

**City of Condon  
Budget Hearing & Regular Council Meeting Minutes  
June 3, 2015  
7 p.m.**

Present:	Staff Present:
Mayor Jim Hassing Councilor Donald Jamieson Councilor Michael Cronk Councilor Jan Stinchfield Councilor Tom Fatland	Kathryn Greiner, City Administrator Larry Durfey, Public Works Superintendent Dale Scobert, Police Chief

Absent:
Councilor Terri Carnine Councilor Boyd Harris

**CALL TO ORDER**

Mayor Jim Hassing called the meeting to order at 7:01 p.m. and had a moment of silence.

**ROLL CALL**

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

**PUBLIC HEARING – BUDGET & STATE REVENUE SHARING**

Hearing was opened by Mayor Hassing at 7:01 and closed after no public comment was received.

**ADDITIONS TO THE AGENDA**

Added the final billing from M.L. Houck Construction Company to 7.3

**PUBLIC COMMENT**

None

**CONSENT AGENDA**

**A motion was made by Councilor Donald Jamieson to approve the May 6, 2015 regular council minutes. The motion was seconded by Councilor Tom Fatland and approved unanimously.** Councilor Jamieson asked if the iTunes charge on the VISA was a monthly fee and what the Rapid City charges were in the bill review. Chief Scobert said that the iTunes was

for an app on his phone for police business, and the other charge was for ammunition. The council received a draft of Application for Payment No. 9 of M.L. Houck Construction Company  
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in the amount of \$164,851.83 for the final work completed on the wastewater project. CA Greiner stated that the walk-through has not been completed so the city will hold the check until all work is completed and the approval is given by the engineers at Anderson, Perry & Associates. **A motion was made by Councilor Fatland to approve Application for Payment No. 9 to M.L. Houck Construction in the amount of \$164,851.83 pending release of the check until Anderson, Perry & Associates gives approval of work completed. The motion was seconded by Councilor Jamieson and approved unanimously.**

#### **OLD BUSINESS**

No update at this time with the water extension to the airport.

#### **NEW BUSINESS**

**A motion was made by Councilor Fatland to approve Resolution 2015-08 – A Resolution Adopting the 2015-16 Budget, Appropriations and Imposing and Categorizing the tax. The motion was seconded by Councilor Michael Cronk and approved unanimously.**

**A motion was made by Councilor Fatland to approve Resolution 2015-09 – A Resolution Declaring the City's Election to Receive State Revenues. The motion was seconded by Councilor Jan Stinchfield and approved unanimously.**

**A motion was made by Councilor Fatland to approve Resolution 2015-10 – City of Condon General Fee Resolution. The motion was seconded by Councilor Stinchfield and approved unanimously.**

Dallas Harsin was present to request the use of the Condon Golf Course free of charge for a junior golf program starting in July and ending date depends on school sports schedules. He stated that it would include kids' ages 8-13 years old and they would not interfere with golf course maintenance. **A motion was made by Councilor Fatland to allow Dallas Harsin to use the Condon Golf course for a junior golf program with no fees involved in the use. The motion was seconded by Councilor Jamieson and approved unanimously.**

A summary of the Main Street Project, and a quote to fix the building owned by Earl and Laura Pryor was submitted. The project has already been approved by the Historic Review Committee and the city's planning commission and the earlier quote on the work was not completed due to the contractor not being licensed. After a review it was noted that the bid included some structural work that would not be included in the grant guidelines. The council directed CA Greiner to return the bid to Pryor to separate out the structural repairs that are not covered under the Main Street Project grant guidelines.

Councilors received an offer from Lee Docken, realtor for Mt. Valley Land Company for their property on South Main Street listed for sale. CA Greiner stated that though not a voting member of the council she is a member of the company making the offer and had a conflict of interest. Councilor Stinchfield also noted she had a potential conflict of interest as her spouse Mac Stinchfield is also a member of the company. The offer was from the Summit Springs Brewing Co., LLC (SSBC) for \$5,000 for the bare lots of the property behind the existing building. Rob Turrie, member of SSBC stated that the offer contained the conditions that water be available to the lot by October 1, 2015 and that a site plan be approved to place a brewery in that location. The council had previously asked Docken to provide an assessment of what the property would be worth sold as separate tax lots and with or without the building and a letter was provided

stating that it may be \$.90 per square foot and that the building in its current condition did not hold any value. He did note that he was not an appraiser and this was just an estimate. The councilors reviewed the Gilliam County assessor printouts of the property values. Councilor Jamieson stated that other developers were responsible for water and sewer development and asked PW Durfey to bring a cost of providing water to these lots to the next meeting. Turrie stated that on the surface “we are asking a lot”, but the intent of the offer was to get the property back on the tax rolls, provide 4-6 family wage jobs and add value to the downtown. It was then noted that on the offer it listed all three lots so the offer was void as the SSBC was just offering on one tax lot. Councilor Jamieson asked CA Greiner to gather information on city-owned lots that are in the industrial area that may be buildable for a brewery, and talked about possible incentives to locate in another area. He asked that the information be made available to SSBC and the council. Also mentioned was that this may fall into the Enterprise Zone which may make it exempt from taxes for several years. Councilor Stinchfield stated that she was not pleased with the service provided by Docken in handling the listing of the city’s property with the other councilors agreeing. **A motion was made by Councilor Jamieson to table the discussion of the city property sale. The motion was seconded by Councilor Cronk and approved unanimously.**

**A motion was made by Councilor Jamieson to approve the closure of Gilliam Street from Main to Ward July 4 subject to police and fire approval. The motion was seconded by Councilor Stinchfield and approved unanimously.**

#### **STAFF REPORTS**

PW Durfey reported that they are installing new water pipe on northeast portion of town and have stubbed services to the new fire hall location on North Main Street. He also noted that there is a leak in the wet well, and divers have been scheduled to come in to clean it and the tank at the reservoir site and leak detection and repairs will be done at that time.

CA Greiner reported that there is going to be a Gilliam County Transportation System Plan work session prior to July 8 council meeting at 5:30 p.m. for council, city and county planning commissions and Gilliam County Court members. There will be a meeting the same evening in Arlington for the same purpose, therefore the county officials can go to either location. The Condon Community Swimming Pool will open Sunday, June 21 for the season. The week prior to opening will be used for lifeguard training and to certify a new guard. Councilor Jamieson wanted to be assured that all kids will have the opportunity to take swim lessons and not be denied the opportunity. Councilor Fatland stated that the pool will be open later due to the late start of school in September.

#### **COUNCILOR INFORMATION**

Council received DEQ solid waste permit renewal and the lawsuit settlement agreement between the City of Condon and James Reser.

#### **NEXT REGULAR MEETING**

The next regularly scheduled city council meeting set for Wednesday, July 8, 2015, 7 p.m. Preceding the meeting will be the Gilliam County Transportation System Plan work session, 5:30 p.m. at City Hall. The meeting was adjourned at 8:07 p.m.

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

ATTEST:

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