

**City of Condon
Regular Council Meeting Minutes
April 2, 2014
7 p.m.**

Present:	Staff Present:
Councilor Jan Stinchfield Councilor Dallas Harsin Councilor Donald Jamieson Councilor Terri Carnine Councilor Boyd Harris Councilor Thomas Fatland	Kathryn Greiner, City Administrator William Gubser, Senior Police Officer Larry Durfey, Public Works Superintendent

Absent:
Mayor N. Dale Thompson

CALL TO ORDER

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

MOMENT OF SILENCE

A moment of silence was requested by Councilor Fatland for military personnel and for the victims of the Fort Hood shooting.

ROLL CALL

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

PUBLIC HEARING – SALE OF REAL PROPERTY AT 228/234 S. MAIN STREET, CONDON

Councilor Fatland opened the hearing at 7:01 and with no public comment, the hearing was then closed.

ADDITIONS TO THE AGENDA

Added to the agenda was a discussion on a medical marijuana dispensary ordinance and executive session 192.660(2)h- Legal Counsel

PUBLIC COMMENT

None

CONSENT AGENDA

Councilor Fatland asked for a correction of taking his name off of the councilor's that were "present" at the March 5, 2014 meeting. **A motion was made by Councilor Donald Jamieson to approve the March 5, 2014 Regular Meeting Minutes, and the March 2014 financial statements subject to audit and verification. The motion was seconded by Councilor Dallas Harsin and approved unanimously.**

OLD BUSINESS

Senior Officer Bill Gubser stated that he would be retiring December 31, 2014. CA Greiner suggested that the Public Safety Committee meet and discuss options of advertising or contracting with the Gilliam County Sheriff's department. Councilor Boyd Harris suggested reviewing what was done in the past for recruitment. It was decided that the Public Safety Committee would meet Monday, April 14, 2014, at noon to discuss options.

NEW BUSINESS

Dave Wildman of Anderson Perry & Associates came on the phone at 7:14 p.m. to discuss the bids for the city's Wastewater Collection System Improvements Phase II – 2014. A letter was given to the council from Wildman outlining the three lowest bids of seven received with M.L. Houck Construction Company of Salem as the low bid of \$882,120. Wildman stated that his firm has not worked with this construction company but showed that they have completed similar public works jobs, and have worked in several Eastern Oregon small cities. He added that this company has been in business for over 20 years and had no complaints registered with the Oregon Contractors Board. If the city approved the bid they would have to send out a letter of "intent to award" to all bidders giving them a 7-day period to appeal the award. **A motion was made by Councilor Harsin to accept the bid from M.L. Houck Construction Co. for the Wastewater Collection System Improvements Phase II – 2014 in the amount of \$882,120 contingent upon no objections during the 7-day waiting period. The motion was seconded by Councilor Jamieson and approved unanimously.**

A motion was made by Councilor Jamieson to declare and sell the property at 228/234 S. Main Street, Condon as surplus. The motion was seconded by Councilor Harsin and approved with yes votes from Councilors Harsin, Jamieson, Stinchfield, Carnine and Fatland. Councilor Boyd Harris declared a conflict of interest and abstained from voting and discussion. Motion passed. Councilor Harris did ask CA Greiner to ask city attorney if he could assist with the sale if he provided his services for free.

A motion was made by councilor Harsin to direct CA Greiner to contact city attorney Will Carey to negotiate a realtor agreement with Linda Smith of Professional Realty, Inc. and Lee Docken of Mt. Valley Land Company Realtors. The motion was seconded by Councilor Jamieson with yes votes by Harsin, Jamieson, Stinchfield, Carnine and Fatland. Councilor Boyd Harris declared a conflict of interest and abstained from discussion voting. Motion passed.

CA Greiner stated that she was to contact Jeff Schott of Pillar Consulting to provide a cost estimate of doing a bid package on the Memorial Hall façade project, but stated that Schott was not available until after September. She stated that she asked Malcolm Randall who did the structural engineering report of the Memorial Hall if he would be available to do the bid packet and he was able to do it but not start until mid-May to June 1. Randall said that an estimate of

this work would be \$4,000. CA Greiner asked if the council would like her to get information from other potential architects or engineers to do a bid packet. It was the consensus of the council to have CA Greiner work out the details for Randall to work with Vernon Grey Design on the bid packet for the Memorial Hall.

Councilor Fatland stated that the city had received a sample ordinance putting a moratorium on marijuana dispensaries within the City of Condon, and gave the council the option of passing an ordinance at this meeting, schedule a special meeting to discuss and pass an ordinance or drop the matter. Councilor Harris asked if there is a need for a dispensary and Councilor Jamieson stated that he considered it a non-issue. The consensus of the council was not to pursue this ordinance at this time.

STAFF REPORTS

Officer Gubser provided a written report.

PW Larry Durfey reported that his crew has been busy with the wastewater collection improvements and has installed approximately 800 feet of line. He also stated that he is going to work on a replacement schedule of the sewer line that is in disrepair. PW Durfey reported that Aaron Fitzsimmons was at short school, and the golf and park attendants have started back to work.

CA Greiner stated that she is going to organize a community hazardous collection day and possibly a community clean-up May 16. She stated that Gilliam County Judge Steve Shaffer has requested that instead of providing an easement to the city for a portion of the wastewater collection project, that county owned lots would be traded for city property north of Cottonwood Lane. The council was agreeable to an exchange and directed CA Greiner to set the public hearing at the May council meeting. CA Greiner also reported that the city's Transportation System Plan is being updated by a grant received by Gilliam County, and that the environmental clean-up grant project of the city's property on south Main is progressing.

COUNCILOR INFORMATION

Councilors received a meeting notice of GEODC and a copy of the 2014-15 proposed budget.

EXECUTIVE SESSION

An executive session was called by Councilor Tom Fatland under ORS 192.660(2)h – Legal Counsel at 7:47 and returned to regular session at 7:56. Separate minutes are kept for the executive session.

NEXT REGULAR MEETING

The next regularly scheduled city council meeting set for Wednesday, May 7, 2014, 7 p.m. The meeting was adjourned at 7:57 p.m.

_____ Date _____
Council President Thomas Fatland

ATTEST:

_____ Date _____
Kathryn Greiner, City Administrator