



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
F: 541-384-2700

**AGENDA
CITY OF CONDON
REGULAR MEETING
128 SOUTH MAIN STREET, CITY HALL, CONDON, OREGON
Wednesday, April 5, 2023, 7:00 PM**

1. ZOOM LINK

1.1. <https://us02web.zoom.us/j/88053325519?pwd=YzBveXNIUlhsemZiMXZWc2Z5cEU1dz09>

Meeting ID: 880 5332 5519
Passcode: 526490
One tap mobile
+17193594580,,88053325519# US
+12532050468,,88053325519# US

2. CALL REGULAR MEETING TO ORDER

3. ROLL CALL

4. ADDITIONS TO AGENDA

5. PUBLIC COMMENT

5.1. The Council may hear discussion of unannounced items from the floor and comments on the agenda items. Public comment is limited to five (5) minutes.

6. PROCLAMATION - APRIL 2023 CHILD ABUSE PREVENTION MONTH

6.1. Proclamation

7. CONSENT AGENDA

7.1. Review & Approve the March 1, 2023 Regular Condon City Council Meeting Minutes

7.2. Review Accounts Payable & VISA Statements

7.3. Review & Approve HD Fowler and TAG Invoices in Excess of \$50,000

8. OLD BUSINESS

9. NEW BUSINESS

9.1. Discuss & Approve Ordinance 2023-02 - An Ordinance Establishing a Temporary Moratorium on Transient Tax/Hotel Rentals Within the City of Condon and Declaring an Emergency

9.2. Discuss Condon Grade School Deed Transfer & Agreement with Port of Arlington Environmental Sentry Corporation

9.3. Discuss & Approve the Water Meter Project

9.4. Discuss & Review Fairway Housing Subdivision Design

9.5. Review & Approve Resolution 2023-03 A Resolution Reiterating the Need of a Reserve Fund and the Intended Sources and Uses of Funds Accumulated Therein

9.6. Resolution 2023-04 - A Resolution to Declare Surplus Equipment

9.7. Award the Spring & McKinley Streets Asphalt Contract

9.8. Award the City of Condon Equipment Shop Project



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9.9. Review & Approve Audit Plan of Action Letter

10. STAFF REPORTS

10.1. Public Works - Public Works Superintendent Gibb Wilkins

10.2. Police & Fire - Gilliam County Sheriff Gary Bettencourt

10.3. Administration - City Administration Kathryn Greiner

11. COUNCIL INFORMATION

11.1. City of Condon Budget Committee Meeting Monday, April 17, 2023, 7 p.m.

12. NEXT REGULAR MEETING DATE

12.1. The next regular scheduled Condon City Council meeting will be held Wednesday, May 3, 2023, 7 p.m.

13. ADJOURN REGULAR MEETING

If necessary, Executive Session may be held in accordance with ORS 192.660(2)(). As this is a regular meeting of the Condon City Council, other matters may be addressed as deemed appropriate by the Council. Assisted listening device is available for persons with impaired hearing and should be scheduled for council meetings three working days prior to the Council meeting. The City of Condon is an Equal Opportunity Provider and Employer. Complaints of discrimination should be sent to City of Condon Administrator, PO Box 445, Condon, OR 97823

Agenda prepared and distributed March 29, 2023

APRIL 2023

Child Abuse Prevention Month Proclamation

WHEREAS, child abuse and neglect is a serious problem affecting every segment of our community, and finding solutions requires input and action from everyone; and

WHEREAS, every child is precious and deserves to grow up in a healthy, safe, nurturing environment free from the dangers and harmful effects of child abuse and neglect; and

WHEREAS, our children are our most valuable resources and will shape the future of City of Condon, Oregon; and

WHEREAS, child abuse can have long-term psychological, emotional, and physical effects that have lasting consequences for victims of abuse; and

WHEREAS, child abuse prevention succeeds through partnerships among parents, child-welfare agencies, mental and physical health care providers, schools, law enforcement agencies, faith-based organizations, businesses, and community members increase their participation in our efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

WHEREAS, we acknowledge that we must work together as a community to increase awareness about child abuse and contribute to promote the social and emotional well-being of children and families in a safe, stable, and nurturing environment; and

WHEREAS, prevention remains the best defense for our children and families.

NOW, therefore, we, Condon City Council, do hereby proclaim the month of April 2023, as: **CHILD ABUSE PREVENTION MONTH** in City of Condon, Oregon.

_____ Date: April 5, 2023

Mayor Jim Hassing



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City of Condon Regular Council Meeting Minutes Wednesday, March 1, 2023 7:00 PM

1. ZOOM LINK & MEETING LOCATION

- 1.1. <https://us02web.zoom.us/j/89844866855?pwd=UkQvT0h0c1ZlSk5ZbjR4SjdnamxpZz09>

Meeting ID: 898 4486 6855
Passcode: 020862
One tap mobile
+12532158782,,89844866855# US (Tacoma)
+12532050468,,89844866855# US

2. CALL REGULAR MEETING TO ORDER

Council President Donald Jamieson called the meeting to order at 7 p.m.

3. ROLL CALL

Present: Councilors Donald Jamieson, Jan Stinchfield (arrived at 7:10 p.m.), Dustan Hall, Dawn Parm, Jeremy Kirby and Tom Fatland (Zoom); Staff - Public Works Superintendent Gibb Wilkins, City Administrator Kathryn Greiner and Gilliam County Sheriff Gary Bettencourt.

Absent: Mayor Jim Hassing

4. ADDITIONS TO AGENDA

None

5. PUBLIC COMMENT

- 5.1. The Council may hear discussion of unannounced items from the floor and comments on the agenda items. Public comment is limited to five (5) minutes.

None

6. CONSENT AGENDA

- 6.1. Review & Approve the February 1, 2023 Regular Condon City Council Meeting Minutes and the February 8, 2023 Retreat/Work Session Meeting Minutes

A motion was made by Councilor Kirby to approve the February 8, 2023 Council retreat minutes and the February 1, 2023 regular Condon City Council meeting minutes. The motion was seconded by Councilor Dustan and approved unanimously.

- 6.2. Review the February Accounts Payable & VISA Statements

Councilor Jamieson asked about the invoice to AccTech and CA Greiner stated that it is the IT contractor. Councilor Fatland asked about the cost of a rally bar from Diversitified which CA Greiner stated that was for the smart board in the Memorial Hall. Councilor Fatland asked about the Western States "machine/wiring harness" and PW Wilkins stated that it was a part of the pump at the headworks.

7. OLD BUSINESS



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7.1. Condon Grade School Campus Update

CA Greiner reported that the Port of Arlington and its subsidiary are completing the final Phase I Environmental Assessment and the report is expected to be completed next week. Once this is complete, the city and the port will discuss how the transfer will look, and if there is going to be an agreement for the return transfer. City Attorney Wyatt Baum has been contacted to start the process of documents for transfer.

7.2. Fairway Housing Update

Gilliam County and the Port of Arlington held a joint meeting earlier today and the Fairway housing project was discussed. Pioneer CDC board members Mac Stinchfield, Jeff Schott and Leah Shannon were present at the meeting and it was indicated that the project is going to be put on hold while the funding and structure of ownership is determined. CA Greiner stated that she has asked planner Kirk Fatland to draw up a rough subdivision plan for the nine acres at the Fairway Housing that will look similar to standard city blocks. She anticipates getting the design in the next two weeks. She noted that the discussion at the retreat was to budget for planning and infrastructure design and she will continue to move forward with those projects in the next few months.

8. NEW BUSINESS

8.1. Review & Approve the 2023 Goals & Priorities

A motion was made by Councilor Fatland to adopt the 2023 Goals & Priorities as presented. The motion was seconded by Councilor Parm and approved unanimously.

8.2. Discuss Moratorium On Short Term Rentals

Councilor Jamieson asked CA Greiner to put the issue of the short-term rentals on the agenda after a discussion at the council retreat. He stated that is needed to be researched and provide the public to comment on the issue of placing a moratorium on short term rentals.

CA Greiner is researching how to implement a moratorium and has reached out to other city administrators, planner Kirk Fatland and attorney Baum. Information gathered shows that the change is going to most likely be in the zoning ordinance regarding what is allowed in R-1. Ordinances from Joseph, Hood River and Reedsport have been collected and will look into some of the other cities in Oregon that have made changes to short-term rentals.

CA Greiner stated that it is her recommendation to hold at least one public meeting to allow the public to comment on the short-term rental changes prior to putting on a moratorium. She also suggested that the city consider having the State of Oregon collect the transient tax quarterly since they already collect the state transient tax. There have been some issues with some of the transient tax forms getting completed timely and forms not filled out because the entities do not want the city to have the information. If a hearing is held, the current transient tax entities will be invited.

8.3. Review & Approve Street Closures for Summer Oregon Frontier Chamber Events

Oregon Frontier Executive Director K'Lynn Lane submitted a letter asking permission for Main Street closure July 1 and August 5 for dance and artisan markets.

A motion was made by Councilor Parm to approve the Oregon Frontier Chamber of Commerce request of street closures for July 1 and August 5, 2023. The motion was seconded by Councilor Kirby and approved unanimously.

9. STAFF REPORTS

9.1. Public Works - Public Works Superintendent Gibb Wilkins

PW Wilkins reported that the city pumped 2.2 million gallons of water at City Farm in February, which is average. The Public Works crew have been cleaning the snow and have put out requests for bids for the Spring & McKinley street paving and for the city machine shop. He said that he was in discussion with ODOT and USPS regarding the mailboxes that have been installed on Walnut Street for residents throughout the city, and that they were not to ODOT standards and need to be removed if their property is not adjacent to where the mailbox is located. Councilors Jamieson and Stinchfield both expressed the opinion that everyone should get free mail delivery service if offering mailboxes on the highway routes and an ordinance was



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suggested for mailbox placement. CA Greiner asked if the city needed to be involved with the mailbox placement and suggested that the decisions stay with the USPS and ODOT. PW Wilkins stated that there will be an ODOT Safe Routes to School (SRTS) walk through and community meeting April 13 with everyone invited. It is important to have the SRTS to be eligible for ODOT sidewalk projects and funding. He also reported that there is no news on the North Main Street sidewalk grant project.

9.2. Police & Fire - Gilliam County Sheriff Gary Bettencourt

Sheriff Bettencourt reported that the Gilliam County Fire Services are scheduled to hold their budget meeting March 15 and that Deputy Tom Burdick has graduated from the academy and is back in Gilliam County on patrol.

9.3. Administration - City Administrator Kathryn Greiner

CA Greiner reported that recent meetings, and Councilor Kirby's questions at the 2022 retreat about visioning for Condon have been discussed with a representative of the Ford Family Foundation. This foundation provides some technical assistance and grant funds to go through the process. The council was asked if they wanted to have her investigate the process and to move forward with a Condon vision project. The consensus of the council was to proceed with the research and participate in a visioning process for Condon. The AccTech agreement for city IT services expires May 1 and has not been utilized as much since the server and other issues have been completed. CA Greiner called the company and they will continue to provide IT services for \$4,500 annually.

CA Greiner and Gilliam County Judge Elizabeth Farrar Campbell met with Governor Tina Kotek's housing liaison Taylor Smiley Wolfe in February regarding the state housing funds. Wolfe suggested that someone from Gilliam County apply to be on the state housing committee, and due to time constraints, it was suggested that Planner Kirk Fatland would be a good fit due to his background of planning and working with homeless people in the Portland area. Fatland has applied to be on the state housing committee and will notify the city if successful.

CA Greiner attended a meeting in Fossil that had representatives from Ford Family Foundation, Meyers Memorial Trust, Oregon Art Coalition, Oregon Community Foundation and other non-profits regarding housing or other community projects. The group toured the CGS facility the next day and were excited about the possibilities of the city's "asset."

CA Greiner and PW Wilkins attended a community meeting about the possibility of Condon being a pilot program for an Arts and Culture District that may be funded through the Oregon Legislature. Attending were representatives from Condon School District, Oregon Frontier Chamber of Commerce, Condon Arts Council, Condon Child Care, Gilliam County, Gilliam County Library and Gilliam County 4-H. Gilliam County is putting together a request to the legislature.

It was noted that the Port of Arlington was going through the strategic planning process and CA Greiner asked that the council complete the Port survey that is posted on the city's website. Several noted that the survey had closed and CA Greiner will contact the consultant to see if it can be opened to allow more Condon participation.

