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

AGENDA
REGULAR CITY COUNCIL MEETING

WEDNESDAY, APRIL 2, 2025, 7:00 PM

https://us02web.zoom.us/j/85332960778?pwd=F5rN5bsgp0UVw93UCO0Nnbaf4z0cxY.1
Meeting ID: 853 3296 0778
Passcode: 929518

1. **CALL REGULAR MEETING TO ORDER**
2. **ROLL CALL**
3. **ADDITIONS TO AGENDA**
   - 3.1. **** 5.3 - Rutherford Construction, LLC Request for Golf Course Clubhouse Payment over $50,000**
   - 3.2. **** 9.2 - City of Condon Water Summary**
4. **PUBLIC COMMENT**
   - 4.1. **The council may hear discussion of unannounced items from the floor and comments on the agenda items. Comments are limited to five (5) minutes.**
5. **CONSENT AGENDA**
   - 5.1. **Review & Approve the Regular Condon City Council Meeting Minutes of March 5, 2025.**
   - 5.2. **Review the March Accounts Payable and VISA Statements**
   - 5.3. **** Review & Approve Rutherford Construction, LLC Golf Course Payments of $50,900**
6. **OLD BUSINESS**
   - 6.1. **Golf Course Clubhouse Update**
   - 6.2. **Condon Community Swimming Pool Update**
7. **NEW BUSINESS**
   - 7.1. **Second Reading Ordinance 2025-01 - An Ordinance Outlining Burning Regulations in the City of Condon**
   - 7.2. **Review & Approve Attorney Agreement with Wyatt Baum**
   - 7.3. **Fairway Housing Discussion**
8. **STAFF REPORTS**
   - 8.1. **Public Works – Public Works Superintendent Gibb Wilkins**
   - 8.2. **Police & Fire – Gilliam County Sheriff Gary Bettencourt**
   - 8.3. **Administration – City Administrator Kathryn Greiner**
9. **COUNCIL INFORMATION**
   - 9.1. **Budget Committee Notice & Budget Documents (hard copy)**
   - 9.2. **Condon Water Source & System Summary**

10. NEXT REGULAR MEETING DATE

10.1. The next regular Condon City Council meeting will be held on Wednesday, May 7, 2025, 7 p.m.

11. ADJOURN REGULAR 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 27, 2025

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

MINUTES
REGULAR CITY COUNCIL MEETING

WEDNESDAY, MARCH 5, 2025, 7:00 PM

1. CALL REGULAR MEETING TO ORDER

Mayor Dustan Hall called the meeting to order at 7 p.m.

2. ROLL CALL

Present: Mayor Dustan Hall; Councilors Jan Stinchfield, Dawn Parm, Jeremy Kirby, Hanna Bass and Michael Durfey; Staff - City Administrator Kathryn Greiner, Public Works Superintendent Gibb Wilkins (zoom), Gilliam County Sheriff Gary Bettencourt.

Absent: Councilor Tom Fatland

3. ADDITIONS TO AGENDA

None

4. PUBLIC COMMENT

4.1. The council may hear discussion of unannounced items from the floor and comments on the agenda items. Comments are limited to five (5) minutes.

None

5. CONSENT AGENDA

5.1. Review & Approve February 5, 2025 Regular Condon City Council Meeting Minutes

A motion was made by Councilor Stinchfield to approve the February 5, 2025 regular Condon City Council meeting minutes. The motion was seconded by Councilor Kirby. Motion carried.
Yes- Stinchfield, Parm, Kirby, Bass, Durfey, No- None, Abstain- None

5.2.

Review the February Accounts Payable and VISA Statements

No questions on the accounts payable and VISA statements.

6. OLD BUSINESS

6.1. Shaw Property Purchase Update

CA Greiner reported that after a few back-and-forth discussions with Audrey Shaw, she received an email that they have sold the property last week. CA Greiner will investigate if there is a survey for that area with pins and if not suggested that sometime in the near future that the council get it surveyed and build a fence on the property line if the housing development is pursued.

6.2. Update on Condon Grade School Project

CA Greiner stated that she had spoken with Jed Crowther of the Port of Arlington earlier in the day and was told that the official award has been made and they are in the process of putting together the RFQ for the project over the next several weeks. Hoping to get the project awarded this summer and the work to be started, and hopefully completed by the end of 2025.

7. NEW BUSINESS

7.1. First Reading Ordinance 2025-01 - An Ordinance Outling Burning Regulations in the City of Condon

Council reviewed the draft of a burn ordinance to repeal and replace Ordinance 99-11 regarding burning in Condon and passed in 1999. CA Greiner stated that she received an email from Gilliam County Fire Services Coordinator Casey Zollar that Condon Fire Chief Greg Smith would like to have fires called into dispatch, which is stated in the draft ordinance for a certain size. She had suggested to Zollar that Smith come to the meeting to discuss any issues with the ban with no response.

A motion was made by Councilor Bass to approve the first reading of Ordinance 2025-01 - An Ordinance Outlining Burning Regulations in the City of Condon by title only The motion was seconded by Councilor Stinchfield. Roll call vote. Motion carried.
Yes- Stinchfield, Parm, Kirby, Bass, Durfey, No- None, Abstain- None

CA Greiner read the ordinance by title only.

A motion was made by Councilor Bass to approve the first reading of Ordinance 2025-01 - An Ordinance Outlining Burning Regulations in the City of Condon. The motion was seconded by Councilor Parm. Roll call vote. Motion carried.
Yes- Stinchfield, Parm, Kirby, Bass, Durfey, No- None, Abstain- None

The second reading of this ordinance will be done on April 2, 2025.

7.2. Review & Approve Anderson, Perry & Associates Contract for SCA Grant Project

Council received the draft contract for design and construction administration for the ODOT SCA grant paving project of Oregon and Church Streets. CA Greiner stated that after reviewing the costs and discussing with PW Wilkins, that the city would take on the responsibilities of construction administration. After a discussion with the Engineer of Record Dave Wildman of Anderson, Perry & Associates, it was decided that the contract would be revised on the "agreement for owner and engineer for professional services" to agree to the $25,000 for design work which includes the bid packet. The contract administration would be put in the contract that limits it to $7,500for this expense and must be pre-approved by CA Greiner or PW Wilkins. CA Greiner stated that she had city attorney Wyatt Baum review the change in the contract, and he approved the changes as written. Andy Perry of Anderson, Perry & Associates zoomed in and stated that they will work with the city on this project in any capacity as needed. PW Wilkins stated that by having the city do the construction administration did not reflect any negatively on Anderson, Perry & Associates' work, but is being done to cut costs on this project.
A motion was made by Councilor Durfey to approve the contract with Anderson, Perry & Associates as written for the SCA grant street project. The motion was seconded by Councilor Bass. Motion carried.
Yes- Stinchfield, Parm, Kirby, Bass, Durfey, No- None, Abstain- None

8. STAFF REPORTS

8.1. Public Works – Public Works Superintendent Gibb Wilkins

PW Wilkins stated that 3.1 million gallons of water was pumped in February, with approximately 1 million gallons used to flush lines during the water issue of cloudy or muddy water. He emailed the timelines of the water issue to councilors that started with heavy rainfall in December, then snow runoff and more rain in February that was not soaked into the soil. PW Wilkins is looking at a potential fix to this once in a decade issue and will report back to the council. To assure the safety of the water, he added more water samples to be completed. He stated that the communication between the city farm and the shop has gone down and expects Rally Networks in Condon in the next few days to see if the lines have been compromised. Phase II of the communication is to be done this spring on the system, which will improve the ability to detect issues. Currently, with the system down, the crew is running the pumps manually. Councilor Durfey asked if there was a "quick fix" to the water coloration issue, with PW Wilkins stating that he is looking into it but one potential fix may be a longer culvert system at City Farm that would cost approximately $15,000-20,000. A brief discussion on how to handle the situation of muddy water during run-off was held, and it was discussed that the city would work to communicate the issues and what the city is doing to fix or manage the issue.

8.2. Police & Fire – Gilliam County Sheriff Gary Bettencourt

Sheriff Bettencourt had nothing to report. Statistics from Gilliam County Sheriff's Office were in the council packet.

