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MINUTES BUDGET HEARING & REGULAR CITY COUNCIL MEETING

WEDNESDAY, JUNE 5, 2024, 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 Dawn Parm, Jan Stinchfield, Tom Fatland, Donald Jamieson, Jeremy Kirby and Dustan Hall; Staff - City Administrator Kathryn Greiner; Public Works Superintendent Gibb Wilkins, Gilliam County Sheriff Gary Bettencourt and City Attorney Wyatt Baum** joined at 7:45 for Executive Session.

Absent: None

3. ADDITIONS TO AGENDA

None

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. PUBLIC HEARING - BUDGET AND STATE REVENUE SHARING

5.1. Open Budget Hearing

Mayor Hassing opens the 2024-25 budget hearing at 7 p.m.

5.2. Public Comment on 2024-25 City of Condon Budget

No public comment was received.

5.3. Close Hearing

Mayor Hassing closed the 2024-25 budget hearing at 7:01 p.m.

6. PUBLIC HEARING - SALE OF CITY PROPERTY - GILLIAM CO. ASSESSOR MAP 4S21E10BA TAX LOT 300

6.1. Open Hearing to Discuss Sale of City Property

Mayor Hassing opened the public hearing to discuss the sale of city property at 7:01 p.m.

6.2. Receive Public Comment & Council Discussion

Council received a map of the property and an Excel spreadsheet of vacant lots that have sold in Condon for a comparison of sales. CA Greiner stated that to develop the property to make it buildable for either a shop for the adjacent property owner or for development, costs are approximately \$10,000. This includes the cost of surveying, rezoning and replating the property through planning, legal costs and obtaining the street for access. This lot does not have services for it, which would affect the cost, but they are close enough to tap into for future development. City Attorney Wyatt Baum had advised that this lot cannot be sold below Fair Market Value. CA Greiner stated that the council would have to set the price, but recommended that it not be completed until the aces road situation has been decided.

6.3. Close Public Hearing on Sale of City Property

Mayor Hassing closed the public hearing at 7:06 p.m.

7. CONSENT AGENDA

7.1. Review & Approve the May 1, 2024 Regular Condon City Council Meeting Minutes

A motion was made by Councilor Hall to approve the May 1, 2024 regular Condon City Council meeting minutes. The motion was seconded by Councilor Jamieson and approved unanimously.

7.2. Review Accounts Payable & VISA Statements

No questions upon the review of the accounts payable and VISA statements.

8. OLD BUSINESS

8.1. Condon Grade School Update

Councilors received an award letter to Port of Arlington Environmental Sentry Corporation from the federal Environmental Protection Agency for the abatement of the Condon Grade School of \$780,000. This grant will be coupled with a \$750,000 grant, approximately \$500,000 is cash grant, from Gilliam County for abatement and redevelopment, and \$430,000 from Avidgrid for housing development. Councilor Fatland asked if all the grants should be expended on housing. CA Greiner stated that she would look into the contract with Gilliam County, but thought that housing could be on the lots if the CGS building had to be torn down, it would qualify.

9. NEW BUSINESS

9.1. Waste Connections Annual Report & Fee Request - Jim Winterbottom, District Manager

Jim Winterbottom, District Manager of Waste Connections was present to request an increase in rates in accordance with the garbage franchise agreement. Winterbottom stated that the request was 85% of the the 2023 CPI of 3.1% which is a 2.65% increase. He stated that in 2023 the increase was 7.37%, 2022 it was 5.05% which appears that it is going back down to a more reasonable increase.

A motion was made by Councilor Fatland to approve the requested 2.65% increase by Waste Connections for the 2024-25 year. The motion was seconded by Councilor Stinchfield and approved unanimously.

9.2. Review & Approve Resolution 2024-04 - Resolution Adopting the 2024-25 Budget and Making Appropriations

A motion was made by Councilor Fatland to approve Resolution 2024-04 - A Resolution Adopting the 2024-25 Budget and Making Appropriations. The motion was seconded by Councilor Stinchfield and approved unanimously.

9.3. Review & Approve Resolution 2024-05 - A Resolution Declaring the City's Election to Receive State Revenues

A motion was made by Councilor Fatland to approve Resolution 2024-05 - A Resolution Declaring the City's Election to Receive State Revenues. The motion was seconded by Councilor Parm and approved unanimously.

9.4. Review & Approve Lifeguard Wage Schedule

The Finance Committee met in May to review a salary schedule for the Condon Community Pool lifeguards that raised the base hourly rate to \$14.50 from the minimum wage of \$13.70, then a 5% increase per step. There was also a recommendation to increase pool manager Shellie Johnson's wage \$500 for the season to \$11,500. CA Greiner stated that it is harder to compete for employees at the pool due to what other employers are offering and asked for this raise.

