

**City of Condon  
Work Session Notes  
January 13, 2016  
2 p.m.**

Present:	Staff Present:
Mayor Jim Hassing Councilor Donald Jamieson Councilor Michael Cronk Councilor Jan Stinchfield Councilor Tom Fatland (arr. 6:15) Councilor Boyd Harris	Kathryn Greiner, City Administrator Larry Durfey, PW Superintendent Dave Wildman, Engineer of Record AP

Absent:
Councilor Terri Carnine

**CALL TO ORDER**

Mayor Jim Hassing called the meeting to order at 2:04 p.m.

**REVIEW & DISCUSS WATER & WASTEWATER MASTER PLANS**

Engineer of Record Dave Wildman of Anderson, Perry & Associates was there to discuss the draft wastewater master plan and noted that the plan had been submitted and approved by Oregon DEQ and Oregon Infrastructure Finance Authority. This 20 year plan was discussed with PW Durfey with a minor change of the acreage at the pivot and areas of the maps. Wildman discussed the executive summary and finance options of the plan and asked if the council would be comfortable with approving it at the February council meeting. The council did not see an issue to put on the agenda to consider approve of the wastewater master plan.

Wildman stated that he did not have a draft water master plan completed at this time, but discussed fire flow, or lack thereof, and which areas of the city would need improvement. Wildman also explained that the master plan needs to account for new building code changes regarding flows and hydrant spacing and the need to increase the size of one of the pipes coming from the reservoirs to the distribution. Wildman stated that the plan would place high priority on the 5-inch pipe that is approximately 100 years old and is estimated to cost between \$1.6-\$1.8 million. These costs are based on contractor completing the work, not the city's own crew. It was also discussed that the meters may have some issues since it shows more water at reservoir than what was pumped at City Farm. Wildman stated that pumping and storage areas are well maintained and sees no immediate need for major improvements in those areas. He added that the water master plan draft would be available to the council in March.

## **REVIEW & DISCUSS CITY HALL REMODEL PROJECT**

Gail Sargent, LRS Architects, presented to the council several draft plans of the proposed remodel of the fire truck storage to council chambers/public meeting room. Two ADA bathrooms would be required on the first floor, ramps may be needed to get from main floor to ADA exit near the east portion and ADA access from the front may require a porch to get to floor level. Sargent gave the council six alternative plans for the change, but told the council that she needed to gather more measurements to see if the back sidewalk is ADA and other issues with egress. The council stressed that they would like windows in the front to allow natural light and possible push the two required restrooms further back to allow more space. Councilors also added that this space must be “wired” for technology and allow for fold-down screens for presentations and movable furniture and tables. CA Greiner added that a kitchen was not needed, but a space to make coffee would be preferred that included a sink. Councilor Jamieson asked for more time to go through the different plans and have Sargent send plan changes based on what she was to find out from new measurements.

## **FIBER REVIEW & DISCUSSION**

CA Greiner distributed a written mid-mile partnership proposal from Columbia Basin Electric Cooperative that at this time was not a public document. She had forwarded it to Nancy Werner, telecom attorney that voiced several concerns of placing a cap on the investment and working through maintenance and long term service. CA Greiner also stated that the Fiber Committee met earlier and wanted to have an informational meeting with Windwave and CBEC to discuss the middle mile partnership and it would be the next week with not the entire committee. Councilor Jamieson said he would attend along with committee member Elizabeth Farrar.

## **HOUSING DEVELOPMENT DISCUSSION**

It was discussed that the recent housing summit sponsored by Pioneer Community Development Corporation and Gilliam County has moved into a possible Oregon Community Solutions project. Councilor Harris stated that the City of Boardman was offering \$5,000 for closing costs as incentive to move there. Councilor Jamieson stated that by using city-owned property near the golf course may be a solution if the city pays to develop. CA Greiner will contact Wildman to discuss costs of engineering a development of city property. Council had concerns with derelict buildings in the community that need to be classified as dangerous buildings. Mayor Hassing inquired if there could be a program to encourage landowners to demolish if a portion of the demolition was grant funds. CA Greiner will contact city attorney Wyatt Baum to review the city's code for “dangerous buildings” to determine what can be done, and email other city managers for ideas to negate derelict buildings.

## **PARKS, GOLF COURSE AND PUBLIC WORKS STAFFING**

CA Greiner stated that PW Durfey may be retiring full time in the next several months. It was discussed whether the city needed to find a replacement for Ken Humphrey the golf course attendant. CA Greiner and PW Durfey discussed how to reconfigure the staffing to cover the park and golf course and one suggestion was to use one of the full time public works staff to work part time or assist with mowing. It was the recommendation of CA Greiner to advertise in March for a PW Superintendent which would also allow the current staff to apply. This is a similar process of when the last PW superintendent retired.

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## **GOALS & PRIORITIES**

Running out of time, CA Greiner will revise the council's 2016 “goals & priorities” and bring to the February council meeting for review and discussion. Councilor Jamieson inquired of the

priority of sidewalk replacement and suggested that the sidewalk on the south side of Summit Street between Main and East Streets be revisited. It runs by his business, but has traffic every day from the students at the school. CA Greiner will contact Wildman to see if that was included in the 2004 sidewalk project, and to get an engineering cost.

The meeting was adjourned at 5:05 p.m.

\_\_\_\_\_ Date \_\_\_\_\_  
Jim Hassing, Mayor

ATTEST:

\_\_\_\_\_ Date \_\_\_\_\_  
Kathryn Greiner, City Administrator