8.3. Administration – City Administrator Kathryn Greiner

CA Greiner reported that she delivered the letter of the council's concerns, which was signed by Mayor Hall to the Bentz town hall in Boardman last month, and also sent the letter to the staff of Senators Merkley and Wyden. She reported that it is helpful for the congressional delegation to have specific examples of how this is affecting Condon and Gilliam County. She said that Senator Merkley has a town hall scheduled in Arlington on Tuesday, March 18, at the Gronquist Building at 1:30 p.m. for community leaders (council) and 2 p.m. is the community meeting open to the public. She will not be able to attend and urged any interested councilors to attend if possible. She attended the CIS conference last month in Salem and also did a follow-up visit with state Representative Greg Smith and Senator Todd Nash. She discussed housing and transportation issues. The CIS insurance rate increases were attached to the council packet. She is beginning the budget process and the 2025-26 budget committee meeting is April 21, 7 p.m. CA Greiner stated that the federal grant that was put on "pause" in February did not had any change at that time. She reached out to get an update on the pool and heard that they are working on it. The Park &

Recreation committee will meet in May once Councilor Fatland is available. Public Works Committee will schedule a meeting either March 20 or 21 5:30 p.m.

9. COUNCIL INFORMATION

9.1. Council Letter to US Senators Merkley & Wyden and Representative Cliff Bentz

9.2. Testimony for HG 3634 - PW Certification

9.3. CIS 2026 Insurance Rates

10. NEXT REGULAR MEETING DATE

10.1. The next regular Condon City Council meeting will be held Wednesday, April 2, 2025 at 7 p.m. at City Hall.

11. ADJOURN REGULAR MEETING

Mayor Hall adjourned the meeting at 7:39 p.m.

_____Date _____
Dustan Hall, 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	6207	TECH SUPPORT SVCS	03/03/2025	375.00	.00	
	Total ACCTECH - A SYSTEMS INTEGRATOR:				375.00	.00	
AT&T MOBILITY							
599	AT&T MOBILITY	872564008X02	PW Cell Phone	02/06/2025	97.11	.00	
599	AT&T MOBILITY	872564008X02	PHONE	02/06/2025	97.12	.00	
	Total AT&T MOBILITY:				194.23	.00	
BAUM SMITH LLC							
831	BAUM SMITH LLC	36811	Admin Legal	02/25/2025	450.00	.00	
	Total BAUM SMITH LLC:				450.00	.00	
BENNETT'S POINT S TIRE & AUTO							
859	BENNETT'S POINT S TIRE & AU	1063863	TIRES - 78 CHEV GOLF	03/07/2025	892.00	.00	
	Total BENNETT'S POINT S TIRE & AUTO:				892.00	.00	
BOHN'S PRINTING							
148	BOHN'S PRINTING	5754	Copier Charge	02/28/2025	4.26	.00	
	Total BOHN'S PRINTING:				4.26	.00	
BOX R WATER ANALYSIS LAB							
151	BOX R WATER ANALYSIS LAB	X061355	Biochemical Oxygen	02/13/2025	68.00	.00	
151	BOX R WATER ANALYSIS LAB	X061355	TOTAL SUSPENDED SOLIDS	02/13/2025	47.00	.00	
151	BOX R WATER ANALYSIS LAB	X061369	E coli Coliform Testing	02/13/2025	51.00	.00	
151	BOX R WATER ANALYSIS LAB	X061369	SAMPLE COLLECTIONS/TRANS	02/13/2025	52.00	.00	
	Total BOX R WATER ANALYSIS LAB:				218.00	.00	
CIVICPLUS LLC							
880	CIVICPLUS LLC	328813	Councilor Paperless Packet progr	02/19/2025	1,721.16	.00	
880	CIVICPLUS LLC	328813	Councilor Paperless Packet progr	02/19/2025	1,721.16	.00	
880	CIVICPLUS LLC	328813	Councilor Paperless Packet progr	02/19/2025	1,721.15	.00	
	Total CIVICPLUS LLC:				5,163.47	.00	
COLUMBIA BASIN ELECTRIC							
169	COLUMBIA BASIN ELECTRIC	FEB 2025	CITY HALL	02/20/2025	360.76	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2025	PARK	02/20/2025	38.82	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2025	MEMORIAL HALL	02/20/2025	328.33	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2025	Golf Course	02/20/2025	227.76	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2025	Sewer Plant w pivot	02/20/2025	328.59	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2025	Disposal	02/20/2025	581.52	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2025	City Farm	02/20/2025	1,123.36	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2025	Street Lights	02/20/2025	1,470.44	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2025	City Farm	02/20/2025	49.71	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2025	Pool	02/20/2025	49.57	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2025	Library	02/20/2025	292.13	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
169	COLUMBIA BASIN ELECTRIC	FEB 2025	GRADE SCHOOL	02/20/2025	149.05	.00	
169	COLUMBIA BASIN ELECTRIC	FEB 2025	NEW SHOP	02/20/2025	38.32	.00	
	Total COLUMBIA BASIN ELECTRIC:				5,038.36	.00	
DEVIN OIL COMPANY							
224	DEVIN OIL COMPANY	FEB 2025	Water Fuel	02/28/2025	153.25	.00	
224	DEVIN OIL COMPANY	FEB 2025	Sewer Fuel	02/28/2025	153.25	.00	
	Total DEVIN OIL COMPANY:				306.50	.00	
FERGUSON ENTERPRISES							
254	FERGUSON ENTERPRISES	1281917-2	WATER FITTINGS	02/06/2025	1,854.25	.00	
254	FERGUSON ENTERPRISES	1281917-3	WATER FITTINGS	02/19/2025	1,100.06	.00	
	Total FERGUSON ENTERPRISES:				2,954.31	.00	
GILLIAM CO. WEED DEPT.							
280	GILLIAM CO. WEED DEPT.	1350	LABOR, CHEMICALS, EQUIPME	02/12/2025	2,249.50	.00	
	Total GILLIAM CO. WEED DEPT.:				2,249.50	.00	
GILLIAM COUNTY SHERIFF							
276	GILLIAM COUNTY SHERIFF	FEB 2025	6 months Police Contract	02/28/2025	10,500.00	.00	
	Total GILLIAM COUNTY SHERIFF:				10,500.00	.00	
GREINER, KATHRYN							
347	GREINER, KATHRYN	FEB 2025	BENTZ TOWN HALL - BOARDMA	02/20/2025	91.00	.00	
	Total GREINER, KATHRYN:				91.00	.00	