10. COUNCIL INFORMATION

11. NEXT REGULAR MEETING DATE

11.1. The next regular scheduled Condon City Council meeting will be Wednesday, April 5, 2023, 7 p.m.

12. ADJOURN REGULAR MEETING

Council President Jamieson adjourned the meeting at 7:26 p.m.

Date _____
Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator

Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ACCTECH - A SYSTEMS INTEGRATOR							
1551	ACCTECH - A SYSTEMS INTEG	5083	TECH SUPPORT SVCS	03/01/2023	960.00	.00	
Total ACCTECH - A SYSTEMS INTEGRATOR:					960.00	.00	
ANDERSON, PERRY, & ASSOC.							
112	ANDERSON, PERRY, & ASSOC.	74469	GENERAL WATER SYSTEM IMP	03/08/2023	1,988.75	.00	
112	ANDERSON, PERRY, & ASSOC.	74470 TRIMBL	TRIMBLE & PENNOYER ST IMP	03/08/2023	16,076.25	.00	
Total ANDERSON, PERRY, & ASSOC.:					18,065.00	.00	
ARAMARK UNIFORM SERVICES							
115	ARAMARK UNIFORM SERVICES	FEB 2023	Admin Janitorial	02/28/2023	372.86	.00	
Total ARAMARK UNIFORM SERVICES:					372.86	.00	
AT&T MOBILITY							
599	AT&T MOBILITY	872564008X02	PHONE	02/06/2023	18.64	.00	
599	AT&T MOBILITY	872564008X02	PW Cell Phone	02/06/2023	18.64	.00	
Total AT&T MOBILITY:					37.28	.00	
BAUM SMITH LLC							
831	BAUM SMITH LLC	31719	PLANNING	02/21/2023	270.00	.00	
Total BAUM SMITH LLC:					270.00	.00	
BENNETT'S POINT S TIRE & AUTO							
859	BENNETT'S POINT S TIRE & AU	1054711	LAWN MOWER	02/14/2023	80.28	.00	
859	BENNETT'S POINT S TIRE & AU	1054893	TIRE	03/07/2023	669.39	.00	
859	BENNETT'S POINT S TIRE & AU	1054893	TIRE	03/07/2023	669.39	.00	
Total BENNETT'S POINT S TIRE & AUTO:					1,419.06	.00	
BISHOP SANITATION							
876	BISHOP SANITATION	A-127680	Park Restroom	02/22/2023	157.00	.00	
Total BISHOP SANITATION:					157.00	.00	
BOHN'S PRINTING							
148	BOHN'S PRINTING	87217	Copier Charge	02/28/2023	5.69	.00	
Total BOHN'S PRINTING:					5.69	.00	
BOX R WATER ANALYSIS LAB							
151	BOX R WATER ANALYSIS LAB	X053299	E coli Coliform Testing	02/03/2023	89.50	.00	
Total BOX R WATER ANALYSIS LAB:					89.50	.00	
COLUMBIA BASIN ELECTRIC							
169	COLUMBIA BASIN ELECTRIC	FEB 2023	City Hall	02/22/2023	297.45	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2023	PARK	02/22/2023	36.63	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2023	Memorial Hall	02/22/2023	61.05	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
169	COLUMBIA BASIN ELECTRIC	FEB 2023	Golf Course	02/22/2023	36.91	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2023	Sewer Plant w pivot	02/22/2023	287.80	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2023	Disposal	02/22/2023	582.56	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2023	City Farm	02/22/2023	1,094.29	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2023	Street Lights	02/22/2023	1,454.75	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2023	City Farm	02/22/2023	40.11	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2023	Pool	02/22/2023	51.96	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2023	Library	02/22/2023	316.68	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2023	GRADE SCHOOL	02/22/2023	2,035.11-	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2023	GRADE SCHOOL	02/22/2023	141.22	.00	
Total COLUMBIA BASIN ELECTRIC:					2,366.30	.00	
DEERE & COMPANY							
1583	DEERE & COMPANY	117441091 DO	TRACTOR PART	02/26/2023	3,883.37	.00	
Total DEERE & COMPANY:					3,883.37	.00	
DEVIN OIL COMPANY							
224	DEVIN OIL COMPANY	FEB 2023	Water Fuel	02/28/2023	206.71	.00	
224	DEVIN OIL COMPANY	FEB 2023	Sewer Fuel	02/28/2023	206.71	.00	
Total DEVIN OIL COMPANY:					413.42	.00	
FERGUSON ENTERPRISES							
254	FERGUSON ENTERPRISES	1175795	S80 FITTINGS	02/15/2023	1,816.28	.00	
254	FERGUSON ENTERPRISES	WO003661-1	STREET COLD ASPHALT	02/15/2023	657.04	.00	
Total FERGUSON ENTERPRISES:					2,473.32	.00	
H. D. FOWLER COMPANY							
1524	H. D. FOWLER COMPANY	O7675442	WATER IMPROVEMENT PARTS	03/02/2023	1,992.16	.00	
Total H. D. FOWLER COMPANY:					1,992.16	.00	
HATTENHAUER DIST.							
304	HATTENHAUER DIST.	FEB 2023	Water	02/28/2023	131.13	.00	
304	HATTENHAUER DIST.	FEB 2023	Sewer	02/28/2023	131.12	.00	
Total HATTENHAUER DIST.:					262.25	.00	
HOME TELEPHONE COMPANY							
766	HOME TELEPHONE COMPANY	FEB 2023	Administration	03/01/2023	201.40	.00	
766	HOME TELEPHONE COMPANY	FEB 2023	Sewer	03/01/2023	164.99	.00	
766	HOME TELEPHONE COMPANY	FEB 2023	Water	03/01/2023	45.25	.00	
Total HOME TELEPHONE COMPANY:					411.64	.00	
INLAND DEVELOPMENT CORPORATION							
897	INLAND DEVELOPMENT CORP	FEB 2023	MRC Fiber Project	03/01/2023	2,000.00	.00	
Total INLAND DEVELOPMENT CORPORATION:					2,000.00	.00	
JAMIESON & MARSHALL							
328	JAMIESON & MARSHALL	FEB 2023	WATER SUPPLIES	02/16/2023	13.70	.00	
Total JAMIESON & MARSHALL:					13.70	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
M & A AUTO PARTS							
371	M & A AUTO PARTS	FEB 2023	ST SUPPLIES	02/28/2023	63.08	.00	
371	M & A AUTO PARTS	FEB 2023	SEWER SUPPLIES	02/28/2023	10.29	.00	
371	M & A AUTO PARTS	FEB 2023	ZIP TIES, SILICONE	02/28/2023	20.99	.00	
371	M & A AUTO PARTS	FEB 2023	ZIP TIES, SILICONE	02/28/2023	21.00	.00	
371	M & A AUTO PARTS	FEB 2023	BOLTS	02/28/2023	23.10	.00	
371	M & A AUTO PARTS	FEB 2023	SAFETY GLASSES	02/28/2023	6.49	.00	
371	M & A AUTO PARTS	FEB 2023	SNOWBLOWER BOLTS	02/28/2023	9.00	.00	
371	M & A AUTO PARTS	FEB 2023	BACKHOE ANTIFREEZE	02/28/2023	15.99	.00	
371	M & A AUTO PARTS	FEB 2023	BACKHOE ANTIFREEZE	02/28/2023	15.99	.00	
Total M & A AUTO PARTS:					185.93	.00	
MORROW COUNTY GRAIN GROW.							
377	MORROW COUNTY GRAIN GRO	FEB 2023	Memorial Hall Propane	02/28/2023	319.72	.00	
377	MORROW COUNTY GRAIN GRO	FEB 2023	City Hall Propane	02/28/2023	410.10	.00	
377	MORROW COUNTY GRAIN GRO	FEB 2023	City Hall Propane	02/28/2023	364.79	.00	
377	MORROW COUNTY GRAIN GRO	FEB 2023	Memorial Hall Propane	02/28/2023	227.09	.00	
377	MORROW COUNTY GRAIN GRO	FEB 2023	City Hall Propane	02/28/2023	246.25	.00	
Total MORROW COUNTY GRAIN GROW.:					1,567.95	.00	
PACIFIC GOLF & TURF							
881	PACIFIC GOLF & TURF	W878402POR	Golf Machinery Repairs	03/06/2023	7,286.67	.00	
Total PACIFIC GOLF & TURF:					7,286.67	.00	
PETERSON							
1522	PETERSON	PC550160876	SEWER	01/05/2023	180.00	.00	
1522	PETERSON	PC550160876	WATER	01/05/2023	180.00	.00	
Total PETERSON:					360.00	.00	
RICHLEY, MICHAEL							
1584	RICHLEY, MICHAEL	FEB 2023	W/S DEPOSIT REFUND 211 S B	02/20/2023	150.00	.00	
Total RICHLEY, MICHAEL:					150.00	.00	
RIVERTECH IRRIGATION							
910	RIVERTECH IRRIGATION	1206649-IN	IRRIGATION TOWER	03/02/2023	4.22	.00	
Total RIVERTECH IRRIGATION:					4.22	.00	
TENNESON ENGINEERING							
533	TENNESON ENGINEERING	23-121	Planning Consultant	02/13/2023	450.00	.00	
Total TENNESON ENGINEERING:					450.00	.00	
THE MCGREGOR COMPANY							
1555	THE MCGREGOR COMPANY	62-79000923	SEWER LAGOONS	02/10/2023	345.00	.00	
1555	THE MCGREGOR COMPANY	62-7900926	SEWER LAGOONS	02/20/2023	202.60	.00	
Total THE MCGREGOR COMPANY:					547.60	.00	
THE TIMES-JOURNAL							
540	THE TIMES-JOURNAL	FEB 2023	STREET PAVING RFP 3/2	03/01/2023	36.00	.00	
540	THE TIMES-JOURNAL	FEB 2023	STREET PAVING RFP 3/9	03/01/2023	36.00	.00	
540	THE TIMES-JOURNAL	FEB 2023	REQUEST FOR BIDS - STORAG	03/01/2023	39.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
540	THE TIMES-JOURNAL	FEB 2023	REQUEST FOR BIDS - STORAG	03/01/2023	39.00	.00	
540	THE TIMES-JOURNAL	FEB 2023	PLANNING - GRIFFITH AT S. WA	03/01/2023	42.00	.00	
Total THE TIMES-JOURNAL:					192.00	.00	
TK ELEVATOR CORPORATION							
1535	TK ELEVATOR CORPORATION	3007127121	LIFT CHAIR	03/01/2023	273.64	.00	
Total TK ELEVATOR CORPORATION:					273.64	.00	
TWO BOYS MEAT & GROCERY							
548	TWO BOYS MEAT & GROCERY	FEB 2023	SHOP SUPPLIES	02/27/2023	11.51	.00	
548	TWO BOYS MEAT & GROCERY	FEB 2023	SHOP SUPPLIES	02/27/2023	11.51	.00	
548	TWO BOYS MEAT & GROCERY	FEB 2023	RETREAT SUPPLIES	02/27/2023	36.07	.00	
Total TWO BOYS MEAT & GROCERY:					59.09	.00	
VISA							
559	VISA	5886 FEB 23	MAIL LARGE ENVELOPE	02/19/2023	1.50	.00	
559	VISA	5886 FEB 23	GOLF SUPPLIES	02/19/2023	578.92	.00	
559	VISA	5886 FEB 23	VIRTUAL TRAINING	02/19/2023	171.03	.00	
559	VISA	5886 FEB 23	ARCGIS SUBSCRIPTION	02/19/2023	425.00	.00	
559	VISA	5886 FEB 23	ARCGIS SUBSCRIPTION	02/19/2023	425.00	.00	
559	VISA	5886 FEB 23	SOLAR SECURITY CAMERA	02/19/2023	389.98	.00	
559	VISA	5886 FEB 23	REQUIRED POSTERS	02/19/2023	51.00	.00	
559	VISA	5886 FEB 23	SHORT SCHOOL - GIBB	02/19/2023	76.69	.00	
559	VISA	5886 FEB 23	SHORT SCHOOL - GIBB	02/19/2023	76.68	.00	
559	VISA	5886 FEB 23	RETREAT	02/19/2023	76.50	.00	
559	VISA	5886 FEB 23	TRIP MEAL	02/19/2023	6.59	.00	
559	VISA	5886 FEB 23	TRIP MEAL	02/19/2023	6.58	.00	
559	VISA	5886 FEB 23	WELL GAP GASKET	02/19/2023	227.36	.00	
559	VISA	8577 FEB 23	MICROSOFT ONLINE SVCS	02/19/2023	37.50	.00	
559	VISA	8577 FEB 23	MONTHLY EMAIL	02/19/2023	96.00	.00	
559	VISA	8577 FEB 23	ALL WEATHER PAPER	02/19/2023	69.90	.00	
559	VISA	8577 FEB 23	JACK	02/19/2023	30.00	.00	
559	VISA	8577 FEB 23	JACK	02/19/2023	29.99	.00	
559	VISA	8577 FEB 23	DUST MOPS	02/19/2023	152.98	.00	
559	VISA	8577 FEB 23	SWEEPER - STEEL	02/19/2023	296.00	.00	
559	VISA	8577 FEB 23	PHONE BELT CLIP	02/19/2023	14.95	.00	
Total VISA:					3,240.15	.00	
Grand Totals:					49,509.80	.00	

Dated: _____

Mayor: _____

City Administrator: _____

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
--------	-------------	----------------	-------------	--------------	--------------------	-------------	-----------

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Account Summary

Billing Cycle 02/19/23
Days In Billing Cycle 28
Previous Balance \$1,605.57
Purchases + 2,512.83
Cash + 0.00
Special + \$0.00
Balance Transfers + \$0.00
Credits - \$0.00
Payments - \$1,605.57
Other Charges + \$0.00
Finance Charges + 0.00

NEW BALANCE \$2,512.83

Credit Summary

Total Credit Line \$10,000.00
Available Credit Line \$7,487.00
Available Cash \$0.00
Amount Over Credit Line \$0.00
Amount Past Due \$0.00
Disputed Amount \$0.00

Important Information About Your Account

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO WWW.MYCARDSTATEMENT.COM AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT SERVICE, NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE, AND EASY WITH MYCARDSTATEMENT.COM. ENROLL TODAY!