A motion was made by Councilor Fatland to approve the Finance Committee's recommendations for pool employees. The motion was seconded by Councilor Hall and approved unanimously.

9.5. Review & Approve Resolution 2024-06 - General Fee Resolution

The Finance Committee also reviewed increases to the golf course rates that would be effective October 1, 2024, for the 2025 calendar year, and several other rates of employee staff time and free dog licenses. CA Greiner asked if the course rental rate should be raised as it has been at \$300 for over a decade. After a brief discussion, it was the consensus to table Resolution 2024-06 - General Fee Resolution until the Public Works Department can evaluate the costs of utility connections with the new meters. The meter cost would be for new connections, not the meter replacement project that will be completed this year.

9.6. Review & Approve Resolution 2024-07 - A Resolution of the City of Condon Declaring Real Property for Sale

Councilor Fatland asked about cost of developing the streets near the property being offered for sale. CA Greiner stated that there must be a dedicated public street to this lot before a building permit can be issued. She also stated that the council will need to set a price for this lot, but it may not be possible until the street issue is resolved. The resolution to sell may be void if the council decides not to sell the lot.

A motion was made by Councilor Jamieson to approve Resolution 2024-07 - A Resolution of the City of Condon Declaring Real Property for sale. The motion was seconded by Councilor Fatland and approved unanimously.

10. STAFF REPORTS**10.1. Public Works – Public Works Superintendent Gibb Wilkins**

PW Wilkins stated that the swimming pool has a substantial leak of 500 gallons per hour and is on pace to use 360,000 gallons per month. A short discussion was held regarding how to determine where the leak may be and how to fix it. The consensus was for city staff to get someone to "scope" the pipes after they are drained at the end of the season and look for a company that may assist with leak detection.

PW Wilkins reported that 5.4 million gallons of water were pumped at City Farm in May, which is the same as the previous year. He noted that Jake Cooper had been hired as the new Public Works employee, the Kabota is in the shop for repairs and that the crew had started mowing in town. PW Wilkins said that the sludge was measured in the lagoons, and it was still within acceptable range so that no action needed to be taken at that time. He stated that the Oregon Connect grant through ODOT that would install fuel tanks and sales system at Linus Pauling Field is ranked as one of the lowest projects. This project is in partnership with the Port of Arlington. It will now go to a committee to review all aviation projects with the hopes that, since the cost is lower than other projects, it may be chosen. The North Main Street sidewalk has started but is waiting to fix the electrical portion of the streetlights. The meter project is out for bid and there will be a special meeting of the council on Wednesday, June 19, 5:30 p.m. to award the bid.

10.2. Police & Fire – Gilliam County Sheriff Gary Bettencourt

A written report was submitted.

10.3. Administration – City Administrator Kathryn Greiner

CA Greiner asked to meet with the Public Safety Committee - Mayor Hassing and Councilors Stinchfield and Fatland - to discuss the contracts with Gilliam County Sheriff's office and the South Gilliam County Rural Fire Protection District. Reminded the council that they will meet the second Wednesday in July due to July 4 holiday, that the city received a Community Wildfire Defense Grant of approximately \$138,000 for equipment to make defensible spaces around Condon, that the Golf Course Clubhouse is to start construction in September and a \$50,000 down payment has been made in the current fiscal year; and that the Condon Can! vision process took a short break, but will hold its last community meeting Tuesday, August 6 at the Memorial Hall. She noted that there will be Condon Can! fliers through Condon over July 4 weekend and urged council to complete the survey.

11. EXECUTIVE SESSION - ORS 192.660(2)(e) - REAL PROPERTY TRANSACTIONS**11.1. The Council will Discuss & Negotiate a Real Estate Transaction**

Mayor Jim Hassing read the executive session script and went into the executive session at 7:47 p.m. The session was to discuss a real estate transaction.

Mayor Hassing brought the council back into regular session at 8:06 p.m.

12. COUNCIL INFORMATION**12.1. Condon Food Pantry Update****12.2. Condon Community Pool Brochure****13. NEXT REGULAR MEETING DATE****13.1. The next regular Condon City Council meeting is Wednesday, July 10, 2024, 7 p.m. at City Hall.****14. ADJOURN REGULAR MEETING**

Mayor Jim Hassing adjourned the meeting at 8:06 p.m.

Jim Hassing, Mayor

ATTEST: _____ Date _____

Kathryn Greiner City Administrator