HATTENHAUER DIST.							
304	HATTENHAUER DIST.	FEB 2025	Water	02/28/2025	42.06	.00	
304	HATTENHAUER DIST.	FEB 2025	Sewer	02/28/2025	42.06	.00	
	Total HATTENHAUER DIST.:				84.12	.00	
HD FOWLER COMPANY							
306	HD FOWLER COMPANY	I6947003	EMERGENCY REPAIR CLAMP K	03/11/2025	1,671.51	.00	
	Total HD FOWLER COMPANY:				1,671.51	.00	
HOME TELEPHONE COMPANY							
766	HOME TELEPHONE COMPANY	FEB 2025	Administration	03/01/2025	202.39	.00	
766	HOME TELEPHONE COMPANY	FEB 2025	Sewer	03/01/2025	286.54	.00	
766	HOME TELEPHONE COMPANY	FEB 2025	Water	03/01/2025	43.95	.00	
	Total HOME TELEPHONE COMPANY:				532.88	.00	
INLAND DEVELOPMENT CORPORATION							
897	INLAND DEVELOPMENT CORP	FEB 2025	MRC Fiber Project	03/01/2025	2,000.00	.00	
	Total INLAND DEVELOPMENT CORPORATION:				2,000.00	.00	
M & A AUTO PARTS							
371	M & A AUTO PARTS	FEB 2025	DE-ICER	02/28/2025	2.99	.00	
371	M & A AUTO PARTS	FEB 2025	DE-ICER	02/28/2025	3.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
371	M & A AUTO PARTS	FEB 2025	CAUTION TAPE	02/28/2025	14.99	.00	
371	M & A AUTO PARTS	FEB 2025	BUNGEES	02/28/2025	15.00	.00	
371	M & A AUTO PARTS	FEB 2025	KEY	02/28/2025	1.50	.00	
371	M & A AUTO PARTS	FEB 2025	KEY	02/28/2025	3.00	.00	
371	M & A AUTO PARTS	FEB 2025	CONNECTORS AND TERMINAL	02/28/2025	20.46	.00	
371	M & A AUTO PARTS	FEB 2025	FUSE	02/28/2025	6.49	.00	
371	M & A AUTO PARTS	FEB 2025	PAPER TWL HOLDER, GLOVES	02/28/2025	8.29	.00	
371	M & A AUTO PARTS	FEB 2025	PAPER TWL HOLDER, GLOVES	02/28/2025	8.29	.00	
371	M & A AUTO PARTS	FEB 2025	BOLTS	02/28/2025	13.80	.00	
371	M & A AUTO PARTS	FEB 2025	SNAP TERMINALS	02/28/2025	5.54	.00	
371	M & A AUTO PARTS	FEB 2025	SNAP TERMINALS	02/28/2025	5.53	.00	
371	M & A AUTO PARTS	FEB 2025	DIESEL FUEL SUPPLEMENT	02/28/2025	4.99	.00	
371	M & A AUTO PARTS	FEB 2025	DIESEL FUEL SUPPLEMENT	02/28/2025	5.00	.00	
371	M & A AUTO PARTS	FEB 2025	FUEL STABILIZER	02/28/2025	17.00	.00	
371	M & A AUTO PARTS	FEB 2025	FUEL STABILIZER	02/28/2025	16.99	.00	
371	M & A AUTO PARTS	FEB 2025	CONDITIONER	02/28/2025	16.69	.00	
371	M & A AUTO PARTS	FEB 2025	CONDITIONER	02/28/2025	16.69	.00	
371	M & A AUTO PARTS	FEB 2025	FILTER GOLDENROD	02/28/2025	29.99	.00	
371	M & A AUTO PARTS	FEB 2025	FILTER GOLDENROD	02/28/2025	30.00	.00	
371	M & A AUTO PARTS	FEB 2025	NUTS & BOLTS	02/28/2025	4.32	.00	
371	M & A AUTO PARTS	FEB 2025	NUTS & BOLTS	02/28/2025	4.32	.00	
371	M & A AUTO PARTS	FEB 2025	KEY	02/28/2025	4.50	.00	
371	M & A AUTO PARTS	FEB 2025	KEY	02/28/2025	4.50	.00	
371	M & A AUTO PARTS	FEB 2025	PIN, HITCH PIN	02/28/2025	16.98	.00	
	Total M & A AUTO PARTS:				280.85	.00	
MORROW COUNTY GRAIN GROW.							
377	MORROW COUNTY GRAIN GRO	FEB 2025	SEWER PROPANE	02/28/2025	345.19	.00	
377	MORROW COUNTY GRAIN GRO	FEB 2025	City Hall Propane	02/28/2025	747.77	.00	
	Total MORROW COUNTY GRAIN GROW.:				1,092.96	.00	
POST MASTER							
463	POST MASTER	FEB 2025	Postage Trust Account	03/10/2025	250.00	.00	
463	POST MASTER	FEB 2025	Postage Trust Account	03/10/2025	250.00	.00	
463	POST MASTER	FEB 2025	Postage Trust Account	03/10/2025	250.00	.00	
	Total POST MASTER:				750.00	.00	
RUTHERFORD CONSTRUCTION, LLC							
832	RUTHERFORD CONSTRUCTIO	FEB 2025	GOLF COURSE CLUBHOUSE P	03/11/2025	46,980.81	.00	
	Total RUTHERFORD CONSTRUCTION, LLC:				46,980.81	.00	
TMG SERVICES							
913	TMG SERVICES	0053074-IN	2025 ANNUAL MAINTENANCE	03/10/2025	2,826.48	.00	
913	TMG SERVICES	0053077-IN	2025 ANNUAL MAINTENANCE	03/11/2025	2,635.17	.00	
	Total TMG SERVICES:				5,461.65	.00	
TWO BOYS MEAT & GROCERY							
548	TWO BOYS MEAT & GROCERY	FEB 2025	SHOP COFFEE	02/25/2025	17.94	.00	
548	TWO BOYS MEAT & GROCERY	FEB 2025	SHOP COFFEE	02/25/2025	17.94	.00	
	Total TWO BOYS MEAT & GROCERY:				35.88	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
VESTIS							
115	VESTIS	5291641616	Admin Janitorial	02/10/2025	186.43	.00	
115	VESTIS	5291651437	Admin Janitorial	02/24/2025	186.43	.00	
	Total VESTIS:				372.86	.00	
VISA							
559	VISA	1827 FEB 2025	POOL WATER LEVELER AUTO F	02/19/2025	87.23	.00	
559	VISA	1827 FEB 2025	MAIL LARGE ENVELOPE	02/19/2025	1.77	.00	
559	VISA	1827 FEB 2025	MOUNTING BRACKET FOR STR	02/19/2025	29.65	.00	
559	VISA	1827 FEB 2025	MOUNTING BRACKET FOR STR	02/19/2025	29.65	.00	
559	VISA	1827 FEB 2025	MEETING LAW BOOK	02/19/2025	60.00	.00	
559	VISA	5886 FEB 25	WATER LEVELER	02/19/2025	56.99	.00	
559	VISA	5886 FEB 25	MICROSOFT ONLINE SVCS	02/19/2025	50.00	.00	
559	VISA	5886 FEB 25	MONTHLY EMAIL	02/19/2025	96.00	.00	
559	VISA	5886 FEB 25	STROBE LIGHT & HARDWARE	02/19/2025	81.69	.00	
559	VISA	5886 FEB 25	STROBE LIGHT & HARDWARE	02/19/2025	81.68	.00	
559	VISA	5886 FEB 25	TAILGATE LIGHT HARNESS	02/19/2025	17.65	.00	
559	VISA	5886 FEB 25	TAILGATE LIGHT HARNESS	02/19/2025	17.65	.00	
559	VISA	5886 FEB 25	EXT CABLE WIRE	02/19/2025	4.00	.00	
559	VISA	5886 FEB 25	EXT CABLE WIRE	02/19/2025	3.99	.00	
559	VISA	5886 FEB 25	COMPUTER MICROPHONE	02/19/2025	24.99	.00	
559	VISA	5886 FEB 25	DOORHANGERS - PRINTABLE	02/19/2025	14.92	.00	
559	VISA	5886 FEB 25	BINDERS	02/19/2025	17.99	.00	
559	VISA	5886 FEB 25	FUSES & WIRE KIT	02/19/2025	18.49	.00	
559	VISA	5886 FEB 25	FUSES & WIRE KIT	02/19/2025	18.49	.00	
559	VISA	5886 FEB 25	SHORT SCHOOL - WILKINS RE	02/19/2025	297.20	.00	
559	VISA	5886 FEB 25	SHORT SCHOOL - WILKINS RE	02/19/2025	297.20	.00	
	Total VISA:				1,307.23	.00	
WATKINS AUTOCARE							
1626	WATKINS AUTOCARE	169	FIX SNOW BLOWER ON TRACT	03/08/2025	200.00	.00	
	Total WATKINS AUTOCARE:				200.00	.00	
	Grand Totals:				89,207.38	.00	