FOREIGN TRANSACTIONS MADE ON OR AFTER JANUARY 2, 2023 WILL INCUR UP TO 1% FEE.

* THE TOTAL FINANCE CHARGE PAID ON YOUR ACCOUNT DURING THE PAST YEAR *
* WAS...\$ 0.00 *

Account Inquiries



Customer Service: (800) 423-7503
Report Lost or Stolen Card: (727) 570-4881



Visit us on the web at:
www.MyCardStatement.com



Please send Billing Inquiries and Correspondence to:
PO BOX 30495 TAMPA, FL 33630-3495

Payment Summary

NEW BALANCE \$2,512.83

MINIMUM PAYMENT \$2512.83

PAYMENT DUE DATE 03/16/2023

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

BANK OF EASTERN OREGON
P O BOX 39
HEPPNER OR 97836 - 0039



Account Number

5886

Check box to indicate
name/address change on
back of this coupon ☐

Closing Date

02/19/23

New Balance

\$2,512.83

Total Minimum
Payment Due

\$2512.83

Payment Due Date

03/16/2023

AMOUNT OF PAYMENT ENCLOSED

\$

2512.83

CITY OF CONDON
CITY OF CONDON 1
PO BOX 445
CONDON OR 97823-0445



MAKE CHECK PAYABLE TO:

VISA
PO BOX 4512
CAROL STREAM IL 60197-4512

12 4344 2212 1003 5886 00251283 00251283 8

Cardholder Account Summary

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
01/24/23	01/25/23	9402	24137463025001249966388	USPS PO 4017920823 mail large envelope	\$1.50 A10
01/25/23	01/26/23	5599	24251383025017021878104	CONDON OR	
01/31/23	02/02/23	8398	24071053032939164197638	PACIFIC GOLF AND TURF GOLF supplies	\$578.92 C1150
02/01/23	02/02/23	5045	24071053032330162488718	503-282-6022 OR	
02/03/23	02/05/23	7393	24492153034713776085193	LOC LEAGUE OF OREGON C virtual training	\$171.03 A140
				503-5886550 OR	
				ESRI 888-3774675 CA ArcGIS sub.	\$850.00 W270 \$425
				ZETRONIX CORP solar camera	\$389.98 \$425
				877-644-7592 MA	
02/07/23	02/08/23	9399	24717053038270382224093	BOLI TECHNICAL ASSIST Required posters	\$51.00 A40
02/08/23	02/10/23	7011	24000973040416202366371	971-6730825 OR	
				SUNRIVER RESORT Gibb-short School	\$153.37 W280 \$74.69
				SUNRIVER OR	\$280 \$74.68
02/08/23	02/10/23	5812	24786643040018476970265	THE DRIVE IN CONDON OR Retreat	\$76.50 A140
02/14/23	02/15/23	5814	24204293045005783030134	Subway 11687 Madras OR Trip meal	\$13.17 W270 6.59
02/15/23	02/15/23	6010	1 3046121713000150	PAYMENT - THANK YOU	\$1,605.57 \$658
02/16/23	02/17/23	5074	24055223047200868300099	COMPLETE PLUMBING SOURCE well gap gasket	\$227.36 W245
				855-373-5623 OH	

Additional Information About Your Account

Interest Charge Calculation/Plan Level Information

Plan Description	ICM ¹	Balance Subject to Interest Rate	Periodic Rate	Annual Percentage Rate (APR) ²	Interest Charge	Ending Balance
CURRENT						
PURCHASES	G	\$ 0.00	1.3200%	15.84%	\$ 0.00	
CASH	F	\$ 0.00	1.3200%	15.84%	\$ 0.00	
FEES/INTEREST CHARGE					\$ 0.00	
TOTAL				0.00%	\$ 0.00	\$ 2,512.83

¹ ICM Interest Charge Method: See reverse side of Page 1 for explanation.
² Your Annual Percentage Rate (APR) is the annual interest rate on your account.
(V) = Variable Rate. If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.

RECEIVED

MAR - 2 2023

Account Summary

Billing Cycle		02/19/23
Days In Billing Cycle		28
Previous Balance		\$3,285.13
Purchases	+	727.32
Cash	+	0.00
Special	+	\$0.00
Balance Transfers	+	\$0.00
Credits	-	\$0.00
Payments	-	\$3,285.13
Other Charges	+	\$0.00
Finance Charges	+	0.00

NEW BALANCE \$727.32

Credit Summary

Total Credit Line	\$10,000.00
Available Credit Line	\$9,272.00
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

Important Information About Your Account

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO WWW.MYCARDSTATEMENT.COM AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT SERVICE, NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE, AND EASY WITH MYCARDSTATEMENT.COM. ENROLL TODAY!

FOREIGN TRANSACTIONS MADE ON OR AFTER JANUARY 2, 2023 WILL INCUR UP TO 1% FEE.

* THE TOTAL FINANCE CHARGE PAID ON YOUR ACCOUNT DURING THE PAST YEAR *
* WAS...\$ 0.00 *

Account Inquiries



Customer Service: (800) 423-7503
Report Lost or Stolen Card: (727) 570-4881



Visit us on the web at:
www.MyCardStatement.com



Please send Billing Inquiries and Correspondence to:
PO BOX 30495 TAMPA, FL 33630-3495

Payment Summary

NEW BALANCE	\$727.32
MINIMUM PAYMENT	\$727.32
PAYMENT DUE DATE	03/16/2023

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

BANK OF EASTERN OREGON
P O BOX 39
HEPPNER OR 97836 - 0039



Account Number

8577

Check box to indicate
name/address change on
back of this coupon ☐

Closing Date

02/19/23

New Balance

\$727.32

**Total Minimum
Payment Due**

\$727.32

Payment Due Date

03/16/2023

AMOUNT OF PAYMENT ENCLOSED

\$

727.32

CITY OF CONDON
CITY OF CONDON 2
PO BOX 445
CONDON OR 97823-0445



MAKE CHECK PAYABLE TO:

VISA
PO BOX 4512
CAROL STREAM IL 60197-4512

12 4344 2212 1001 8577 00072732 00072732 0

Cardholder Account Summary					
Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
01/22/23	01/23/23	5045	24430993022400810005100	MSFT * E0500LYHXQ <i>online SVCS</i>	\$37.50 <i>A150</i>
				MSBILL.INFO WA	
01/22/23	01/23/23	5045	24430993022400810026866	MSFT * E0500LYOGD <i>monthly e-mail</i>	\$96.00 <i>A150</i>
				MSBILL.INFO WA	
01/24/23	01/24/23	5942	24692163024109219150919	Amazon.com*NK26B0Y43 <i>All weather paper</i>	\$69.90 <i>A10</i>
				Amzn.com/bill WA	
01/24/23	01/25/23	5942	24692163024109554335893	AMZN Mktp US*5R29G0JZ3 <i>jack w265430</i>	\$59.99 <i>\$29.99</i>
				Amzn.com/bill WA	
01/26/23	01/27/23	5942	24692163026101203979633	AMZN Mktp US*PN3G50473 <i>rust maps</i>	\$152.98 <i>009-350-600010</i>
				Amzn.com/bill WA	
02/08/23	02/09/23	5942	24692163039107796276050	Amazon.com*C33OM7653 <i>sweeper</i>	\$296.00 <i>G150</i>
				Amzn.com/bill WA	
02/09/23	02/10/23	5942	24431063040083320240638	AMZN MKTP US*HE7X93J40 AM <i>phone belt</i>	\$14.95 <i>w270</i>
				AMZN.COM/BILL WA	
02/15/23	02/15/23	6010	1 3046121713000160	PAYMENT - THANK YOU <i>chip</i>	\$3,285.13 -

Additional Information About Your Account

Interest Charge Calculation/Plan Level Information						
Plan Description	ICM ¹	Balance Subject to Interest Rate	Periodic Rate	Annual Percentage Rate (APR) ²	Interest Charge	Ending Balance
CURRENT						
PURCHASES	G	\$ 0.00	1.3200%	15.84%	\$ 0.00	
CASH	F	\$ 0.00	1.3200%	15.84%	\$ 0.00	
FEES/INTEREST CHARGE					\$ 0.00	
TOTAL				0.00%	\$ 0.00	\$ 727.32

¹ ICM Interest Charge Method: See reverse side of Page 1 for explanation.
² Your Annual Percentage Rate (APR) is the annual interest rate on your account.
(V) = Variable Rate. If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
HD FOWLER COMPANY							
306	HD FOWLER COMPANY	I6317163	Water Improvement	03/01/2023	60,576.08	.00	
Total HD FOWLER COMPANY:					60,576.08	.00	
OBERST, KRISTIN							
1573	OBERST, KRISTIN	FEB 2023	JANITORIAL - 3 HOURS	03/01/2023	75.00	.00	
1573	OBERST, KRISTIN	JAN 2023	JANITORIAL - 4 HOURS	03/01/2023	100.00	.00	
Total OBERST, KRISTIN:					175.00	.00	
THE AUTOMATION GROUP							
1501	THE AUTOMATION GROUP	J000718	CONDON SCADA PHASE 1	02/23/2023	50,426.00	.00	
Total THE AUTOMATION GROUP:					50,426.00	.00	
Grand Totals:					111,177.08	.00	

Dated: _____

Mayor: _____

City Administrator: _____



The Automation Group

The Automation Group
4678 Isabelle Street
Eugene, OR 97402

INVOICE

INVOICE NUMBER J000718
INVOICE DATE Feb 23, 2023
TERMS Net 30
P.O. NUMBER Email Appr

AMOUNT DUE \$ 50,426.00

BILL TO:

City of Condon
PO Box 445

Condon OR 97823

Project Name	Job Number	Per Quote #
City of Condon - SCADA Phase 1	000220	#Q210919Gr2

Details	Amount
---------	--------

PROGRESS APPLICATION NO. 3

ORIGINAL CONTRACT SUM: 100,852.00

NET CHANGE BY CHANGE ORDERS: 0.00

CONTRACT SUM TO DATE: 100,852.00

TOTAL COMPLETED & STORED TO DATE: 100,852.00

LESS PREVIOUSLY COMPLETED: 50,426.00

THIS PROGRESS APPLICATION: 50,426.00

Total \$ 50,426.00
Retention Amount
Amount Due \$ 50,426.00

020-960-700940

Payment Terms are Net 30 from invoice date, unless other contractual terms are arranged. Services charges will accrue at 1.5% per month on the outstanding balance until fully paid. Client is responsible for all collection charges. Payment made by credit card is subject to a 4.00% processing charge.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: City of Condon
PO Box 445
Condon OR 97823

PROJECT: 000220
City of Condon - SCADA Phase 1

FROM: The Automation Group Inc
4678 Isabelle St
Eugene, OR 97402

CONTRACT FOR: Purchase and install Equipment

APPLICATION NO.: 3
PERIOD TO: Feb 23/23
PROJECT NOS.: Email Appr
CONTRACT DATE: Aug 11/22

Distribution to:
OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM.....

