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## **MINUTES REGULAR CITY COUNCIL MEETING**

**WEDNESDAY, JULY 2, 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 Tom Fatland, Michael Durfey, Jan Stinchfield, Dawn Parm and Jeremy Kirby; Staff - City Administrator Kathryn Greiner, Public Works Superintendent Gibb Wilkins and Gilliam County Sheriff Gary Bettencourt; Contract Planners Dan Meader and Jaime Crawford of AKS/Tenneson Engineering.

**Absent:** Councilor Hanna Bass

### **3. ADDITIONS TO AGENDA**

**3.1. \*\* Review & Approve The Automation Group & CIS Invoices that Exceed \$50,000**

**3.2. \*\* Discuss Public Parking Issues - Main & Summit Streets**

**3.3. \*\* Gilliam County Strategic Roundtable Meeting Agenda**

### **4. PUBLIC HEARING - Ordinance 2026-01 - Floodplain Management Regulations**

#### **4.1. Open Public Hearing**

Mayor Hall opened the public hearing on Ordinance 2026-01 - Floodplain Management Regulations at 7:16 p.m.

#### **4.2. Hear Public Comment/Testimony on Ordinance 2026-01**

Planning Consultant Dan Meader explained that the ordinance was necessary due to a lawsuit filed over a decade ago by FEMA regarding floodplain ordinances. It revolves around the Endangered Species Act (ESA) and the ordinances make it difficult to build within the floodplain. Although Condon is working with FEMA on new, more accurate floodplain maps, they are not completed and the current maps of 1984 are used for this purpose. Meader stated that due to the lawsuit, there is not much the council can do about what is before them. Planning Consultant Jamie Crawford of AKS stated that due to this lawsuit, there are three options - 1) adopt the model ordinance that is before the council this evening, which meets all the state and federal language necessary; 2) do not allow development in the floodplain ordinance; or 3) a biological option that requires environmental and wetland scientist to be involved. Crawford stated that if the city chose to do nothing, it would immediately be taken out of the National Flood Insurance Program.

CA Greiner asked for clarification as she was telling people that it would be quite difficult or next to impossible to build floodplains with a new ordinance as she was led to believe by previous meetings. Crawford clarified that it would be similar to old ordinance that still would require floodplain surveys, yet added in additional language to meet state and federal law. Resident Barbara Anderson asked about the floodplain maps and suggested that they are incorrect near her properties. CA Greiner stated that FEMA is in the process of issuing new maps and most of the field work has been completed, showing that there are not a lot of changes to the maps in general, but will be more exact of where the floodplains are located. The new maps have been engineered to show where the floodplain lines are so it may be easier to build by having the line already drawn and showing where your floodplain ends. CA Greiner will send the draft maps to Crawford and Anderson.

Council did not have an additional questions.

**4.3. Close Public Hearing**

Mayor Hall closed the public hearing at 7:29 p.m.

**5. PUBLIC COMMENT**

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

None

**6. CONSENT AGENDA**

**6.1. Review & Approve June 4, 2025 Budget Hearing and Regular Council Minutes**

**A motion was made by Councilor Fatland to approve the June 4, 2025 Budget Hearing and Regular Council meeting minutes. The motion was seconded by Councilor Durfey. Motion carried.**

**Yes- Stinchfield, Parm, Kirby, Fatland, Durfey, No- None, Abstain- None**

**6.2. Review Accounts Payable & VISA Statements**

Councilor Fatland asked what the wifi cost was in the accounts payable and was told by PW Wilkins that it was to connect the mini-split system in the Memorial Hall to run as one unit instead of two. Councilor Fatland also asked about the bill to Kelsay Garten Tree Service of \$10,500 and heard from PW Wilkins that it was for 8 trees at the golf course. CA Greiner noted that PW Aaron Fitzsimmons came in after a large limb fell out of a tree by the clubhouse and asked to have it taken down for safety reasons.

**6.3. \*\* Review & Approve The Automation Group Invoice for \$90,553.60 & CIS Invoice \$52,472.13**

Council is required to approve checks over \$50,000 and there are two to be approved at this meeting.

**A motion was made by Councilor Stinchfield to approve The Automation Group invoice for \$90,553.60 and CIS invoice for \$52,472.13. The motion was seconded by Councilor Kirby. Motion carried.**

**Yes- Stinchfield, Parm, Kirby, Fatland, Durfey, No- None, Abstain- None**

**7. OLD BUSINESS**

CA Greiner stated that Gilliam County Commissioner Leah Watkins needed to be added and that Amanda Richardson had called and asked to be on the pool committee.