Dated: _____

Mayor: _____

City Admininstrator: _____

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

Bank of Eastern Oregon
Member FDIC/Equal Housing Lender

CITY OF CONDON
CITY OF CONDON 1
Account Number: #### #### #### 5886

VISA

RECEIVED
FEB 25 2025
CITY OF CONDON

Account Summary

Billing Cycle		02/19/25
Days In Billing Cycle		28
Previous Balance		$5,231.35
Purchases	+	1,098.93
Cash	+	0.00
Special	+	$0.00
Balance Transfers	+	$0.00
Credits	-	$0.00
Payments	-	$5,231.35
Other Charges	+	$0.00
Finance Charges	+	0.00
NEW BALANCE		**$1,098.93**

Credit Summary

Total Credit Line	$10,000.00
Available Credit Line	$8,901.00
Available Cash	$0.00
Amount Over Credit Line	$0.00
Amount Past Due	**$0.00**
Disputed Amount	$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	**$1,098.93**
MINIMUM PAYMENT	**$1098.93**
PAYMENT DUE DATE	**03/16/2025**

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.

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!

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

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

Bank of Eastern Oregon
Member FDIC/Equal Housing Lender

Account Number
5886

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

Closing Date	New Balance	Total Minimum Payment Due	Payment Due Date
02/19/25	$1,098.93	$1098.93	03/16/2025

AMOUNT OF PAYMENT ENCLOSED
$ 1098.93

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

621

MAKE CHECK PAYABLE TO:

VISA
PO BOX 4512
CAROL STREAM IL 60197-4512

12 4344 2212 1003 5886 00109893 00109893 8

621

Cardholder Account Summary

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
01/22/25	01/23/25	5942	24692165022101223868807	AMZN Mktp US*ZC1909MN2 Amzn.com/bill WA	$56.99
01/22/25	01/23/25	5045	24906415022220053643634	MSFT * E0500V2ZYL msbill.info WA	$50.00
01/22/25	01/23/25	5045	24430995022220633236780	MSFT * E0500V30XF MSBILL.INFO WA	$96.00
01/23/25	01/24/25	5942	24692165023102096557336	AMAZON MKTPL*ZG16784T1 Amzn.com/bill WA	$163.37
01/24/25	01/26/25	5942	24692165024102936116102	AMAZON MKTPL*ZG6425UX0 Amzn.com/bill WA	$35.30
01/27/25	01/28/25	5942	24692165027102563080495	AMAZON MKTPL*ZC5PX30T0 Amzn.com/bill WA	$7.99
01/31/25	02/02/25	5942	24692165031105768372074	AMAZON MKTPL*ZC4U55GP1 Amzn.com/bill WA	$24.99
02/01/25	02/02/25	5942	24692165033106976404947	Amazon.com*ZC3R25801 Amzn.com/bill WA	$14.92
02/06/25	02/07/25	5942	24692165037100873659790	AMAZON MKTPL*Z745G4K70 Amzn.com/bill WA	$17.99
02/09/25	02/10/25	5942	24692165040103525890065	AMAZON MKTPL*Z73Z28R51 Amzn.com/bill WA	$36.98
02/10/25	02/12/25	7011	24000975042184501067958	SUNRIVER RESORT BEND OR	$594.40
02/13/25	02/13/25	6010	1 5044121986000040	PAYMENT - THANK YOU	$5,231.35 -

Pool 10
online svcs A150
monthly email A150
W260 $81.69
strobe light + hardware S310 $81.68
W260 $17.65
Tailgate light harness S310 $17.65
ext. cablewire W260 $4 - S310 $3.99
computer microphone A10
Doorhangers A10
Binders A10
Fuses + wire kit S270 $18.49
wilkins - short school
remainder of payment S280 $297.20
W280 $297.20

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	$ 1,098.93

[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.

Bank of Eastern Oregon
Member FDIC/Equal Housing Lender

CITY OF CONDON
CITY OF CONDON 2
Account Number: #### #### #### 1827

VISA

RECEIVED
FEB 25 2025
CITY OF CONDON

Account Summary

Billing Cycle		02/19/25
Days In Billing Cycle		28
Previous Balance		$476.54
Purchases	+	208.30
Cash	+	0.00
Special	+	$0.00
Balance Transfers	+	$0.00
Credits	-	$0.00
Payments	-	$476.54
Other Charges	+	$0.00
Finance Charges	+	0.00
NEW BALANCE		**$208.30**

Credit Summary

Total Credit Line	$10,000.00
Available Credit Line	$9,791.00
Available Cash	$0.00
Amount Over Credit Line	$0.00
Amount Past Due	**$0.00**
Disputed Amount	$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	**$208.30**
MINIMUM PAYMENT	**$208.30**
PAYMENT DUE DATE	**03/16/2025**

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.*

Important Information About Your Account

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*** WAS...$ 0.00 ***
****

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

Bank of Eastern Oregon
Member FDIC/Equal Housing Lender

Account Number
1827

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

Closing Date	New Balance	Total Minimum Payment Due	Payment Due Date
02/19/25	$208.30	$208.30	03/16/2025

AMOUNT OF PAYMENT ENCLOSED
$ 208.30

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

815

MAKE CHECK PAYABLE TO:

VISA
PO BOX 4512
CAROL STREAM IL 60197-4512

12 4344 2212 1004 1827 00020830 00020830 0

815

Cardholder Account Summary

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
01/22/25	01/23/25	5996	24247605022300545976273	POOL SHOP 818-660-6465 CA Pool water leveler Pump #11	$87.23 Pool 10
01/22/25	01/23/25	9402	24137465023001230106470	USPS PO 4017920823 CONDON OR mail large envelope	$1.77 A-10 W260 $29.65
01/22/25	01/23/25	5065	24000775023500001365658	WWW.SUPERBRIGHTLEDS.CO SUPERBRIGHTLE MO mounting bracket for street lights 5310 11	$59.30
01/31/25	02/02/25	9399	24717055031260312920516	ODOJ PUBLICATION 503-3782992 OR meeting law book	$60.00 A10
02/13/25	02/13/25	6010	1 5044121986000030	PAYMENT - THANK YOU	$476.54 -

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	$ 208.30

[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.

INVOICE

Rutherford Construction, LLC

46012 Stone Cabin Rd.
Fossil, OR 97830 License # 200287

1-Apr-25

City of Condon
Clubhouse Project

Payment Terms: Due upon receipt

DESCRIPTION	
Change order: change ceiling from sheetrock to blue pine	$5,900.00
TOTAL DUE	**$5,900.00**

Make all checks payable to "Rutherford Construction"
Thank you for your business!

Rutherford Construction, LLC
46012 Stone Cabin Rd.
Fossil, OR 97830

INVOICE

Rutherford Construction, LLC

46012 Stone Cabin Rd.
Fossil, OR 97830 License # 200287

1-Apr-25

City of Condon
Clubhouse Project

Payment Terms: Due upon receipt

DESCRIPTION	
Progress payment #2 for Clubhouse project	$45,000.00
TOTAL DUE	**$45,000.00**

Make all checks payable to "Rutherford Construction"
Thank you for your business!

Rutherford Construction, LLC
46012 Stone Cabin Rd.
Fossil, OR 97830

March 31, 2025

Kathryn Greiner, City Administrator
City of Condon
128 S Main Street
Condon, OR 97823

Proposal for Professional Services for Condon Municipal Pool Masterplan

Dear Kathryn,

This letter represents the Opsis Architecture (hereby Opsis) fee proposal to provide Architectural design services for the Condon Municipal Pool Masterplan.

DRAFT

SCOPE OF WORK

Scope of Work

The City of Condon intends to develop a master plan to reenvision an existing pool and bathhouse. The design team will collaborate with the city and its stakeholders to create a program and conceptual plan for a 6-lane, 25-yard outdoor lap pool and an approximately 4,000 SF outdoor leisure pool.

Project Overview, Market Analysis, Community Engagement, and Operations Proforma

Ballard*King will provide high-level operational and programming input based on market analysis and community engagement to ensure the proposed program areas are optimized for revenue generation. B*K will provide the following services:

- Identify/Define service area
- Review demographic characteristics/community profile
- Comparison with national, regional and local participation statistics
- Market segment determination and analysis
- Inventory of facilities and programs
- Review and analyze existing programs/services
- Competitive market analysis
- Market conclusions
- Conduct/participate in public meeting
- Review fee structure
- Admissions - Drop-in/multiple admissions/annual passes
- Family, corporate, group rates
- Rentals

Opsis Architecture LLP
Architecture, Interiors & Planning
975 SE Main Street
Portland, OR 97214
o 503.525.9511 e info@opsisarch.com
f 503.525.0440 w opsisarch.com

- Sources of income
- Develop operating cost impact for facility
- Develop revenue impact for facility
- Revenue/expenditure comparisons
- Project recommendations/profitability of components

Meetings
- One community engagement meeting (In-person)

Deliverables:
- Information developed will be incorporated into the final program

Program and Concept Development

WTI will consult with the city to develop an aquatic program consisting of prioritized aquatic goals, objectives and intended activities and uses of the aquatic spaces and features. WTI will perform the following tasks:
- Discuss and Confirm Aquatic Goals, Objectives, Activities and Uses
- Conduct Aquatic Programming Presentation
- Participate in Community Outreach Events
- Develop Aquatic Program and Capacities
- Identify Preliminary Water Activities and Features
- Discuss Number of Pools, Pool Zones and Depths
- Develop Aquatic Concept Plan
- Develop Rough Order of Magnitude (ROM) Aquatic Cost Opinion

DRAFT

Meetings
- Two meetings and community events (In-person)
- Four design and coordination meetings (virtual)

Deliverables
- Draft Aquatic Concept Plan
- Final Aquatic Concept Plan
- ROM Aquatic Construction Budget

Opsis will collaborate closely with the City to develop an iterative and visionary **Conceptual Master Plan** for the reimagining of an outdoor community pool and bathhouse. This planning effort will focus on enhancing community engagement, improving site functionality, and ensuring long-term sustainability of the facility.

Key Objectives:
- Establish a clear and compelling vision for the redevelopment of the outdoor aquatics facility.
- Provide conceptual design solutions that align with community needs and operational feasibility.
- Develop materials that support fundraising efforts and stakeholder engagement.
- Outline a high-level cost framework to define the full scope of required investment.