\$100,852.00
2. NET CHANGE BY CHANGE ORDERS.....

\$0.00
3. CONTRACT SUM TO DATE (Line 1 +- 2).....

\$100,852.00
4. TOTAL COMPLETED & STORED TO DATE.....
(Column G)

\$100,852.00
5. RETAINAGE:

a. .00 % of Completed Work
(Columns D + E)

\$0.00

b. .00 % of Stored Material
(Column F)

\$0.00

Total Retainage (Line 5a + 5b or
Total in Column I).....

\$0.00
6. TOTAL EARNED LESS RETAINAGE.....
(Line 4 less Line 5 Total)

\$100,852.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

\$50,426.00
8. CURRENT PAYMENT DUE.....

\$50,426.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6)

\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: The Automation Group Inc

By: _____ Date: _____

State of: Oregon

County of: _____

Subscribed and sworn to before

me this 23rd day of February, 2023

Notary Public:

My commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Document, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount Certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	\$0.00	

CONTINUATION SHEET

APPLICATION NO.: 3
APPLICATION DATE: Feb 23/23

PERIOD TO: Feb 23/23
PROJECT NO.: 000220

A	B	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	WORK COMPLETED			MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
		SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
CONTRACT								
00010	SCADA system Project install/	100852.00	50426.00	50426.00	0.00	100852.00	0.00	0.00
		100852.00	50426.00	50426.00	0.00	100852.00	0.00	0.00
Total Contract		100852.00	50426.00	50426.00	0.00	100852.00	0.00	0.00



H.D. FOWLER COMPANY

Remittance Address

PO Box 84368 - Seattle, WA 98124-5668
425.654.8800

STATEMENT

1/2

DATE

03/01/23

ACCOUNT NO.

035300

TERMS:

Net 10th prox- 12 %
per annum charged on past
due accounts.

EFT Routing: 121000248
EFT Bank No: 418 545 3362



CITY OF CONDON
PO Box 445
Condon, OR 97823-0445

TRANSACTION DATE	REFERENCE NUMBER	PROJECT REFERENCE	DUE DATE	AGE	BALANCE
02/09/23	16317163	Open Account/WATER IMP. 2023	03/10/23	Current	60,576.08
HELP YOUR CUSTOMERS ADAPT TO WASHINGTON STATE SPRINKLER REQUIREMENTS Beginning in January, HB 4057 mandated the sale of more efficient pressure-regulating spray sprinklers. Now it's time to educate your customers on the benefit of upgrading when you make spring repairs. Instead of replacing just one worn sprinkler, replace them all! Ask us for a helpful tip sheet that makes the sale					
RECEIVED MAR - 6 2023 CITY OF CONDON					
CURRENT		30 DAYS	60 DAYS	90+ DAYS	
\$	60,576.08	\$	0.00	\$	0.00

Customers may be able to access their account information at our website at
www.hdfowler.com. Please contact us to request a login account.

TOTAL DUE \$ 60,576.08

**Remittance Address**

PO Box 84368 - Seattle, WA 98124-5668
425.654.8800

COPY**STATEMENT**

2/2

DATE

03/01/23

ACCOUNT NO.

035300

TERMS:

Net 10th prox- 12 %
per annum charged on past
due accounts.

EFT Routing: 121000248

EFT Bank No: 418 545 3362



CITY OF CONDON

PO Box 445

Condon, OR 97823-0445

TRANSACTION DATE	REFERENCE NUMBER	PROJECT REFERENCE	DUE DATE	AGE	BALANCE
02/09/23	16317163	Open Account/WATER IMP. 2023	03/10/23	Current	60,576.08
HELP YOUR CUSTOMERS ADAPT TO WASHINGTON STATE SPRINKLER REQUIREMENTS Beginning in January, HB 4057 mandated the sale of more efficient pressure-regulating spray sprinklers. Now it's time to educate your customers on the benefit of upgrading when you make spring repairs. Instead of replacing just one worn sprinkler, replace them all! Ask us for a helpful tip sheet that makes the sale RECEIVED MAR - 6 2023 CITY OF CONDON					
CURRENT		30 DAYS	60 DAYS		90+ DAYS
\$	60,576.08	\$	0.00	\$	0.00

Customers may be able to access their account information at our website at
www.hdfowler.com. Please contact us to request a login account.

TOTAL DUE \$ 60,576.08



H.D. FOWLER COMPANY

3633 136th Pl SE, Ste 100, Bellevue, WA 98006
PO Box 160, Bellevue, WA 98009-0160
Phone 425-654-8800 * Fax 425-641-8885

Pasco Branch

1336 Dietrich Rd
Pasco, WA 99301
(509) 545-0255 Fax (509) 545-0299

REMIT: PO Box 84368, Seattle, WA 98124

Invoice
Number

16317163

PSWH

035300

T-0 CITY OF CONDON
PO Box 445
CONDON OR 97823

128 S. MAIN ST

1/6

CONDON

OR

97823

Order#

Inv Date:

Order Writer:

07675442

02/09/23

David Primus

Terms: NET 10TH PROX

Due: 03/10/23

PO/JOB: WATER IMP. 2023

FOB: JOBSITE

Ship Via: OUR TRUCK

Line	Qty Ship'd	Qty BO'd	UoM	Part # Description	Unit Price	Extended Price
				PIPE *****		
1	900	0	FT	8" CL235 DR18 C900 GASKETED PVC PIPE 20' LENGTH	21.380	19242.00
2	200	0	FT	6" CL235 DR18 C900 GASKETED PVC PIPE 20' LENGTH	12.470	2494.00
64	400	0	FT	1" IPS BLUE SIDR-7 250 PSI POLY PIPE 100' ROLL BLUE OUTSIDE & BLACK INSIDE	0.700	280.00
65	100	0	FT	3/4" IPS BLUE SIDR-7 250 PSI POLY PIPE 100' ROLL BLUE OUTSIDE & BLACK INSIDE	0.430	43.00
				VALVES *****		
5	3	0	EA	8" MJ X MJ RESILIENT WEDGE GATE VALVE, AFC MODEL 2508, AWWA C515, LESS MJ ACC	1449.000	4347.00
6	6	0	EA	8" MJ X FLG RESILIENT WEDGE GATE VALVE, AFC MODEL 2508, AWWA C515, LESS MJ ACC	1423.040	8538.24
7	2	0	EA	6" MJ X MJ RESILIENT WEDGE GATE VALVE, AFC MODEL 2506, AWWA C515, LESS MJ ACC	910.930	1821.86
8	4	0	EA	6" MJ X FLG RESILIENT WEDGE GATE VALVE, AFC MODEL 2506, AWWA C515, LESS MJ ACC	910.930	3643.72

Serving the Pacific Northwest since 1911
www.hdfowler.com

AARON FITZSIMMONS



H.D. FOWLER COMPANY

Corporate Office
3633 136th Pl SE, Ste 100, Bellevue, WA 98006
PO Box 160, Bellevue, WA 98009-0160
Phone 425-654-8800 * Fax 425-641-8885

REMIT: PO Box 84368, Seattle, WA 98124

Pasco Branch
1336 Dietrich Rd
Pasco, WA 99301
(509) 545-0255 Fax (509) 545-0299

Invoice
Number

16317163

PSWH

035300

T-0 CITY OF CONDON
PO Box 445
CONDON OR 97823

128 S. MAIN ST

2/6

CONDON OR 97823

Order#
O7675442

Inv Date:
02/09/23

Order Writer:
David Primus

Terms: NET 10TH PROX

Due: 03/10/23

PO/JOB: WATER IMP. 2023

FOB: JOBSITE

Ship Via: OUR TRUCK

Line	Qty Ship'd	Qty BO'd	UoM	Part # Description	Unit Price	Extended Price
VALVE BOXES *****						
9	16	0	EA	18" VALVE BOX TOP 910 SLIP TYPE	50.000	800.00
10	16	0	EA	LID FOR 910 VALVE BOX MARKED "WATER"	20.510	328.16
11	6	0	EA	36" VALVE BOX BASE	67.600	405.60
12	12	0	EA	13" X 24" X 12" HEAVYWALL METER BOX WITHOUT MOUSE HOLES 13242510 CARSON	117.420	1409.04
13	12	0	EA	13" X 24" X 18" HEAVYWALL METER BOX WITHOUT MOUSE HOLES 13242530 CARSON	141.220	1694.64
14	12	0	EA	13" X 24" DI METER BOX COVER WITH MAX VIEW READER FULL SKIRT 13244285 CARSON	179.420	2153.04
DUCTILE IRON FITTINGS *****						
16	1	0	EA	8" FL CROSS DI, AWWA C110, C/L (195 LBS)	561.000	561.00
17	2	0	EA	8" X 6" MJ BXB REDUCER DI, AWWA C153, C/L LESS ACCESSORIES (40 LBS)	91.510	183.02
18	2	0	EA	6" MJ SLEEVE LONG PATTERN DI, AWWA C153, LESS ACCESSORIES (39 LBS)	98.000	196.00
19	4	0	EA	8" MJ SLEEVE LONG PATTERN DI, AWWA C153, LESS ACCESSORIES (53 LBS)	157.510	630.04
20	6	0	EA	8" MJ 45 ELBOW DI, AWWA C153, C/L LESS	127.500	765.00



H.D. FOWLER COMPANY

Corporate Office

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PO Box 160, Bellevue, WA 98009-0160
Phone 425-654-8800 * Fax 425-641-8885

REMIT: PO Box 84368, Seattle, WA 98124

Pasco Branch

1336 Dietrich Rd
Pasco, WA 99301
(509) 545-0255 Fax (509) 545-0299

Invoice
Number

16317163

PSWH

035300

T-0 CITY OF CONDON
PO Box 445
CONDON OR 97823

128 S. MAIN ST

3/6

CONDON

OR

97823

Order#

O7675442

Inv Date:

02/09/23

Order Writer:

David Primus

Terms: NET 10TH PROX

Due: 03/10/23

PO/JOB: WATER IMP. 2023

FOB: JOBSITE

Ship Via: OUR TRUCK

Line	Qty Ship'd	Qty BO'd	UoM	Part # Description	Unit Price	Extended Price
21	2	0	EA	ACCESSORIES (59 LBS) 8" MJ 22-1/2 ELBOW DI, WWA C153, C/L LESS	124.510	249.02
22	2	0	EA	ACCESSORIES (51 LBS) 8" MJ TEE DI, AWWA C153, C/L LESS ACCESSORIES (90 LBS)	232.000	464.00
23	4	0	EA	8" X 6" MJ X FL TEE DI, AWWA C153, C/L LESS	215.510	862.04
24	2	0	EA	ACCESSORIES (86 LBS) 6" MJ 22-1/2 ELBOW DI, AWWA C153, C/L LESS	79.510	159.02
25	4	0	EA	ACCESSORIES (37 LBS) 6" MJ 45 ELBOW DI, AWWA C153, C/L LESS	87.510	350.04
				ACCESSORIES (40 LBS)		
				ROMAC *****		
26	1	0	EA	12" GRIP RING ACCESSORY PACK FOR DIP & C-900 (BOXED WITH BLACK LETTERING) ROMAC	180.570	180.57
27	24	0	EA	8" GRIP RING ACCESSORY PACK FOR DIP & C-900 (BOXED WITH BLACK LETTERING) ROMAC	87.400	2097.60
28	30	0	EA	6" GRIP RING ACCESSORY PACK FOR DIP & C-900 (BOXED WITH BLACK LETTERING) ROMAC	64.720	1941.60
48	2	0	EA	8" MIDDLE RING FOR 501 COUPLING ROMAC	67.350	134.70
49	4	0	EA	8" RED END RING FOR 501 COUPLING ROMAC	35.140	140.56
50	4	0	EA	8.60 - 9.06 RED SBR GASKET FOR 501 COUPLING	14.520	58.08



H.D. FOWLER COMPANY

3633 136th Pl SE, Ste 100, Bellevue, WA 98006
PO Box 160, Bellevue, WA 98009-0160
Phone 425-654-8800 * Fax 425-641-8885

