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MINUTES CITY COUNCIL RETREAT WORK SESSION

FRIDAY, JANUARY 17, 2025, 1:00 PM

1. CALL RETREAT WORK SESSION TO ORDER

Mayor Dustan Hall called the retreat work session to order at 1 p.m.

Present: Mayor Dustan Hall; Councilors Jan Stinchfield, Dawn Parm, Jeremy Kirby, Tom Fatland (zoom); Councilor-Elect/Appointed Michael Durfey; Staff - City Administrator Kathryn Greiner, Public Works Superintendent Gibb Wilkins; Gilliam County Sheriff Gary Bettencourt.

Absent: Councilor Hanna Bass.

2. ADDITIONS TO AGENDA

None

3. RETREAT DISCUSSION TOPICS

3.1. Condon Can! Presentation & Next Steps

CA Greiner gave a short summary of Condon Can! and said that official adoption of the report will be at the February council meeting.

3.2. Condon Community Swimming Pool

The council was presented with a list of repairs from PW Wilkins for the Condon Community Pool that would allow it to open again for the 2025 season. CA Greiner stated that the company that did the review of the pool and estimated costs of renovation or a new pool are going to submit an estimate for a master plan for a new pool. She stated that due to the report, it is going to be a rendering of a pool facility at the old Condon Grade School site and will give some very basic cost estimates. When the plan is received it will be used in a communication strategy to determine public interest in maintaining a community pool. Due to a grant from North Central ESD of \$21,000 in 2024 and Gilliam County operational funds the repairs and master plan should be completely funded without any other grant funds.

Councilors determined that the pool committee will be re-activated in conjunction with the city's Park & Recreation committee of Mayor Dustan Hall and Councilors Tom Fatland and Dawn Parm. This committee will determine if they will go for a bond to build the new pool with CA Greiner to discuss in compression with the Gilliam County Assessor to determine limitations on the ability to collect the full bond amount needed. Once the costs are determined, it was the consensus of the council that without a long-term funding commitment of Gilliam County that this would not be a feasible project. Also discussed reaching out to Fossil School District as a potential partner.

3.3. Condon Grade School - Future Plans & Public Messaging

The Condon Grade School (CGS) building is currently owned by the Port of Arlington Environmental Sentry (POA ES) to complete the abatement of the building. The council anticipates that it will be returned to the city in late 2025 or early 2026 to determine future plans. POA ES has obtained \$780,000 grant from federal source, approximately \$500,000 from Gilliam County and \$450,000 from one of the renewable energy companies for the abatement and redevelopment. The estimated costs of abatement are \$1 million and are to be completed by the end of 2025. The city and POA ES had several studies done to determine the structural integrity of the building and a draft plan and costs if the CGS building were to be converted to housing. The costs range from \$8.9 - \$12 million for the housing project to gain 17 housing units.

It was discussed that there needed to be public involvement and input into this process, so like the pool program, this would require a communication strategy to involve community members in the decision of this facility. It was also discussed that this committee may be combined with the pool committee for consistency and a united community outreach process. Councilors also discussed that some of the property to remain green space and what to do with the playground equipment that is still there. Until the city regains ownership, these issues will be put on hold.

3.4. Housing - Next Steps on Fairway Housing

Housing was discussed in regards to affordable or low income housing that is tied to Condon/Gilliam County employers. It was discussed that nothing like this appears to be done in the state or region and makes it similar to the "company town" strategy. It was the consensus to investigate a program that is unique to Condon and work with Pioneer CDC and Gilliam County to see if this type of project can work and assist our citizens to afford a home. CA Greiner stated that the lot owned by Keith Shaw in the middle of the Fairway Housing property is for sale. It was the consensus to investigate and bring details to the February council meeting. The Fairway Housing project will continue to be put in the 5-10 year process on goals & priorities.

Councilor Kirby asked if the 2nd story housing project in the Historic District, run by the chamber was still in existence. CA Greiner will contact the chamber to see where the programs is and if it is being continued. She did state that what keeps rising to the top in all community discussions is housing, child care and business. Housing funds from the state and federal level are difficult to obtain but several sources noted were Gilliam County, Main Street Oregon, Restore Oregon and energy assistance programs through Columbia Basin Electric Cooperative and GEODC. Needed most was technical assistance for these programs in the form of legal and professional services of architects and engineers.

3.5. Fiber/Broadband - Wifi System, Leasing Fibers

Consensus of the council was to get cost estimates for Wi-Fi network at the city park and Main Street, and to continue to investigate leasing the dark fibers that are leased by the city from Arlington to Condon.

3.6. Street & Sidewalk Priorities/Programs

PW Wilkins walked the council through a map of priority of street repairs and through the grant for Church and Oregon Streets from Walnut to Gilliam that is being partially funded by ODOT Small City Allotment grant of \$250,000. The project is anticipating to cost \$305,000. CA Greiner noted that this fund (003) was lower in funds and would not be able to take on large projects for another year until some transfers can be done or grants obtained. What pays for streets, sidewalks and street lights are Oregon gas tax funds that equate to approximately \$50,000 a year and grant funds. Discussed a potential partnership with Gilliam County Road Department to repair Court Street from Main Street to the county shop.

PW Wilkins asked for the Public Works Committee to meet more regularly to have input on the projects and prioritization. Council discussed sidewalk matching projects, but put on hold until funds are built up for these types of projects.

3.7. Public Works Overview - Water & Sewer Projects

CA Greiner stated that the the water improvement fund (020) is low due to the last project costing \$750,00 instead of \$300,000, and a large project may need to be put on hold until the fund has time to build back up.

PW Wilkins stated that they are going to improve the water line on Gilliam from East to Ward Streets, then Ward Street from Gilliam to Spring Streets. After this project they will have completed most of the 20-year plan that was completed in 2018 and will stand back to get other projects completed. He said that the crew is going to focus on cleaning the problem areas in the sewer lines.

3.8. Park & Recreation - Park & Golf Course

Discussed that during the Condon Can! visioning process that a dog park has continually been requested or discussed and to leave that in the discussion items.

No other projects were brought forward with the park and golf course at this time.

3.9. City Facilities - Upgrade, Remodel & Repairs

No major projects scheduled for city facilities other than to get a quote on putting in a new window in City Hall to replace the bay window.

3.10. Update Goals and Priorities Document

CA Greiner went through the Goals & Priorities document and made changes and will update for approval at the February Council meeting.

3.11. Other Items

CA Greiner was given a burning ordinance and asked if the council would be interested in reviewing and approving something similar to it. It was the consensus of the council to have her draft an ordinance and bring to the council in February. She told the council that the first Consent to Annex was signed by Gilliam County for their proposed bus barn in the UGB and has been recorded.

CA Greiner went over portions of the December 31, 2024 financial statements and said that due to the SIP funds coming off in 2-3 years, it is time to review the fee schedule and update annually instead of large sums at one time. She will set up a Finance Committee meeting in the next month of two.

4. COUNCIL INFORMATION

4.1. December 31, 2024 Financial Statements

4.2. General Fee Schedule

5. ADJOURN RETREAT-WORK SESSION MEETING

Mayor Dustan Hall adjourned the meeting at 3:25 p.m.

_____Date _____

ATTEST: _____ Date _____
Kathryn Greiner City Administrator