Scope of Work:
Opsis will explore site opportunities within the designated area, **bounded by East Gilliam Street, East Summit Street, and South Jefferson Street**, to optimize land use and circulation. The planning process will include:

- **Site Analysis & Program Development**
  - Assess existing site conditions, constraints, and opportunities.
  - Identify potential enhancements, including landscape improvements, site access, and parking.
  - Define key programmatic elements for the outdoor pool and bathhouse.
- **Concept Development & Master Planning**
  - Develop and refine conceptual design alternatives.
  - Integrate site amenities to enhance the user experience and support community needs.
  - Explore sustainability strategies to improve energy and water efficiency.
- **Project Cost & Budgeting**
  - Prepare a high-level cost estimate for capital improvements, including construction and infrastructure upgrades.
  - Identify associated soft costs such as design, permitting, and operational considerations.
  - Develop a preliminary funding strategy to support implementation efforts.

The final **Conceptual Master Plan** will serve as a foundation for decision-making, fundraising, and future project phases, ensuring a viable and well-supported path toward realizing a new outdoor aquatics facility in Condon.

DRAFT

Meetings

- Two meetings and community events (In-person)
- Six design and coordination meetings (virtual)

Deliverables

- Draft Concept Plan
- Final Concept Plan
- Renderings
- ROM Cost Estimate
- Executive Summary Report

Fee

We propose a fixed fee for services in the amounts and total as follows:

Opsis	$	25,960
Ballard*King	$	17,600
Water Technology, Inc. (WTI)	$	16,280
TOTAL FEE	**$**	**59,840**

Preliminary Schedule

Our estimated timeline to complete this effort is as follows:

Master Planning Phase	May 5th – June 27th 2025

Reimbursables

Reimbursables are additional and include expenses incurred by Opsis and Consultants directly related to the project such as transportation, printing, deliveries, and other similar project-related costs. A 10% fee is applied to reimbursable expenses for processing.

Estimated Reimbursable Expenses	**$**	**9,500.00**

Invoicing

Invoices will be rendered once a month based on tasks completed, consultant fees, and reimbursable expenses incurred. Payments are due and payable upon presentation.

Please feel free to call me if you have any questions. We look forward to our continued work with you on the Condon Municipal Pool Masterplan.

DRAFT

Sincerely:

Chris Roberts AIA, NCARB
Principal, Opsis Architecture LLP

Approved by:

Kathryn Greiner **Date**
City Administrator, City of Condon

Ordinance 2025-01
An Ordinance Outlining Burning Regulations in the City of Condon

Repeal Ordinance 99-11 passed 05-05-1999 Chapter 53.05 Burning Waste, Incinerator Standards

Chapter 53.05 – Burn Regulations

(A) Permitted Burning
- a. Cooking Fires or Fire Pits
- b. Burn Barrels
- c. Open Yard Debris
- d. Ceremonial Fires/Campfires
- e. Propane, natural gas, or briquette barbeques that meet application federal, state and local requirements.
- f.

(B) Allowable Burn Debris
- a. Clean Wood or Lumber. No Glues, Paints, Stains or Treatments.
- b. Paper & cardboard – Must be Dry
- c. Dry Vegetation Material/Yard Debris.
- d. Charcoal Briquettes, Gas (NG or LPG)
- e.

(C) Non-Allowable Burn Debris
- a. Wet tree leaves, grass clippings or other yard debris that is not dry
- b. Rubber products
- c. Household garbage
- d. Plastics and Wire Insulation
- e. Petroleum Products
- f. Petroleum Treated Materials
- g. Asphalt or Industrial Waste
- h. Any Material that Emits Large Volumes of Smoke
- i.

(D) Incinerator Requirements
- a. Burn barrel requirements – Burn barrels must be no higher than three feet tall, in good condition and have a screen with ¼ inch or less opening when in use.
- b. Fire Pits. Shall be lined by rocks or non-combustible materials
- c. An adult in attendance at all times.
- d. Garden hose, water bucket or fire extinguisher present at all times.
- e. Must have shovel and rake type tool
- f. Must have legal control or written permission of property owner
- g. No burning is allowed within 10 feet of building, combustible deck, fence or other structure.

(E) Time/Date of No Burning
- a. Burning is allowed October 16 – May 31
- b. Outside yard debris or burn barrels between the hours of 10 a.m. to dusk. Fires must be extinguished by dark or before leaving property.

c. No burning on windy (windy above 10 mph), extreme heat (above 90 degrees Fahrenheit) or air stagnation days.

(F) Notification & Permits

a. No permit required for burning is allowed in this ordinance.
b. Notification to non-emergency 911 dispatch number for open burning larger than 6 feet in diameter.

(G) Violations & Penalties

a. Violation of burn ordinance allows the fire district or city public works staff to recover costs of suppressing unlawful fires and attorney fees. Violation of this ordinance may be punishable by a fine not to exceed $500 or the cost of the fire response and/or suppression for apparatus and personnel, whichever is greater.

PASSED AND ADOPTED by the Condon City Council by a vote of ____Ayes ____Nayes ____Abstain ____ Absent the 2nd day of May 2025.

_____
Mayor Dustan Hall

ATTEST: _____
Kathryn Greiner, City Administrator

ATTORNEY/CLIENT FEE CONTRACT

This ATTORNEY/CLIENT FEE CONTRACT ("Contract") is entered into by and between the City of Condon ("City") and Wyatt S. Baum of Baum Smith, LLC ("Attorney").

1. **Scope and Duties.** City hires Attorney to provide legal services and serve as legal counsel to the Condon City Council. Attorney shall provide those legal services reasonably required to represent City, and shall take reasonable steps to keep City informed of progress and to respond to City's inquiries. City shall cooperate with Attorney, keep Attorney informed of developments, abide by this Contract and pay Attorney's bills on time.

2. **Legal Fees.** City agrees to pay for legal services at the rate of $225.00 per hour. Paralegal work shall be billed at the rate of $150.00 an hour.

   Hourly charges will be due for all work performed by Attorney, any paralegal, and travel time. The City will also be charged for all expenses incurred, including without limitation intended, postage, telephone calls, courier charges, search charges, on-line research charges, filing fees, photocopies, messenger, travel reimbursement, and stenographic services.

   _____ Attorney shall obtain City's consent before retaining outside investigators, consultants, or expert witnesses.

3. **Memberships.** Attorney shall maintain a professional standing as a member of the Oregon State Bare Association. Attorney shall also be responsible for any fees or costs associated with membership in the Oregon City Attorney's Association.

4. **Right to Sub-Contract.** Attorney has the right to sub-contract out with other Attorneys when necessary.

5. **Right to Contract.** City has the right to contract with another Attorney on certain matters.

6. **Prior Authorization**. Attorney must have authorization from the City Administrator or others authorized by the City Administrator before commencing billable work on behalf of the City.

7. **Statements.** Attorney shall send City statements for fees and cost incurred monthly. City shall pay Attorney's statements within 30 days after each statement date.

8. **Conclusion of Services.** When Attorney's services conclude, all unpaid charges shall become immediately due and payable. After Attorney's services

conclude, Attorney will, upon City's request, deliver any City funds or property in Attorney's possession. All files shall remain the property of the Attorney.

9. **Compliance with Laws.** Attorney shall comply with all federal, state and local laws and ordinances applicable to the work to be done under this contract. Attorney shall provide insurance coverage for its workers to comply with workers compensation laws.

10. **Disclaimer of Guarantee.** Nothing in this Contract and nothing in Attorney's statements to City will be construed as a promise or guarantee about the outcome of City's matter. Attorney makes no such promises or guarantees. Attorney's comments about the outcome of City's matter are expressions of opinion only.

11. **Effective Date.** This contract will take effect on January 7, 2016. The contract shall remain in effect until either party receives written notification of discharge or withdrawal.

12. **Attorney Fees.** In the event suit or action is instituted to enforce compliance with any of the terms, covenants, or conditions of the Contract, the trial court shall tax as a matter of costs, a reasonable attorney fee in a suit or action, in favor of the prevailing party. The prevailing party, on appeal, may also recover attorney fees as a matter of costs.

