

**City of Condon  
Regular Council Meeting Minutes  
October 1, 2014  
7 p.m.**

Present:	Staff Present:
Councilor Tom Fatland Councilor Donald Jamieson Councilor Terri Carnine Councilor Boyd Harris Councilor Jan Stinchfield Councilor Dallas Harsin	Kathryn Greiner, City Administrator Larry Durfey, Public Works Superintendent

Absent:
Mayor N. Dale Thompson

**CALL TO ORDER**

Council President Tom Fatland called the meeting to order at 7:02 p.m.

**MOMENT OF SILENCE**

A moment of silence was requested by Councilor Fatland for the Rietmann family with the death of Marie Rietmann.

**ROLL CALL**

City Administrator Kathryn Greiner took roll call and noted that a quorum was present.

**EXECUTIVE SESSION**

Councilor Fatland read the scrip to enter into Executive Session 192.660(2)(a) – Employment of Public Officers, Employees & Agents at 7:03 p.m. Members of the public were asked to leave the room. The council resumed the regular meeting at 7:10 p.m.

**ADDITIONS TO THE AGENDA**

Councilor Fatland added change orders from Anderson, Perry & Associates for the wastewater construction project to 9.0. Deleted was 9.4 - 2015 URT (e-cycle) contract due to the attorneys working on language changes to the contract.

## **PUBLIC COMMENT**

Larry McGunnigle spoke that he had received a letter regarding operating his thrift store on East Walnut outside the building which is not allowed in a commercial district. He feels that he provides a needed service to the community and at this point does not have the money to take the items to the transfer station. McGunnigle asked for free transfer station fees, guidance of moving forward and time to clean the location. Councilor Fatland stated that the letter stated he needed to go to the Planning Commission for a variance or plan for a cover of the materials. McGunnigle read a letter regarding the issue. Resident Paul Cocker stated that McGunnigle provided a valuable service to the community.

## **CONSENT AGENDA**

**A motion was made by Councilor Boyd Harris to approve the September 3, 2014 regular, September 15 special and executive meeting minutes. The motion was seconded by Councilor Donald Jamieson and approved unanimously. A motion was made by Councilor Jamieson to approve the wastewater construction application of payment #4 of \$96,312.35 to M.L Houck Construction. The motion was seconded by Councilor Jan Stinchfield and approved unanimously.**

Financials were for review only with Councilor Jamieson inquiring of the payment to Jim Doherty. CA Greiner stated it was for his building project of the DHS building which he owns.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

Larry Estes, Anderson, Perry & Associates project manager for the city's wastewater project explained that Change Order #1 was for additional work on pipe that was running under the retaining wall on the school property near the football field, standby time of the company on an issue by Walnut and North Oregon and renting a steel plate on high school track instead of disturbing the track for the total amount of \$8,681.74. Councilor Jamieson asked if there were savings from not tearing more the track and Estes said that any time they make a change to the contract it requires a change order. **A motion was made by Councilor Dallas Harsin to approve Change Order 1 in the amount of \$8,681.74 to M.L. Houck Construction Company. The motion was seconded by Councilor Jamieson and approved unanimously.** Estes then explained Pending Change Order #2 that added additional construction due to being under budget with the original bid. The additional wastewater pipe will go from on Main Street from Cottonwood Road to Walnut Street and from Summit Springs Village facility on South Oregon Street to Spring Street. CA Greiner explained that Anderson, Perry & Associates were asking for a motion that would approve construction costs up to \$250,000 and engineering and design costs up to \$70,000 for the additional work. She stated that the motion would allow herself and the mayor to sign Change Order #2 that should be completed by October 15. **A motion was made by Councilor Jamieson to approve pending Change Order #2 of construction costs up to \$250,000 and up to \$70,000 in engineering costs for a total of addition costs to the wastewater project to \$320,000. The motion was seconded by Councilor Harsin and approved unanimously.**

Hollie Winslow, representing South Gilliam County Health District and clinic presented the plans for an addition to the local clinic for their wellness center. She stated that the health district has received a \$10,000 grant from OHSU Office of Rural Health and \$110,000 from Eastern Oregon Coordinating Care for interior equipment for the center. Winslow stated that the center will be an estimated 2,000 square foot addition to the existing clinic to the south and an engineer is putting costs and plans for the bid packet to go forward. The health district has funds for the construction expansion. Councilor Jamieson asked if there would be any request for the city for additional water or sewer connects and if so to alert city staff as soon as possible. Winslow said that the district is proposing that since the clinic is subsidized by Gilliam County that residents and patients of the clinic will be allowed to use the facility free of charge. Construction is to be completed in 2015.

**A motion was made by Councilor Boyd Harris to offer the police position to Dale Scobert and to enter into negotiation for wages. The motion was seconded by councilor Jamieson and approved unanimously.** Councilor Fatland stated that the negotiation team would be the Public Safety Committee of councilors Jamieson, Fatland and Mayor Thompson.

CA Greiner stated that the farming contract will expire at the end of 2014 and asked if the council wanted to open it up for proposals or to amend the current contract with John Johnson. PW Durfey stated that our engineers are working on a water uptake study to be allowed to take the arm off the pivot which will allow for less acreage but possible more crops due to the water supply. He said it would cut the area of the field by 25-30%. The council was in agreement that they had no issues with Johnson on the current contract. **A motion was made by Councilor Harsin to extend contract with John Johnson for the farming and review and negotiate terms. The motion was seconded by Councilor Harris and passed unanimously.** The review and negotiations will be done by the Finance Committee that consists of Councilors Carnine and Stinchfield and Mayor Thompson.

**A motion was made by Councilor Carnine to approve Resolution 2015-05 – A Resolution for Volunteers for the City of Condon. The motion was seconded by Councilor Harris and approved unanimously.**

**A motion was made by Councilor Harsin to approve Resolution 2015-06 – A Resolution for Surplus Property for Trailer. The motion was seconded by Councilor Harris and approved unanimously.**

## **STAFF REPORTS**

PW Durfey stated that he will report the total water and sewer pipe installed at the November meeting. He said that his crew had installed water line on Summit Street that allows a loop in the system via an easement through Alan and Shannon Coppock's property. This improvement had four water services and allowed the city to abandon a 2-inch line. In the process they city replaced 160' of sewer line on Summit Street.

CA Greiner reported that Condon School District had provided a summary of the grant funds for art and music that the city donates annually and if there were any other questions she can get answers from the school. She also reported that the Condon School District has asked to be on the city council's November agenda to present their plans for a bond and that the brownfield grant had been completed. She reported that there has been minimal activity on the Reser building real estate listing and that the listing will end in December and that local realtor Linda Smith had inquired of the listing.

**COUNCILOR INFORMATION**

Councilors received correspondence from Port of Arlington regarding the airport water expansion project and letter sent to Larry McGunnigle.

**NEXT REGULAR MEETING**

The next regularly scheduled city council meeting set for Wednesday, November 5, 2014, 7 p.m. The meeting was adjourned at 8:05 p.m.

\_\_\_\_\_ Date \_\_\_\_\_  
Tom Fatland, Council President

ATTEST:

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