REMIT: PO Box 84368, Seattle, WA 98124

Pasco Branch

1336 Dietrich Rd
Pasco, WA 99301
(509) 545-0255 Fax (509) 545-0299

Invoice
Number

16317163

PSWH

035300

T-0 CITY OF CONDON
PO Box 445
CONDON OR 97823

128 S. MAIN ST

4/6

CONDON OR 97823

Order#
O7675442

Inv Date:
02/09/23

Order Writer:
David Primus

Terms: NET 10TH PROX

Due: 03/10/23

PO/JOB: WATER IMP. 2023

FOB: JOBSITE

Ship Via: OUR TRUCK

Line	Qty Ship'd	Qty BO'd	UoM	Part # Description	Unit Price	Extended Price	T X
				ROMAC			
51	12	0	EA	5/8" X 8" BOLT & NUT FOR 501 COUPLING ROMAC	8.760	105.12	
52	2	0	EA	6" MIDDLE RING FOR 501 COUPLING ROMAC	52.580	105.16	
53	2	0	EA	6.86 - 7.20 BLACK SBR GASKET FOR 501 COUPLING ROMAC	9.720	19.44	
				ROMAC			
54	2	0	EA	6" BLACK END RING FOR 501 COUPLING ROMAC	28.610	57.22	
55	2	0	EA	6.60 - 6.91 RED SBR GASKET FOR 501 COUPLING ROMAC	9.720	19.44	
				ROMAC			
56	2	0	EA	6" RED END RING FOR 501 COUPLING ROMAC	28.610	57.22	
57	10	0	EA	5/8" X 8" BOLT & NUT FOR 501 COUPLING ROMAC	8.760	87.60	
58	2	0	EA	12" MIDDLE RING FOR 501AB COUPLING ROMAC	107.580	215.16	
59	2	0	EA	13.15 - 13.55B BLACK SBR GASKET FOR 501 COUPLING ROMAC	38.560	77.12	
60	2	0	EA	12" BLACK END RING FOR 501 COUPLING ROMAC	48.620	97.24	
61	2	0	EA	11.81 - 12.10A RED SBR GASKET FOR 501 COUPLING ROMAC	38.560	77.12	
				ROMAC			
62	2	0	EA	12" RED END RING FOR 501 COUPLING ROMAC	48.620	97.24	
63	16	0	EA	5/8" X 10-1/2" BOLT & NUT FOR 501 COUPLING ROMAC	10.230	163.68	
				ROMAC			
32	6	0	EA	2.38" SBR GASKET FOR 511 COUPLING ROMAC	11.440	68.64	
33	2	0	EA	6" 611 PIPE CLAMP FOR 6.90 OD SHOPCOAT LOW ALLOY BOLTS ROMAC	84.570	169.14	
34	2	0	EA	8" 611 PIPE CLAMP FOR 9.05" OD SHOPCOAT LOW ALLOY BOLTS ROMAC	137.030	274.06	



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T-0 CITY OF CONDON
PO Box 445
CONDON OR 97823

128 S. MAIN ST

5/6

CONDON OR 97823

Order#
07675442

Inv Date:
02/09/23

Order Writer:
David Primus

Terms: NET 10TH PROX

Due: 03/10/23

PO/JOB: WATER IMP. 2023

FOB: JOBSITE

Ship Via: OUR TRUCK

Line	Qty Ship'd	Qty BO'd	UoM	Part # Description	Unit Price	Extended Price	T
35	10	0	EA	9.05 X 1" IP 101 SADDLE BODY ONLY 8.63 - 9.05 ROMAC	30.320	303.20	
36	10	0	EA	9.80 S S STRAP WITH NUTS FOR SADDLE RANGE 8.63 - 9.05 - 9.80 ROMAC	42.690	426.90	
37	4	0	EA	7.80 - 8.10 RED SBR GASKET FOR 501 COUPLING ROMAC FORD FITTINGS *****	15.380	61.52	
39	12	0	EA	C86-34Q-NL 3/4" MIP X 1" PEP QUICK JOINT COUPLING NO-LEAD FORD NUT-BOLT/GASKETS *****	49.950	599.40	
40	6	0	EA	8" 1/8" FULL FACE GASKET, NEOPRENE, 150#	4.950	29.70	
41	6	0	EA	6" 1/8" FULL FACE GASKET, NEOPRENE, 150#	3.460	20.76	
42	6	0	EA	4" 1/8" FULL FACE GASKET, NEOPRENE, 150#	3.410	20.46	
43	6	0	EA	8" PLATED HEAVY HEX, 307 B, BOLT & NUT KIT (8EA 3/4" X 3-1/2" BOLT WITH NUT) IMPORT	24.220	145.32	
44	6	0	EA	6" PLATED HEAVY HEX, 307 B, BOLT & NUT KIT (8EA 3/4" X 3-1/4" BOLT WITH NUT) IMPORT	24.220	145.32	
45	6	0	EA	4" PLATED HEAVY HEX, 307 B, BOLT & NUT KIT (8EA	16.190	97.14	



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FOB: JOBSITE

Ship Via: OUR TRUCK

Line	Qty Ship'd	Qty BO'd	UoM	Part # Description	Unit Price	Extended Price
				5/8" X 3" BOLT WITH NUT) IMPORT		
				MISC. ITEMS		

46	3	0	RL	12 GA BLUE WIRE 500' ROLL	101.590	304.77
47	6	0	EA	GRANULAR CHLORINE (HTH), 5 LB JUG	26.400	158.40
				*HAZARDOUS MATERIAL		

** Remittance Address **

PO Box 84368, Seattle, WA 98124-5668

EFT Routing: 121000248

EFT Bank No: 418 545 3362

Sub total 60,176.08

Freight 400.00

Tax 0.00

Grand Total 60,576.08

Serving the Pacific Northwest since 1911

www.hdfowler.com

AARON FITZSIMMONS

Ordinance 2023-02
City of Condon

**AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON TRANSIENT
TAX/HOTEL RENTALS WITHIN THE CITY OF CONDON AND DECLARING AN
EMERGENCY**

WHEREAS, the City of Condon defines transient as “any individual who exercises occupancy or is entitled to occupancy in a hotel for a period of 30 consecutive calendar days or less, counting portions of a calendar days as full days,” and hotel is defined as “any structure, or any portion of a structure, which is occupied or intended or designed for transient occupancy for 30 days or less for dwelling, lodging, or sleeping purposes, and includes but is not limited to any hotel, inn, tourist home or house, bed and breakfast, motel, studio hotel, bachelor hotel, lodging house, rooming house, public or private dormitory, public or private club of fraternal organization, and space in RV parks or similar structure or space or portions thereof so occupied.”

WHEREAS, the City of Condon city council has expressed concerns about transient rentals compromising the residential character or neighborhoods and depleting the needed housing inventory; and

WHEREAS, the City of Condon wishes to place a temporary moratorium on the establishment for transient lodging in Residentially zoned areas of Condon so that joint sessions may be scheduled with the Condon Planning Commission to discuss housing needs and recommendations for updates to Condon’s Municipal Codes governing transient lodging.

NOW, THEREFORE, THE CITY OF CONDON ORDAINS AS FOLLOWS:

Section 1. Moratorium. The City shall halt the acceptance of transient lodging applications and requests for hotel rentals.

Section 2. Sunset. The moratorium shall expire automatically without further action of the City Council, one hundred and eighty (180) days after the date of adoption unless repealed sooner by the City Council.

Section 3. Extensions. The City Council may extend the moratorium if it finds the issues necessitating a moratorium described herein still exist and reasonable progress is being made to alleviate those issues. Such an extension may be for a period not to exceed six (6) months.

Section 4. Emergency. In order to protect the public health, safety, and welfare and that the character of the City’s residential neighborhoods is not compromised while the City reassesses its criteria for permitting transient lodging in R1 zones, an emergency is declared to exist and this ordinance is effective upon its adoption by the City Council.

Effective date of ordinance. This Ordinance shall become effective immediately upon its adoption by the Condon City Council.

Passed by this City Council on the 5th day of April, 2023.

Ayes _____ Nays _____ Abstain _____ Absent _____

Mayor Jim Hassing

Attest: _____
Kathryn Greiner, City Administrator

Grantor:
City of Condon
128 S. Main Street
Condon, OR 97823

Grantee:
Port of Arlington Environmental Sentry Corp.
100 Port Island Road
Arlington, OR 97812

Until a change is requested, all tax
statements shall be sent to the following addresses:
City of Condon
128 S. Main Street
Condon, OR 97823

After recording, return to:
Baum Smith, LLC
P.O. Box 967
La Grande, OR 97850

BARGAIN AND SALE DEED

CITY OF CONDON, a municipal corporation, 128 S. Main Street, Condon,
Oregon, 97823, Grantor, conveys to PORT OF ARLINGTON ENVIRONMENTAL
SENTRY CORP., 100 Port Island Road, Arlington, Oregon, 97812, Grantee, the
following described real property, situated in Gilliam County, Oregon, to-wit:

See Exhibit A attached.

The true and actual consideration for this conveyance is, stated in terms of
dollars: None (\$0.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO
11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.
THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT
THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT
OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED
USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS
AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO
INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,
UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,
CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this _____ day of _____, 2023.

CITY OF CONDON

JIM HASSING, MAYOR

STATE OF OREGON)
) ss.
County of Gilliam)

 This instrument was acknowledged before me by Jim Hassing, Mayor of Condon,
on _____, 2023.

Notary Public for Oregon

EXHIBIT A

Parcel 1

All of Block 38, in EAST ADDITION to the Town of Condon, according to the duly recorded plat thereof, in the County of Gilliam and State of Oregon, TOGETHER WITH that portion of vacated Washington Street, which inured thereto by Ordinance No. 303, recorded May 9, 1979, as Instrument No. M-60-294, Records of Gilliam County, Oregon

Parcel 2

All of Block 60, in LANCASTER'S ADDITION to the Town of Condon, according to the duly recorded plat thereof, in the County of Gilliam and State of Oregon, TOGETHER WITH that portion of vacated Washington Street, which inured thereto by Ordinance No. 303, recorded May 9, 1979, as Instrument No. M-60-294, Records of Gilliam County, Oregon

AGREEMENT REGARDING TRANSFER OF REAL PROPERTY AND ABATEMENT

This Agreement is made this _____ day of _____, 2023 by and between the CITY OF CONDON ("CITY"), 128 South Main Street, Condon, OR 97823; and the PORT OF ARLINGTON ENVIRONMENTAL SENTRY CORP ("SENTRY"), an Oregon non-profit public benefit corporation whose address is 100 Port Island Road, Arlington, OR 97812.

RECITALS

WHEREAS, CITY obtained property previously owned by the Condon School District 25J in January of 2022, which consists of real property and a school building located at 220 S. EAST STREET, CONDON, OREGON and further identified as Tax ID number: 04S21E10-DB-01400 & 01500 (the "Property");

WHEREAS, the old school building on the Property needs to have abatement performed to address environmental concerns and requires further development to be useful as a community asset;

WHEREAS, SENTRY has the ability to receive funds as a non-profit corporation to perform the necessary abatement and development, and is willing to take over abatement and development of the building and surrounding areas;

WHEREAS, CITY desires to transfer the Property to SENTRY under the terms and conditions as set forth herein; and

WHEREAS, SENTRY agrees to take possession and ownership of the Property pursuant to the terms and conditions set forth below; and

NOW, THEREFORE, it is agreed as follows:

TERMS

1. CITY will transfer the subject property to SENTRY via a Bargain and Sale Deed.
2. After receipt of the Property, SENTRY will take the necessary steps to abate the property to bring property into compliance with the Business Oregon Hazardous Building Material Survey dated March 17, 2022.
3. The parties agree the consideration for this exchange is the abatement work to be performed by SENTRY.
4. Following abatement of the Property and any further development undertaken by one or both of the parties, the parties shall meet to discuss progress and status of the Property. Such discussion may include whether the Property should be transferred back to City, and the terms for such transfer. Should the SENTRY convey the Property to a party other than CITY, CITY shall be reimbursed for actual costs incurred pursuant to the abatement and development to the extent that the sale price exceeds the costs incurred by SENTRY, including closing costs, as of the date of sale. This provision shall survive termination or expiration of this Agreement.