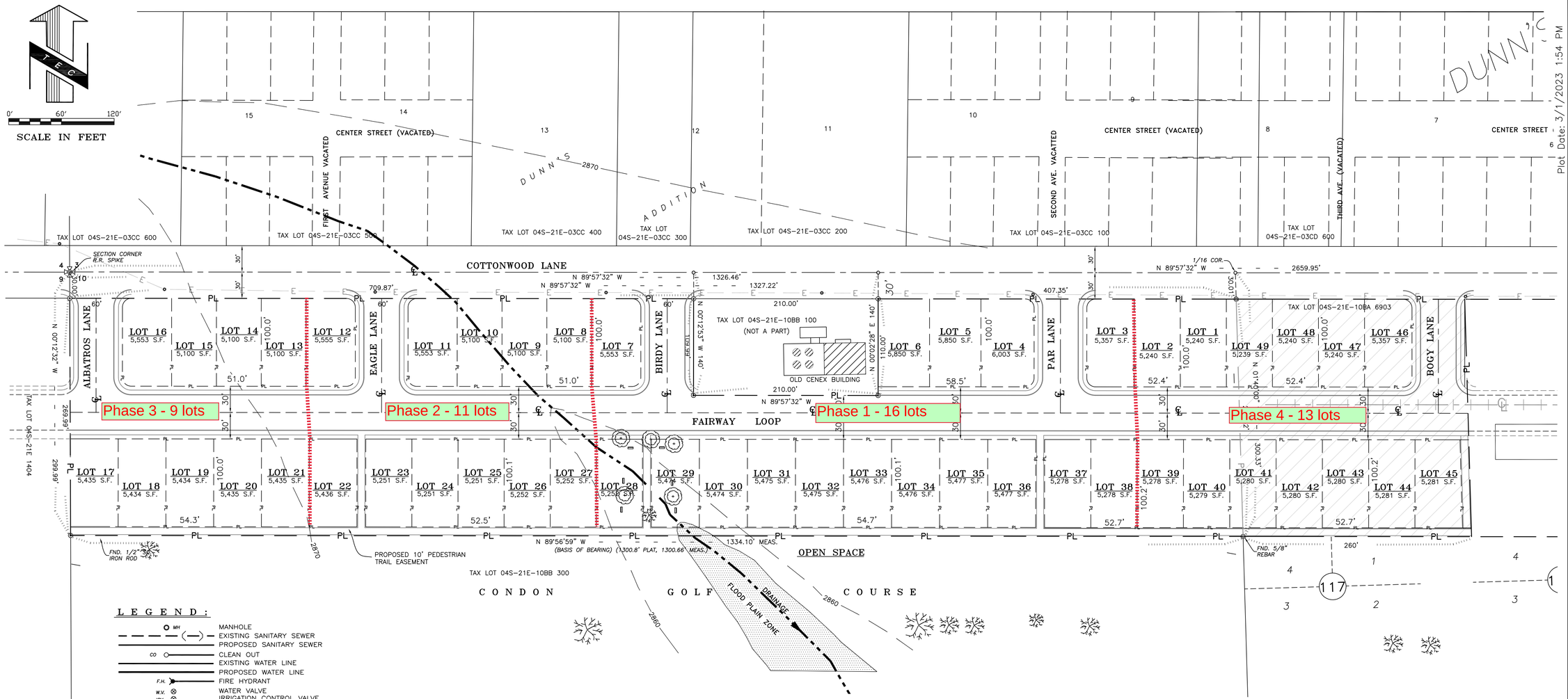
13. **Hold Harmless.** If either party's performance of obligations under this Agreement is materially hampered, interrupted, or interfered with by reason of any fire, casualty, lockout, strike, labor conditions, unavoidable accident, riot, war, or act of God, or by the enactment, issuance, or operation of any municipal, county, State, or federal law, ordinance or executive, administrative, or judicial regulation, order or decree, or by any local or national emergency, the affected party shall be excused from performance of this Agreement and both parties shall be held harmless for damages from this Agreement.

CITY OF CONDON

By:_____
Its:_____
Date:_____

WYATT S. BAUM

_____
Wyatt S. Baum
Attorney at Law
Baum Smith, LLC



L E G E N D :

- MH — MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- CO — CLEAN OUT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- F.H. — FIRE HYDRANT
- W.V. — WATER VALVE
- ICV — IRRIGATION CONTROL VALVE
- B.O. — BLOW-OFF VALVE
- G — NATURAL GAS LINE
- JOINT UTILITY TRENCH
- T — OVERHEAD TELEPHONE CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- TV — CABLE TELEVISION LINE
- E — OVERHEAD ELECTRIC POWER LINE
- UE — UNDERGROUND ELECTRIC POWER LINE
- PP — EXISTING POWER POLE
- G/A — GUY AND ANCHOR
- LP — EXISTING LIGHT POLE
- EXISTING FENCE LINE
- TR — TELEPHONE RISER
- EM — ELECTRICAL METER
- WM — WATER METER
- (E) EXISTING
- DRAINAGE DITCH
- 777 — EDGE OF PAVEMENT
- 100 — EXISTING CONTOUR LINE

N O T E : ALL OTHERS AS NOTED ON PLAN

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 DETTH.

Plot Date: 3/1/2023 1:54 PM

Design	Survey
T.E.C.	T.E.C.
DWG. No.	Drawn
K:\WORK ORDERS\15200\15272\DRAWINGS\15272_Sub 2023.dwg	S.D.H.
Date	Scale
6/15/2018	1"=50'
Work Order No.	
15272	

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

GILLIAM COUNTY PROPERTY INFORMATION

SUMMARY FOR ACCOUNT #4344

Summary information is displayed for the selected property.

Account Information

Mailing Name: CITY OF CONDON
Map and Taxlot: 04S21E10BB-00200
Account: 4344
Situs Address: UNDETERMINED SITUS ADDRESS
Tax Status: Taxable

Ownership

Mailing To:
CITY OF CONDON
PO BOX 445
CONDON, OR 97823

Taxes

Property Tax (Current Year):

Get Current Balance Due (PDF)

Tax Code Area: 0001

Assessment

Assessor Property Description:

Lot Block

Assessor Acres: 7.72
Property Class: 940

Valuation

Current Year Value Summary
As of Jan.1, 2021 - 2022 Tax Year

Real Market Values:

Land	
Structures	
Total	$00

Assessed Values:

Maximum Assessed	$25,040
Assessed Value	$24,320
Veterans Exemption	$0

USER UNDERSTANDS AND AGREES THE INFORMATION AND MAPS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. GILLIAM COUNTY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. GILLIAM COUNTY EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. GILLIAM COUNTY SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. GILLIAM COUNTY ASSUMES NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THIS INFORMATION OR DATA FURNISHED HEREUNDER.

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Gilliam County Sheriff's Office

Total CAD Calls Received, by Nature of Call in Zone GSOC

Nature of Call	Total Calls Received	% of Total
Animal Problem/Complaint/Rescu	2	6.25
Animal/Dog Complaint	2	6.25
Call-Back Request	5	15.63
Civil Problem/Service	1	3.13
Serving Civil	3	9.38
Referral or Assist	1	3.13
Disturbance/Verbal/Argument	1	3.13
Driving Complaint	3	9.38
Follow-Up Investigation	3	9.38
Information Report	2	6.25
Subject Stop	1	3.13
Suspicious Person/Circumstance	2	6.25
Vehicle Stop	4	12.50
Warrant Service	2	6.25

Total reported: 32

Report Includes:
All dates between `00:00:00 03/01/25` and `23:59:00 03/31/25`, All nature of incidents, All cities, All types matching `l`, All priorities, All agencies, All zones matching `GSOC`

Gilliam County Sheriff's Office

Total CAD Calls Received, by Nature of Call in Zone

Nature of Call	Total Calls Received	% of Total
911 Open Line	1	0.24
Abandoned Call	1	0.24
Abandoned Vehicle	4	0.96
Agency Assistance	3	0.72
Animal Problem/Complaint/Rescu	4	0.96
Animal/Dog Complaint	4	0.96
Attempt to Locate	2	0.48
Burglary	1	0.24
Call-Back Request	9	2.16
Civil Problem/Service	6	1.44
Serving Civil	9	2.16
Code Enforcement	3	0.72
Criminal Mischief	2	0.48
Detail	2	0.48
Referral or Assist	2	0.48
Disturbance/Verbal/Argument	1	0.24
Driving Complaint	19	4.57
Extra Patrol Request	5	1.20
Follow-Up Investigation	12	2.88
Traffic Hazard	5	1.20
Information Report	4	0.96
Livestock Incidents	3	0.72
Motorist Assist	20	4.81
Panic/Burglary Alarm	5	1.20
Lost/Found Property	2	0.48
Public Assist	3	0.72
Subject Stop	3	0.72
Suspicious Person/Circumstance	17	4.09
Threat	1	0.24
Vehicle Stop	246	59.13
Trespass	4	0.96
Unlawful Entry of MotorVehicle	1	0.24
Vehicle Check	3	0.72
Warrant Service	3	0.72
Welfare Check	6	1.44

Total reported: 416

Report Includes:
All dates between `00:00:00 03/01/25` and `23:59:00 03/31/25`, All nature of incidents, All cities, All types matching `l`, All priorities, All agencies matching `GCSO`, All zones

