting of how your funds were utilized either at year end or a timeframe of your choosing.

Again, thank you for your support.

Sincerely,

A handwritten signature in blue ink that reads "Kim Farrar". The signature is fluid and cursive.

Kim Farrar
CCFP Treasurer

Condon Community Food Pantry
PO Box 761
Condon OR 97823