5. During the abatement process CITY may allow public access to the playground, front lawn area, and playshed on the Property so long as such access does not present a danger due to the abatement being performed. All undeveloped portions of the Property will be controlled and maintained by SENTRY as a greenspace. CITY shall maintain the playground and front lawn area for the duration of this Agreement.
6. This Agreement shall be effective upon mutual execution by the parties and shall expire one (1) year following completion of abatement.
7. SENTRY will maintain general commercial insurance on the Property. CITY will carry sufficient insurance to cover the activities of its employees and general commercial liability for use by the public in accordance with Section 5. Such insurance by CITY shall name SENTRY as additional insured.
8. It is the intent of the parties hereto that all questions with respect to the construction of this Agreement and the rights and liabilities of the parties hereto shall be determined in accordance with the provisions of the laws of the state of Oregon, in such case made and provided.
9. In the event that any of the terms of this Agreement are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holdings shall not affect, alter, modify or impair in any manner whatsoever, any of the other terms, or the remaining portion of any term, held to be partially invalid or unenforceable.
10. This Agreement constitutes the entire agreement between the parties, and contains all of the agreements between the parties with respect to the subject matter hereof; this Agreement supersedes any and all other agreements, either oral or in writing, among the parties hereto with respect to the subject matter hereof.
11. This Agreement may be amended only by an instrument in writing executed by all the parties, which writing must refer to this Agreement.
12. SENTRY will forever indemnify, reimburse, and hold CITY harmless and, at CITY's election, defend CITY for, from, and against any and all claims, costs, expenses (including attorney fees), losses, damages, fines, charges, actions, or other liabilities of any description arising out of SENTRY'S activities performed pursuant to this Agreement. CITY will forever indemnify, reimburse, and hold SENTRY harmless and, at SENTRY's election, defend SENTRY for, from, and against any and all claims, costs, expenses (including attorney fees), losses, damages, fines, charges, actions, or other liabilities of any description arising out of CITY'S activities performed pursuant to this Agreement.
13. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.
14. The prevailing party shall have the right to collect from the other party its reasonable costs and necessary disbursements and attorney's fees incurred in enforcing this agreement.

By executing this document both parties warrant that the executing official has received all appropriate approvals and that all matters relating to this Agreement have complied with applicable public meetings and public record laws.

CITY OF CONDON

PORT OF ARLINGTON
ENVIRONMENTAL SENTRY CORP

By: _____
Its: _____

By: _____
Its: _____



Correct Equipment
 Address: 14576 NE 95th Street
 Redmond, WA 98052
 Redmond, WA: (425) 869-1233
 Canby, OR: (503) 582-0555
 Toll Free: (877) 371-4555
 WWW.CORRECTEQUIPMENT.COM

June 13, 2022

Gibb Wilkins
 Public Works Superintendent
 Condon OR

Kamstrup Acoustic Leak Detection (ALD) AMR (Drive By) Meter Quote

Item	Type Number	Description	Qty.	Each	Extended
1	02-K-02-D-1-8C-8-UB	flowIQ 2200 32 GPM 7½" Composite ALD	360	\$415	\$149,400
2	02-L-02-D-1-8D-8-UB	flowIQ 2200 55 GPM 1" x 10¾" Stainless Steel ALD	40	\$567	\$22,680
3	02-L-02-D-1-8F-8-UB	flowIQ 3200 RF; 120 GPM 1.5" x 13"; 316 stainless steel flow tube; flange connection	0	\$840	\$0
4	02C-01-D18H-8US	flowIQ 3200 160 GPM 2" (fl) x 17" Stainless Steel	20	\$1,580	\$31,600
5	02C-01-D18K-8US	flowIQ 3200 350 GPM 3" (fl) x 12" Stainless steel	0	\$1,840	\$0
6	02C-01-D18P-8US	flowIQ 3200 700 GPM 4" (fl) x 14" Stainless steel	0	\$2,640	\$0
7	669640020	READY Converter (2 Sets) 2 x READY 3 channel converter built into a sturdy flight case with accessories	1	\$2,800	\$2,800
8	6696053	READY Manager for AMR for up to 800 metering points (One Time Fee)	1	\$1,720	\$1,720
9	6696053FH	READY Hosting Subscription for up to 800 metering points (Annual Host Fee)	1	\$1,464	\$1,464
10	BC20107.2X	Billing software interface	1	\$2,800	\$2,800
11	Correct Equipment	AMR Installation Start-up and Training	1	\$1,200	\$1,200
13	BCUS30302.200W	Up & Running with Leak Detector	1	\$455	\$455
14	BCUS30302.104W	Subscription - Leak Detector, < 800 metering points ANNUAL FEE	1	\$2,618	\$2,618

BUDGET PRICE: \$216,737

Installation \$5,000

\$251,737

Contingency 10,000

261,737



Correct Equipment
Address: 14576 NE 95th Street
Redmond, WA 98052
Redmond, WA: (425) 869-1233
Canby, OR: (503) 582-0555
Toll Free: (877) 371-4555
WWW.CORRECTEQUIPMENT.COM

Pricing valid through Aug 31, 2022

Terms & Conditions of Sale:

- F.O.B.: Redmond Wa
- Payment Terms: Net 30 Days – Our terms of payment are 100% payable 30 days after shipment. Since this is an agreement between Buyer and Seller, and Seller has no relationship with the third party owner, this agreement must be independent of any third party action or inaction. Payment will be due as indicated above without a dependency on the buyer being paid by the owner, with no further restriction or impediments, and regardless of any payment arrangement that may exist between contractor and owner.
- This price is in effect for 60 days.
- Submittals, if required, will be provided 2 weeks after receipt of all technical data at Correct Equipment.
- Delivery will be made in approximately 4-8 weeks after receipt of order and/or approvals and resolution of all necessary technical data at Correct Equipment
- Quotation prices do not include any sales taxes or any other taxes that may apply.
- This quotation is limited to the products and/or services as listed and excludes any item or service not specifically listed.

Dean Brown
Correct Equipment
deanb@correctequipment.com
425-466-6888



Customer City of Condon Public Works

Date 3-Aug-22

Work order: TBD

Quote total

Weekly rate for meter replacement (Estimated 150 meters per week)

\$ 15,790.00

Item No.	Quantity	Description	Unit Cost	Extended	Markup	Line total
1	16	Travel expenses (to and from Condon)	\$ 65.00	\$ 1,040.00		\$ 1,040.00
2	10	Overnight stay	\$ 250.00	\$ 2,500.00		\$ 2,500.00
3	10	Food/misc	\$ 65.00	\$ 650.00		\$ 650.00
4	0	Fuel surcharge		\$ -		To be determined
5	80	Labor to remove and replace meters	\$ 145.00	\$ 11,600.00		\$ 11,600.00



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June 13, 2022

Gibb Wilkins
 Public Works Superintendent
 Condon OR

Kamstrup Acoustic Leak Detection (ALD) Meter Quote

Item	Type Number	Description	Qty.	Each	Extended
1	02-K-02-D-1-8C-8-UB	flowIQ 2200 32 GPM 7½" Composite ALD	360	\$415	\$149,400
2	02-L-02-D-1-8D-8-UB	flowIQ 2200 55 GPM 1" x 10¾" Stainless Steel ALD	40	\$567	\$22,680
3	02-L-02-D-1-8F-8-UB	flowIQ 3200 RF; 120 GPM 1.5" x 13"; 316 stainless steel flow tube; flange connection	0	\$840	\$0
4	02C-01-D18H-8US	flowIQ 3200 160 GPM 2" (fl) x 17" Stainless Steel	20	\$1,580	\$31,600
5	02C-01-D18K-8US	flowIQ 3200 350 GPM 3" (fl) x 12" Stainless steel	0	\$1,840	\$0
6	02C-01-D18P-8US	flowIQ 3200 700 GPM 4" (fl) x 14" Stainless steel	0	\$2,640	\$0
7	669640020	READY Converter (2 Sets) 2 x READY 3 channel converter built into a sturdy flight case with accessories	1	\$2,800	\$2,800
8	READY Collector set	Kamstrup AMI RF Collector Includes top box, bottom box and antenna	1	\$16,000	\$16,000
9	692AS00000	AMI System Rollout Project Management for initial roll-out Bill system interface	1	\$19,731	\$19,731
10	6696453	READY Manager Software for AMI for up to 800 metering points ONE TIME CHARGE	1	\$7,166	\$7,166
11	6696453FH	AMI READY Hosting Subscription for up to 800 metering points ANNUAL FEE	1	\$2,052	\$2,052
12	BC20104	AMI Start-up and Training	1	\$2,500	\$2,500
13	BCUS30302.200W	Up & Running with Leak Detector	1	\$455	\$455
14	BCUS30302.104W	Subscription - Leak Detector, < 800 metering points ANNUAL FEE	1	\$2,618	\$2,618

BUDGET PRICE: \$257,002

Installation 35,000
 Contingency 10,000
302,002



Correct Equipment
Address: 14576 NE 95th Street
Redmond, WA 98052
Redmond, WA: (425) 869-1233
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Pricing valid through Aug 31, 2022

Terms & Conditions of Sale:

- F.O.B.: Redmond Wa
- Payment Terms: Net 30 Days – Our terms of payment are 100% payable 30 days after shipment. Since this is an agreement between Buyer and Seller, and Seller has no relationship with the third party owner, this agreement must be independent of any third party action or inaction. Payment will be due as indicated above without a dependency on the buyer being paid by the owner, with no further restriction or impediments, and regardless of any payment arrangement that may exist between contractor and owner.
- This price is in effect for 60 days.
- Submittals, if required, will be provided 2 weeks after receipt of all technical data at Correct Equipment.
- Delivery will be made in approximately 4-8 weeks after receipt of order and/or approvals and resolution of all necessary technical data at Correct Equipment
- Quotation prices do not include any sales taxes or any other taxes that may apply.
- This quotation is limited to the products and/or services as listed and excludes any item or service not specifically listed.

Dean Brown
Correct Equipment
deanb@correctequipment.com
425-466-6888

City of Condon City Council Retreat Water Meter Replacement

February 8, 2023



Presented By:

Dave Wildman, P.E.



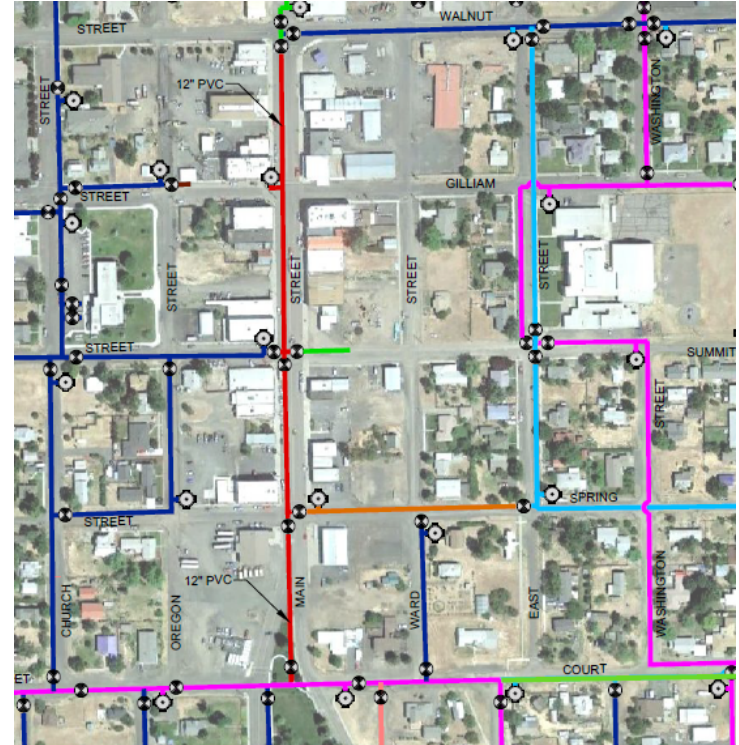
Why are customer water meters important?

- Water Department revenue is dependent on accurate meter readings.
- Equitably distributes costs among water users with City's tiered rate structure (the more you use, the more you pay).
- Encouraging water conservation preserves the existing City water supply.
- Assists City staff and customers in tracking water use trends and identifying potential customer leaks.



Condon Customer Water Meter Background

- City staff were working to get water meters installed on all services from the late 1990s through the 2000s.
- In 2009, the City applied for a Department of Energy grant that included the installation of the remaining 45 3/4-inch meters and two 2-inch meters at the school athletic fields.
- The City had fully metered all customer services in approximately 2011.



Water Meter Life

- Most residential water meters are rated for a 20-year life.
- After 20 years, the mechanical parts of a water meter start to wear out.
 - When meters start to wear out, their accuracy declines and the City loses revenue.
- Most cities try to rotate meters out on a 20-year cycle.
 - The majority of the City's water meters have now been in service 11 years or more.



Alternatives for Meter Replacement

- **Standard No-lead Brass Manual-read Water Meters**

- Current City standard is Sensus SR II positive displacement meter.
- Meter reading requires an average of 22 hours of staff time per month.

- **Touch Read**

- Uses receptor on the meter lid activated by an operator-held wand. Data are electronically stored and downloaded. These are not recommended as data collection time is still high.