Gilliam County Sheriff's Office

Total Traffic Citation Report, by Area

Area	Citations	Violations
GCSO Gilliam County	176	176
GSOA ARLINGTON	12	12
GSOC CONDON	4	4
Report Totals	**192**	**192**

Report Includes:
All dates of issue between `00:00:00 03/01/25` and `23:59:00 03/31/25`, All agencies matching `GCSO`, All issuing officers, All areas, All courts, All offense codes, All dispositions, All citation/warning types

Gilliam County Sheriff's Office

Law Incident Summary Report, by Incident Number

Agency: Gilliam County Sheriffs Office

Number	Time and Date	Nature	Location	Dsp
G25-052	11:12:09 03/01/25	Warrant Service	GSOC	CAA
G25-053	11:07:55 03/05/25	Pursuit	GCSO	CLD
G25-054	11:41:17 03/05/25	Warrant Service	GCSO	CAA
G25-055	18:39:07 03/07/25	Duii	GCSO	CAA
G25-056	13:42:23 03/08/25	Drugs	GSOA	CAA
G25-057	16:44:45 03/09/25	Code	GSOA	CLD
G25-058	08:16:15 03/11/25	Crim Mischief	GCSO	CLD
G25-059	14:38:08 03/11/25	Warrant Service	GSOC	CAA
G25-060	08:27:44 03/12/25	Duii	GCSO	CAA
G25-061	15:30:04 03/12/25	Mvc	GCSO	CLD
G25-062	16:06:24 03/12/25	Agency Assist	GCSO	CLD
G25-063	10:43:46 03/13/25	Burglary	GCSO	INA
G25-064	10:13:02 03/15/25	Code	GSOA	CLD
G25-065	15:26:24 03/15/25	Uemv	GSOA	INA
G25-066	19:34:54 03/15/25	Reckless Drive	GCSO	CAA
G25-067	09:30:49 03/17/25	Crim Mischief	GCSO	
G25-068	11:57:28 03/19/25	Information	GSOA	CLD
G25-069	01:55:16 03/21/25	Disturbance	GSOA	CLD
G25-070	13:51:59 03/21/25	Theft	GCSO	ACT
G25-071	08:35:13 03/24/25	Uumv	GCSO	CAA
G25-072	22:35:31 03/27/25	Warrant Service	GCSO	CAA
G25-073	11:54:12 03/29/25	Overdose	GCSO	CAA
G25-074	18:58:13 03/29/25	Traffic Stop	GSOA	CAA
G25-075	23:34:53 03/29/25	Property	GCSO	CLD

Total Incidents for This Agency: 24

Total reported: 24

Report Includes:

All dates between `00:00:00 03/01/25` and `23:59:00 03/31/25`, All agencies matching `GCSO`, All officers, All dispositions, All natures, All locations, All cities, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes

Gilliam County Sheriff's Office

Total Traffic Warning Report, by Area

Area		Warnings	Violations
GCSO	Gilliam County	72	72
GSOA	ARLINGTON	9	9
GSOC	CONDON	4	4
	Report Totals:	**85**	**85**

Report Includes:
All dates between `00:00:00 03/01/25` and `23:59:00 03/31/25`, All agencies matching `GCSO`, All issuing officers, All areas, All violations

Chapter 4 - City of Condon

Introduction

The City of Condon, Oregon, is located in Gilliam County, approximately 38 miles south of Arlington, Interstate 84, and the Columbia River. The City of Condon is located on a high desert plateau nearly 3,000 feet above sea level at the upper end of a northeasterly branch of Condon Canyon. Drainage from this canyon flows south to Thirtymile Creek, west to the John Day River, and north to the Columbia River.

The City of Condon is located at the crossing of State Highway 19 and 206. This location makes the City of Condon a commercial service center for an agricultural area of more than 3,000 square miles. See Figure 8, Location and Vicinity Maps (Condon), and Figure 9, Aerial Map (Condon) in Attachment A for details. Portland State University (PSU) Population Research Center data from 2023 indicate the City of Condon population is approximately 726 residents (PSU, 2023).

The City of Condon lies in one of the more arid regions of Oregon, with an average precipitation of approximately 13 inches per year according to the Western Regional Climate Center (WRCC). Annual snowfall totals average approximately 28.7 inches in the area. In winter, the average temperature in the City of Condon is 35 degrees Fahrenheit (ºF); winter temperatures can drop to an extreme of -24ºF. The average annual maximum temperature is 59ºF but may reach an extreme high of 111ºF (WRCC, 2023).

The City of Condon is not located on a major river or lake. Condon Canyon Creek's mainstem passes west of the City of Condon. The fingers of the headwaters of the creek within the City of Condon are dry creek beds nearly year-round, except for a small spring located just south of the City of Condon. City of Condon staff have measured flows from the spring (the total creek) in the past and found the flows varied from approximately 5.6 to 22 gallons per minute (gpm) (Anderson Perry & Associates, Inc., 2017a).

Relevant Studies and Designs

A literature review of available reports and planning documents was conducted to obtain data on the municipal water system of the City of Condon. Reports that were reviewed include a 1988 Water Supply Improvements Study (AP, 1988), a 1996 Municipal Water Groundwater Review and Study (Gullixson and AP, 1996), a 2002 Water System Master Plan (WSMP) (AP, 2002a), and a 2017 WSMP (AP, 2017a). Designs of completed construction projects that were reviewed include 1999 Water System Improvement designs (AP, 1999b).

Existing Water System Overview

The reports and studies mentioned above summarized the condition of the City of Condon's water system and noted the following observations. Refer to Figure 10A, Water System Source Map (Condon), and Figure 10B, Water System Map (Condon), in Attachment A for details on the City of Condon's existing water system components.

Supply

The original water supply system for the City of Condon was developed in 1921 and 1923 at the City Farm located on Hay Creek approximately 5 miles northwest of the City of Condon. The water supply system consisted of a system of spring collectors constructed to gather groundwater into an approximate 104,000-gallon concrete wetwell. According to a 1968 water study, the capacity of the original spring collection system was approximately 150,000 gallons per day. Since then, wells have been drilled at the City Farm site to augment the spring collection system.

The City of Condon currently has eight wells (seven active wells and one inactive well), a groundwater collection system (springs), and two booster pumps that supply water to the reservoirs located northwest of the City of Condon. Wells No. 1 through 8, the springs, and the booster pumps are located at the City Farm. Of the eight wells, three are alluvial wells that were drilled in the alluvium of Hay Creek at the City Farm in 1999. In addition to installing piping to connect the three new wells to the existing system, the City of Condon has also installed all new electric cables, control cables, and motor starter panels on all eight wells. The available well production capacity information at the time this Assessment was produced is as follows: Well No. 1 produces 40 gpm, Well No. 2 produces 40 gpm, Well No. 3 produces 60 gpm, Well No. 4 produces 78 gpm, Well No. 5 produces 130 gpm, Well No. 6 produces 90 gpm, Well No. 7 produces 50 gpm, and Well No. 8 produces 108 gpm. In addition to the domestic supply wells, the City of Condon has three wells that are used to irrigate the golf course. To augment irrigation during dry summer months, the golf course is irrigated by a booster pump system that was installed in 2021 and supplies water from the distribution system. Only one of the golf course well logs was able to be found on the OWRD website, and it shows the well in the middle of the golf course to be 630 feet deep. According to City of Condon staff, this well produces only 40 gpm.

The municipal wells discharge into the 104,000-gallon concrete wetwell. Two high head turbine booster pumps draw water out of the wetwell and discharge into the 8-inch diameter steel transmission line that connects to the storage reservoirs northwest of the City of Condon. When operating separately, each pump can discharge approximately 440 gpm. When operated in tandem, they can discharge approximately 700 to 750 gpm. Under normal operational mode, only one booster pump is driven by a variable frequency drive. The discharge flow from each booster pump varies based on the water level in the wetwell.

Upgrades were incorporated into the booster pump station during the 1999 Water System Improvements project. The roof, windows, insulation, ceiling, lights, and wiring were all replaced, and the interior was painted. All new pump discharge piping was installed, as well as a new monitoring/control and telemetry system. New valves and flowmeters were installed on existing Wells No. 1 through 5 and new Wells No. 6 through 8. A new flow proportional chlorination system was installed for proper disinfection of the water. Lastly, new electrical and control panels were installed at the booster pump station and reservoir site.

According to the Oregon Health Authority Drinking Water Data Online database, the City of Condon's groundwater supply serves 720 residents and has 420 service connections. The database provided the following summary of the City of Condon's drinking water supply sources. The spring collectors are documented as having unknown construction adequacy,

other surface water present within 500 feet of the springs, and an aquifer sensitivity rating of moderate. Well No. 2 is documented as having inadequate construction (no further details), surface water present within 500 feet of the well, and an aquifer sensitivity rating of high. Well No. 3 is documented as having inadequate construction (no further details), surface water present within 500 feet of the well, and an aquifer sensitivity rating of high. Well No. 4 is documented as having inadequate construction (no further details), surface water present within 500 feet of the well, and an aquifer sensitivity rating of high. Well No. 5 is documented as having inadequate construction (no further details), surface water present within 500 feet of the well, and an aquifer sensitivity rating of high. Well No. 6 is documented as having adequate construction, surface water present within 500 feet of the well, and an aquifer sensitivity rating of high. Well No. 7 is documented as having adequate construction, surface water present within 500 feet of the well, and an aquifer sensitivity rating of moderate. Well No. 8 is documented as having adequate construction, surface water present within 500 feet of the well, and an aquifer sensitivity rating of moderate.

Storage

Water is pumped through a 22,500-foot transmission line from the booster pump station at the City Farm to three storage reservoirs at a site approximately 0.5 mile northwest of the City of Condon. There is one aboveground steel tank, which was built in 1958, and two in-ground concrete basins with membrane liners, which were originally built in approximately 1921.

The 500,000-gallon steel tank receives water from the booster pump station via the 8-inch diameter steel transmission line. The reservoir is 35 feet high and 50 feet in diameter. The base elevation is approximately 3,000 feet. Additionally, a valve vault and flowmeter were installed at the reservoir site. The reservoir was inspected in 2008 and found to be in good condition with only minor surface rust in a few locations within the reservoir. The roof showed signs of isolated rust spots and an area where the coating had delaminated.

The other two reservoirs are in-ground concrete basins located adjacent to the steel reservoir. Each basin is approximately 8 feet deep and holds 175,000 gallons. The basins are covered with steel trusses with metal roofing. Both basins have an internal liner to prevent leakage. Both reservoirs were inspected in 2008 and were found to be in good condition. Minor surface rust was found throughout the east reservoir structure. In 2009, an 8-inch overflow was installed in the east basin and the basin was relined to seal the leaking liner that was installed in the 1970s. The reservoirs were inspected and cleaned most recently in 2021, the only maintenance needed was cleaning out a minor amount of silt.

Solenoid-operated valves paired with pressure transducers in the basins maintain water levels in the 175,000-gallon basins. The basins are filled with water from the 500,000-gallon steel tank. The valve configuration at the reservoirs is set up so any selected tank or basin can be bypassed, and maintenance can be performed. Water flows from the concrete basins to the City of Condon's distribution system via parallel 8- and 12-inch pipelines. The pressure in the distribution system is provided by gravity. Elevations within the City of Condon vary from approximately 2,800 feet to 2,900 feet; therefore, static system pressures range from approximately 45 pounds per square inch (psi) to 85 psi. If only the steel tank were in service, these pressures would be increased by approximately 12 to 14 psi, since water in the tank is at a higher elevation than the concrete basins.

Distribution

The existing distribution system was developed as the City of Condon grew. The majority of the system is composed of polyvinyl chloride pipe with some areas of steel pipe. Sizes range from 2 to 16 inches in diameter. All of the City of Condon's customers can be serviced by gravity flow from the existing water system; however, the higher areas have lower water pressures. The City of Condon staff have performed a significant number of distribution improvements over the last couple of decades. Flowmeters were installed on all customer services in 2011 and were replaced with advanced meter reading and leak detecting meters in 2024. The City of Condon is now able to detect customer leaks quickly and will be monitoring the system for potential distribution system leaks.

The City of Condon is continuing its efforts to improve the water distribution system by replacing old steel pipes, fixing leaks within the distribution system, and fully metering service connections. Following the recommended improvements of the 2002 WSMP has resulted in the replacement of over 13,000 linear feet of distribution piping, which increased water delivery efficiency and water distribution capacity. Fully metering the system has assisted the City of Condon with identifying problem areas by pinpointing leaks in the service lines, allowing city staff to repair them quickly.

System Needs and Deficiencies

The 2017 WSMP stated that the City of Condon may have adequate water supply for the next 20 years. However, to address the trend of ongoing decreasing water levels in the existing wells, the City of Condon should monitor potential drought impacts on the water supply wells.

The storage reservoirs have adequate capacity and are in good condition. Ongoing inspections and repairs are recommended for general maintenance and upkeep. This includes repairing/treating rust spots on the aboveground reservoir roof and addressing breaches in exterior vents and entry hatch on the in-ground reservoirs.

Distribution system needs include replacing old steel and undersized main lines and improving fire flow capacity. Fire flow and fire protection for the City of Condon will benefit from upgrading the undersized main lines, and also from increasing fire hydrant coverage.

Proposed Improvements

Supply

Although not recommended in the 2017 WSMP, it was noted that the City of Condon would benefit from an additional water supply source to meet future water demand. However, due to more recent legislation, groundwater water rights adjacent to Hay Creek for the alluvial aquifer are not being granted by the Oregon Water Resources Department (OWRD). Therefore, the City of Condon may have to consider tapping the deeper underlying basalt aquifer for future water supplies, or transferring existing water rights to a new, higher production well. This could prove to be expensive as the Radar Base Well and the Golf Course Well are ±1,200 and ±600 feet deep and have low sustainable yields. Therefore, it can be expected that a new basalt well would have to be approximately 1,600 to 2,000 feet deep. Further, more than one deep basalt

well may be required to meet the City of Condon's future demands. Since the probability of a reasonably good yield from a deep basalt well is low based on existing wells, a test well would need to be drilled prior to developing a full production well to evaluate the potential water yield. Due to the unknown potential yield from a new supply well, it is recommended city staff continue to monitor well production rates as well as implement water conservation measures to offset the need to develop a new water supply source. The City of Condon should make available to the public water conservation education materials (see the OWRD pamphlet in Attachment B, Outreach Materials) as an element of public outreach to help achieve water conservation objectives.

Storage

It appears the total storage volume available in the City of Condon's water system is adequate to meet present and future storage volumes throughout the planning period. The three reservoirs are in good condition according to the 2008 and 2021 inspection reports. However, the condition of the steel tank interior and exterior should continue to be monitored (The City of Condon currently conducts cleaning of the reservoirs at five-year intervals) with minor recoating of areas subject to corrosion. Also, it is recommended that the City of Condon have all reservoirs inspected again and maintain a periodic inspection schedule. The concrete basins may also need to have repairs made to the entry hatches and the liners and/or roof system over the planning period. It is recommended the City of Condon continue to set aside funds in a reserve so money will be available when needed for repairs.

Distribution

Improvements to the distribution system include areas of steel pipe that continue to need to be replaced, circulation and flow capacity to the east side of the City of Condon needs to be improved, and fire flows to commercial, industrial, and school areas should be improved. It is recommended that all remaining steel pipe be replaced to improve water quality. Several undersized main lines also result in fire flow capacity limitations in some areas of the system. Some of these undersized lines have been recommended for upgrading where improved fire flow capacities are needed. It is recommended the City of Condon complete improvements to the distribution system to eliminate as many undersized and old steel main lines as possible and to provide improved system pressures and fire flow capacities in areas lacking adequate fire flows.

Existing System and Proposed Improvements Summary

Table 4-1 summarizes existing water system components and any proposed improvements.

TABLE 4-1
CITY OF CONDON WATER SYSTEM SUMMARY AND PROPOSED IMPROVEMENTS

Element	Supply	Storage	Distribution
Existing System Components	Eight domestic supply wells, a spring, and three wells for golf course irrigation	Three reservoirs: 500,000-gallon steel reservoir, two 175,000-gallon lined concrete reservoirs	Undersized main lines (and some steel lines) exist, and new advanced metering infrastructure (AMI) water meters are installed throughout Condon
Proposed Improvements	None (ongoing monitoring of supply rates recommended)	None (ongoing preventative maintenance recommended)	Replace and upgrade undersized steel lines, improve flow capacity to east side of Condon, increase fire hydrant coverage

Next Steps

One component of the outreach effort could include posting a public notice in the local newspaper, Times Journal, that summarizes the objectives of this Assessment for both the benefit of public awareness and to provide an opportunity for public input and feedback. The City of Condon should also continue to engage in any additional outreach efforts pertaining to water conservation opportunities and education, as well as collaborating with appropriate parties and government agencies regarding funding opportunities for infrastructure upgrades. A Business Oregon Infrastructure Funding Handout is included in Attachment B, Outreach Materials, as a resource.