- **Remote Radio Read**

- Each meter is equipped with a radio transmitter.
- The operator interrogates the meter transmitter remotely and the water meter data are downloaded remotely. Real-time water usage can be reported to the customer and plotted.
- Radio interrogation options include handheld, vehicle-mounted, or fixed-base stations.



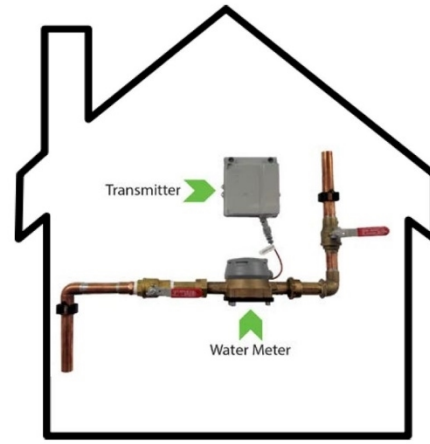
Alternatives for Meter Replacement (cont'd)

- Cellular Read
 - Each meter is equipped with a cellular transmitter.
 - Local cellular company registration is required.
 - Water use is transmitted hourly, and the water meter data are downloaded remotely.
 - Real-time water usage can be reported to the customer and plotted.
 - Typically implemented in larger cities with large variations in terrain.
 - Have to pay monthly for each cellular connection.



Advanced Meter Reading

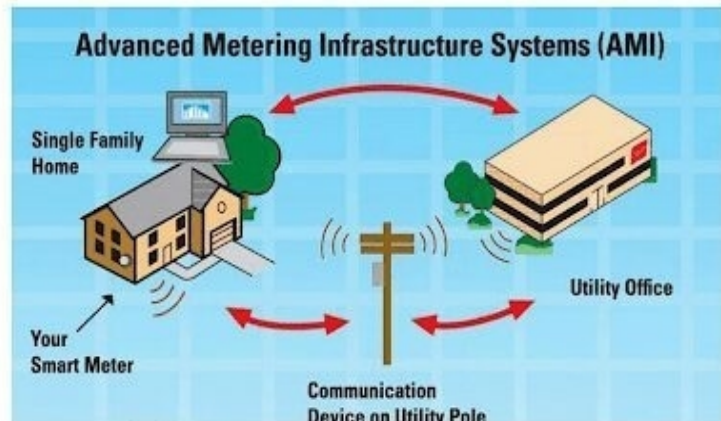
- Advanced meter reading (AMR) allows water meter data to be electronically gathered, stored, and downloaded via handheld or vehicle units.
- AMR data can then be directly input to the City's billing system (avoiding operator recording errors or data input errors).
- Typically reduces staff time reading meters and data input time by one-third of the current time spent gathering data.



Advanced Metering Infrastructure

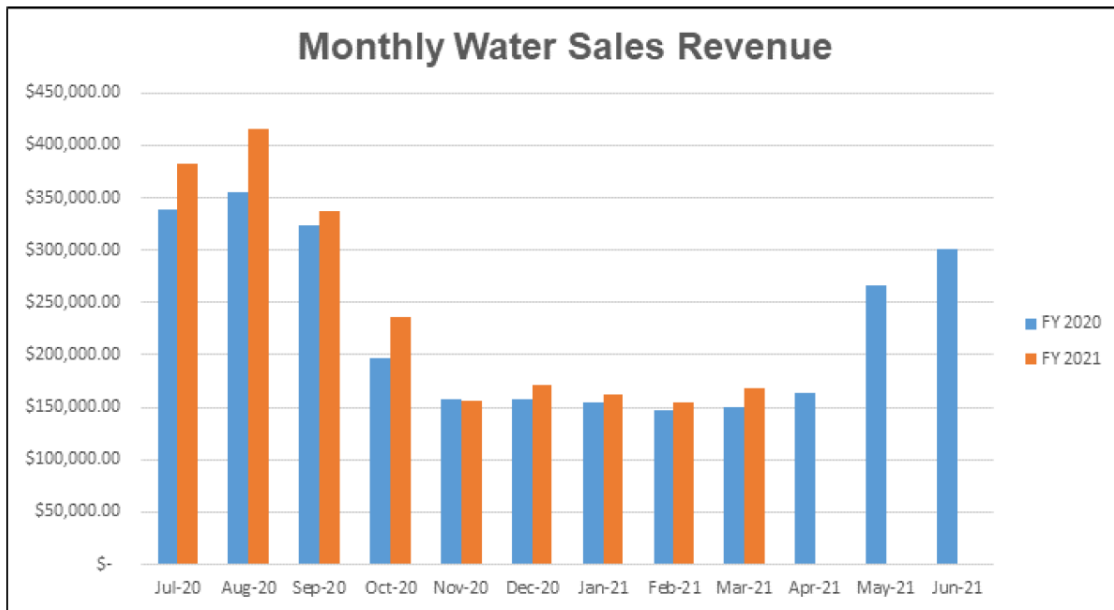
- Advanced Metering Infrastructure (AMI) allows water meter data to be remotely gathered, stored, and downloaded via a radio antenna/collector at the reservoir.
- AMI data are directly input into the City's billing system (reducing any operator errors and data processing).
- Typically reduces staff time reading meters and data input time by one-fifth of current time spent gathering data.

Advanced Metering Infrastructure



Advanced Metering Infrastructure (cont'd)

- Other AMI advantages:
 - Potential increased sales revenue (10% in example)
 - Customer complaints about water billings can be addressed by showing “live” water use data
 - Data gathered instantaneously
 - Detects customer leaks and alerts staff
 - City vehicle use reduced



AMI Latest Developments

- Ultrasonic flow measurement (no moving parts)
- High accuracy at low flows
- Leak Detection of City Water Mains
 - City staff report continued leakage from steel water mains
 - Can assist with prioritizing replacement areas



kamstrup



AMR vs. AMI

AMR Drive By Read

- Monthly reads
- Info codes notification monthly
- Requires drive-by to read meters
- Simple accurate data collection
- 900 MHz Radio

AMI Fixed Network

- Hourly reads
- Info codes Hourly
- Collectors required to send data automatically
- Drive-by for meter reading as backup
- 900 MHz Radio, 450 MHz
- Two Way Communication



Potential Budgetary Costs for Different Meter Options

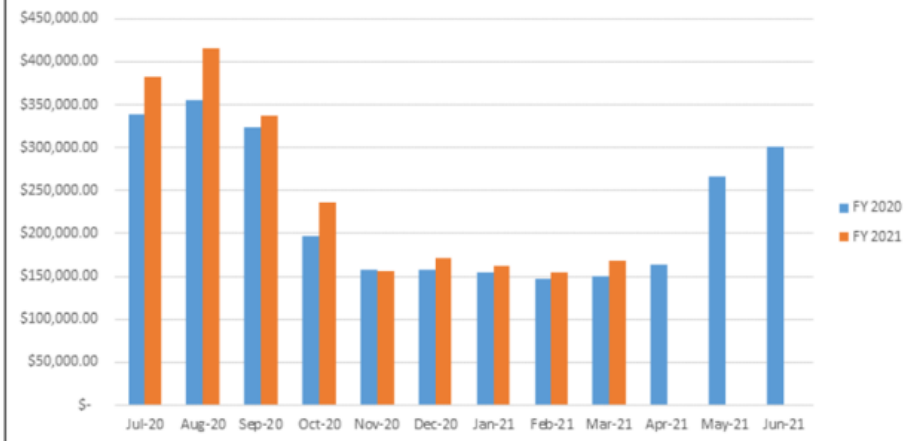
(Includes 420 meters, billing interface, FCC license, and training.
Does not include installation.)

- Radio Read with Drive-by Collector - \$146,000
- Radio Read with AMI Meters, Drive-by Collector, and Acoustic Leak Detection - \$217,000
- Radio Read with AMI Remote Collector - \$228,000 and \$2,134 annual fee
- Radio Read with AMI Remote Collector and Acoustic Leak Detection - \$243,000 and \$4,800 annual fee



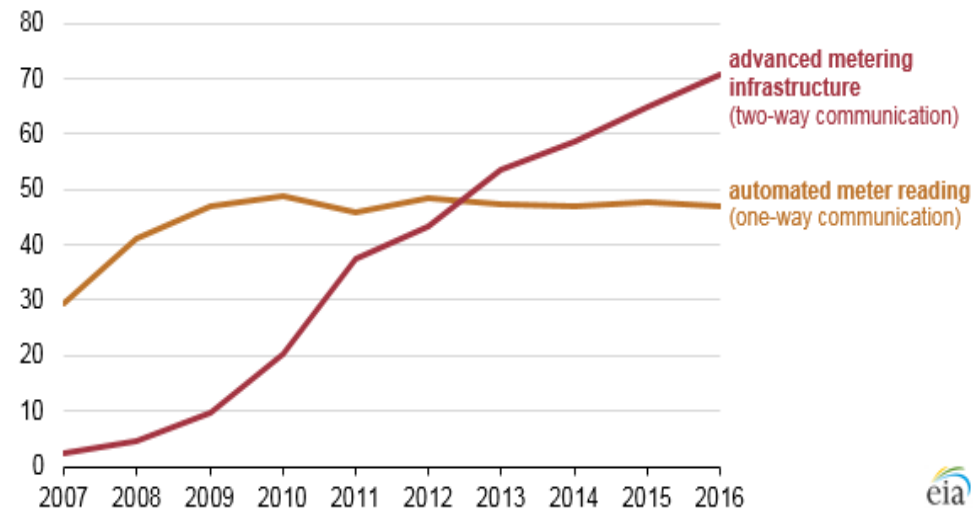
If the City is going to invest in new meters, which trends do you want to follow?

Monthly Water Sales Revenue



U.S. advanced electric utility meter adoption (2007-2016)

millions of customers



Questions or Comments?





128 S. Main
PO Box 445
Condon, OR 97823
541-384-2711

To: Condon City Council

From: Gibb Wilkins, Public Works Superintendent

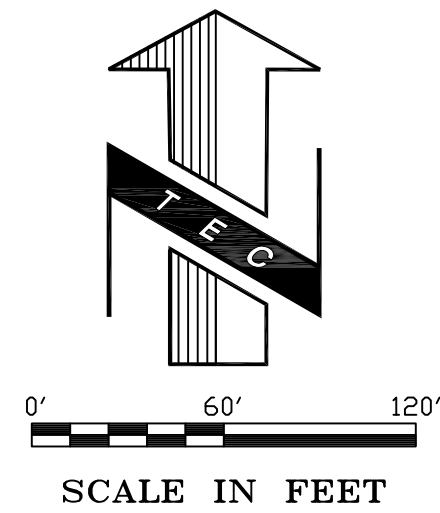
RE: Purchase of Auto read meters

It is my recommendation that the City Council approve a Request For Bids (RFB) for water meters with Automatic Meter Infrastructure (AMI) and Acoustic Leak Detection (ALD).

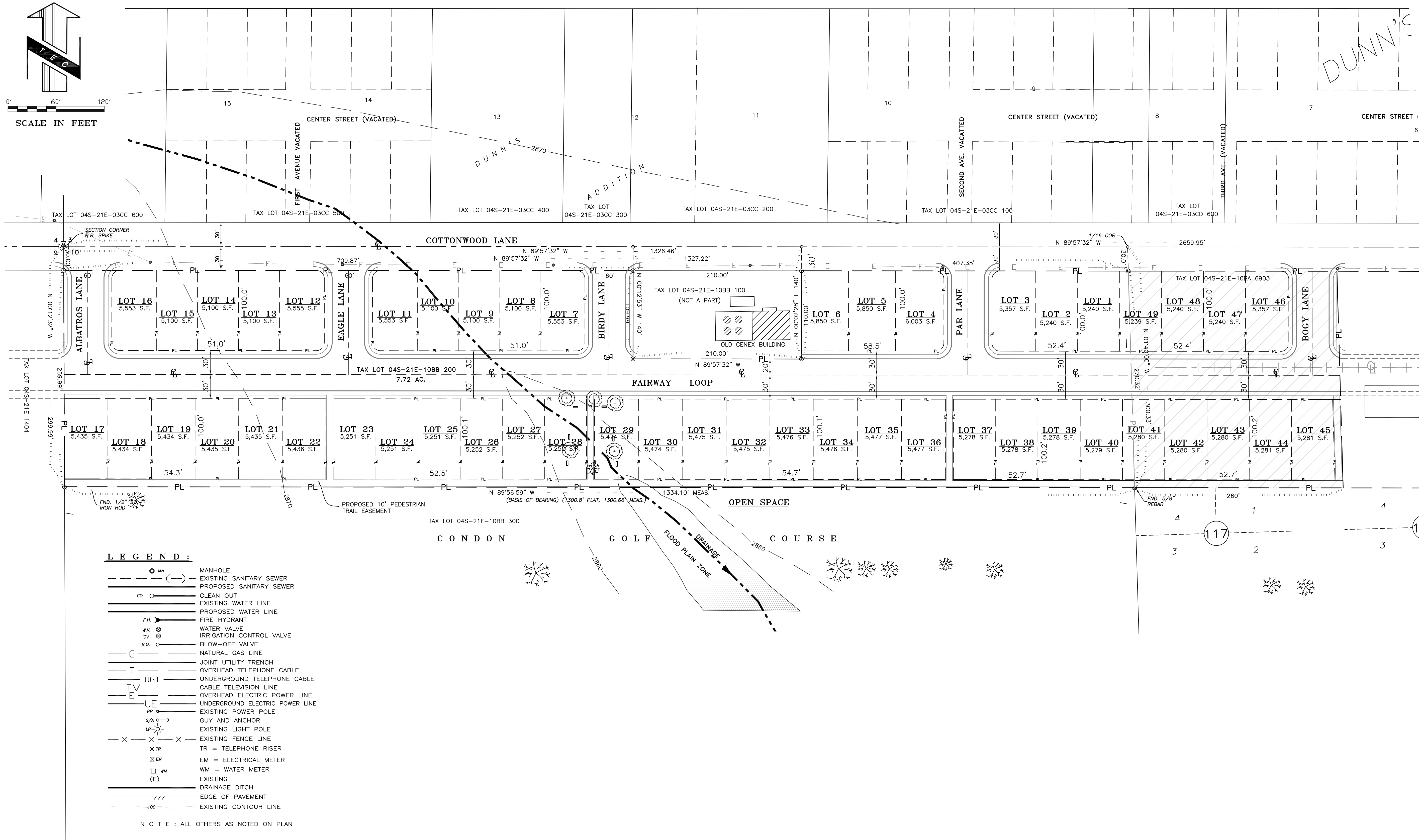
I base my recommendation on the following reasons:

1. The ALD component of the system would help us meet the requirements a Water Conservation Master Plan (WCMP). The ALD would alarm if potential line breaks on the costumer side of the meter through monitoring any sustained spikes in water usage. Currently, a leak could occur the day after meter reading and not be caught for a month later. It would also listen for potential leaks on the water mains. Through triangulation of sound strength at different meters it would be possible to narrow down locations of leaks and allow public works staff to better prioritize water main replacement.
2. An AMI system would reduce the number of hours spent reading, entering, and rereading our current manual read meters. The process would be automated and centralized and billing would be completed by the Billing Clerk with minimal input from public works staff. Some meters may still need to be visited by staff, but they would be drive by read. The meters will still have a digital read out in case of system failure and be able to be manually read.
3. The ALD system without AMI is pointless. Without the AMI, we would she reading once a month with drive by readings. Leaks on the customer side of the meter would still have the potential to run for a month. The acoustic data for water main leaks would be difficult to if not impossible to decipher.
4. New, discless meters, measure flow more accurately and we would have less, non-revenue water passing through meters. Without increasing rates or the amount of water produced, revenue would increase.
5. Water audits that compare revenue and non-revenue would be more accurate. Rate studies would be more accurate and potentially decrease the amount and frequency of rate hikes.

Thank you,
Gibb Wilkins
Public Works Superintendent
City of Condon, Oregon
gwilkins@cityofcondon.com



SCALE IN FEET



GOLF VIEW ESTATES SUBDIVISION

TAX LOT 04S-21E-10BB 200

CITY OF CONDON
IN THE NW1/4, SECTION 10, TWP. 4 SOUTH, RANGE 21 E., W.M.
GILLIAM COUNTY, OREGON

TENNESON ENGINEERING CORP.

CONSULTING ENGINEERS
3775 CRATES WAY
THE DALLES, OREGON 97058

PH. 541-296-9177 FAX 541-296-6657



PLOT DATE: 3/1/2023

FOR REVIEW ONLY

SHEET

1 OF 1

Work Order No.

15272

SETBACK AND AREA REQUIREMENTS:

SETBACKS: THE FOLLOWING SETBACKS APPLY TO BOTH PRIMARY AND ACCESSORY STRUCTURES.

- 1) FRONT YARD SETBACK: THERE SHALL BE A FRONT YARD OF NOT LESS THAN 15 FEET IN DEPTH.
- 2) SIDE YARD SETBACK: THERE SHALL BE A SIDE YARD ON EACH SIDE OF THE MAIN BUILDING AND EACH SIDE YARD SHALL HAVE A WIDTH OF NOT LESS THAN 5 FEET. A CORNER LOT SHALL HAVE 15 FEET OF SIDE YARD SETBACK.

REAR YARD SETBACK: THERE SHALL BE A REAR YARD OF NOT LESS THAN 5 FEET IN DEPTH.

**CITY OF CONDON
RESOLUTION 2023-03**

**A RESOLUTION REITERATING THE NEED OF A RESERVE FUND AND THE INTENDED
SOURCES AND USES OF FUNDS ACCUMULATED THEREIN**

The City of Condon Resolves as follows:

- Equipment Reserve Fund (008). This fund is to purchase equipment for all departments – public works, golf, police, park, fire and general office or administrative equipment. The funds are transferred in from the General (001), Water (006) and Sewer (007) funds.
- Sewer Reserve Fund (010). This fund was set up to replace the wastewater plant. The funds are collected as a \$1 per sewer unit charge per month on all active accounts. This also includes interest income. This fund will remain in place until needed.
- Water Equipment Reserve Fund (080). This fund is to allow for purchases of equipment or system costs of the water system. Funds are transfers from General and Water fund and interest income.
- Sewer Equipment Reserve Fund (090). This fund is to allow for purchases of equipment or system costs of the sewer system. Funds are transfers from the Sewer fund and interest income.
- Debt Service Reserve Fund (100). The fund is for payments of the debt of wastewater projects and must hold a reserve of a year's payment. Funds are transferred from the Sewer fund and interest income.

THEREFORE, BE IT RESOLVED by the governing body of the City of Condon that the Council approves the reserve funds set forth to continue.

Passed by the City Council and signed by the Mayor this 5th day of April 2023.

Jim Hassing, Mayor

Date

ATTEST:

Kathryn Greiner, City Administrator

Date

**CITY OF CONDON
RESOLUTION NO. 2023-04**

**A RESOLUTION OF THE CITY OF CONDON DECLARING CERTAIN FIXED
ASSETS AS SURPLUS PROPERTY**

WHEREAS the fixed assets listed below have exceeded their life expectancy.

THEREFORE BE IT RESOLVED by the governing body of the City of Condon that the City does hereby declare the following equipment surplus for the purpose of disposal:

- John Deere X300 Mower – Serial #M0X300CACM226415
- John Deere 850 Tractor – Serial # CH08505014802

Passed by the City Council and signed by the Mayor this 5th day of April 2023.

_____ Date: _____
Jim Hassing, Mayor

_____ Date: _____
Kathryn Greiner, City Administrator

McKinley and Spring 2023 Paving

[illegible]

BID FORM

PROJECT: City of Condon, Oregon
W Spring and S McKinley Street Paving

SUBMIT BID TO: City of Condon, Oregon
Attn: Kathryn Greiner, City Administrator
City Hall, 128 S. Main/P.O. Box 445
Condon, Oregon 97823
Bid Closing: 2:00 p.m., March 23rd, 2023
Bid Opening: 2:00 p.m. March 23rd, 2023

By signing this Bid Form, the bidder agrees to perform all work described in the bid package, including the Technical Specifications, City Standards, and Drawings. The Bidder agrees that no further examinations, investigations, or data are necessary for the determination of its bid for performance of the work in accordance with all requirements for the City of Condon – W Spring and S McKinley Paving 2023, for the following bid prices:

NO.	ITEM	UNIT	UNIT PRICE	AMOUNT	TOTAL ITEM PRICE
1.	Mobilization/Demobilization (Not to exceed 10% of the total bid price)	SF	XXXX	All Req'd	\$6,200.00
2.	Temporary Protection and Direction of Traffic/Project Safety	SF	XXXX	All Req'd	\$2,000.00
3.	Level 2, ½-inch Asphalt Concrete	Ton	\$210.00	260	\$54,600.00
4.	Adjusted Valve Box to grade	Each	\$300.00	5	\$1,500.00
SUB TOTAL BASE BID PRICE \$					\$64,300.00

NO.	ITEM	UNIT	UNIT PRICE	AMOUNT	TOTAL ITEM PRICE
ADDITIVE ALTERNATIVE					
.	Level 2, ½-inch Asphalt Concrete for utility cuts and pothole repair	Tons	\$285.00	50	\$14,250.00

SUBTOTAL ADDITIVE ALTERNATIVE \$ \$14,250.00

TOTAL BASE BID PRICE PLUS ADDITIVE ALTERNATIVES \$ \$78,550.00

Respectfully Submitted:



Signature

Phil Kauffman

Name (Print or Type)

Owner/GM

Title

219533

Oregon Construction Contractors Board License Number
(SEAL – of Bid is by a corporation)

03/23/23

Date

K3 Construction LLC

Company Name

25 SW Elbe Dr Madras Or 97741

Address – Line 1

Address – Line 2

Attest _____

City of Condon
Truck & Equipment Storage Shed
Tuesday, March 28, 2023

	<u>Submission Date</u>	<u>Bid Proposal</u>
Blue Mountain Electric, LLC	3/24/2023	279,507.06
Cleary Building Corporation	3/24/2023	305,899.00
Rutherford Construction, LLC	3/6/2023	343,106.60
Paramount Ironworks	3/23/2023	366,011.00
KC Industries Inc.	3/25/2023	437,208.10
Findley Brothers Construction	3/25/2023	490,307.00

** All bids were accepted within the deadline

** This is a public public works project which requires prevailing wage

April 5 2023

Oregon Secretary of State,
Audits Division
255 Capitol St. NE, Suite #500
Salem, OR 97310

City of Condon respectfully submits the following corrective action plan in response to deficiency reported in our audit of fiscal year ended June 30, 2022. The audit was completed by the independent auditing firm Accuity, LLC and reported the deficiency listed below. The plan of action was adopted by the governing body at their meeting on April 5, 2023, as indicated by signatures below.

The deficiency is listed below, including the adopted plan of action and timeframe for each.

1. Segregation of Duties.

- a. Significant weakness in Segregation of Duties. "Adequate segregation of duties in most areas was impractical due to the limited number of employees. The City has, however developed alternative procedures, which mitigate this condition to some extent."
- b. Due to limited staff the City Council has been assigned review responsibilities of the bank reconciliations to one Councilor to do each month. The administrative assistant has taken on the roles of utility billing clerk that includes deposits and billing, plus now does the accounts payable. The City Administrator completes the payroll, budgeting, bank reconciliation, plus reviews the adjustments to the billing and initials monthly.
- c. The checks are signed by two people, the city administrator and one of three councilors that are on the bank's signatory card. The councilor who signs the accounts payable checks also sign the summary register and have the opportunity to review each invoice with the check.
- d.

This letter was approved at the Condon City Council meeting April 5, 2023.

Jim Hassing, Mayor Print Name

Signature

Councilor – Print Name

Signature

2023 MSRS

March

	County	Arlington	Condon
Alarm	6	2	1
All Other	7	2	1
Animal Problem	6	3	1
Assist Fire Dept.	1	0	0
Assist Officer	1	0	0
Assist Outside Agency	2	0	0
Assist Person	34	4	5
Civil Matter	2	2	0
Civil Service	6	5	1
Court/Court Security/Transport	2	0	1
Disturbance	6	2	1
Juvenile	0	0	0
Lost or Found Property	0	0	0
Medical	5	2	2
Ordinance Violations	0	0	0
Security Check	15	0	0
Suspicious Circumstances	12	6	1
Traffic Problem	14	2	1
Traffic Stop (No Citation)	103	13	6
Training	0	0	0
TOTAL	222		
Arlington City Limits	43		
Condon City Limits	21		

TRAFFIC CITATIONS

I-84	95
Hwy. 19	21
Condon	2
Arlington	4
Hwy. 206	2
Hwy. 74	0
All Other County Roads	0
TOTAL	124

INCIDENT REPORTS

County Total	11
City of Arlington	4
City of Condon	2