Mayor Hall appointed himself, Councilor Durfey, Molly Fatland, Cindy Osterlund, Shellie Johnson, Steve Shaffer, Guy Whatley, Gilliam County Commissioner Leah Watkins and Amanda Richardson to the swimming pool committee.

CA Greiner asked if they could schedule their first meeting at 5:30 p.m. Wednesday, July 23 and there was consensus to schedule it for that time and make council aware of any changes.

**7.1. Condon Community Swimming Pool Update & Appoint Pool Committee - Mayor Hall, Councilor Durfey, Molly Fatland, Cindy Osterlund, Shellie Johnson, Steve Shaffer & Guy Whatley**

CA Greiner has asked the council to approve a swimming pool committee for the Master Plan project with OPSIS. Several members of the committee participated in the last pool discussion several years ago, two were suggested by councilors and Amanda Richardson contacted the city and asked to be on the committee.

Mayor Hall appointed himself, Councilor Durfey, Condon Community Pool manager Shellie Johnson, Molly Fatland, Cindy Osterlund, Steve Shaffer, Guy Whatley and Amanda Richardson.

CA Greiner stated that OPSIS would like to meet with the committee in July and will ask for availability from the group.

**7.2. Condon Grade School Update**

Condon Grade School project has put out an RFP for environmental abatement and project management that is due back next week to Port of Arlington Environmental Sentry. The project is expected to be completed late 2025 or early 2026.

**8. NEW BUSINESS**

**8.1. First & Second Reading & Emergency Declaration of Ordinance 2026-01 - City of Condon, Gilliam County Floodplain Management Regulations**

**A motion was made by Councilor Parm to approve the first reading of Ordinance 2026-01 - An Ordinance Floodplain Management Regulations by title only. The motion was seconded by Councilor Fatland. Motion carried.**

**Yes- Stinchfield, Parm, Kirby, Fatland, Durfey, No- None, Abstain- None**

**CA Greiner read Ordinance 2026-01 - An Ordinance Floodplain Management Regulations by title only**

**A motion was made by Councilor Parm to approve the first reading of Ordinance 2026-01 - An Ordinance Floodplain Management Regulations with emergency clause which makes it effective July 2, 2025. The motion was seconded by Councilor Durfey. Motion carried.**

**Yes- Stinchfield, Parm, Kirby, Fatland, Durfey, No- None, Abstain- None**

**A motion was made by Councilor Parm to approve the second reading of Ordinance 2026-01 - An Ordinance Floodplain Management Regulations by title only. The motion was seconded by Councilor Fatland. Motion carried.**

**Yes- Stinchfield, Parm, Kirby, Fatland, Durfey, No- None, Abstain- None**

**CA Greiner read Ordinance 2026-01 - An Ordinance Floodplain Management Regulations by title only**

**A motion was made by Councilor Fatland to approve the second reading of Ordinance 2026-01 - An Ordinance Floodplain Management Regulations with emergency clause which makes it effective July 2, 2025. The motion was seconded by Councilor Kirby. Motion carried.**

**Yes- Stinchfield, Parm, Kirby, Fatland, Durfey, No- None, Abstain- None**

**8.2. Review & Approve Resolution 2026-01 - General Fee Resolution**

Council received the fee resolution in June, but without the Park & Recreation Committee's input on golf fees. Those have been adjusted. CA Greiner asked the council when they would like the fees to go into effect and noted that the original July 2, 2025, would be problematic with the golf fees over the weekend. She recommended that it go into effect August 1, 2025, to give staff time to make changes to the website, software and at the golf course. Fees for water would not be charged the new rate until the August bills.

**A motion was made by Councilor Durfey to approve Resolution 2026-01 - General Fee Resolution effective August 1, 2025. The motion was seconded by Councilor Parm. Motion carried.**

**Yes- Stinchfield, Parm, Kirby, Fatland, Durfey, No- None, Abstain- None**

**8.3. Finalize Lot Layout of Fairway Housing Subdivision**

CA Greiner stated that the Business Oregon housing grant has been executed, and she is meeting on Zoom Wednesday, July 9 with the surveyor, planner and engineer to begin the subdivision process by the golf course. She asked that the council make a formal motion to approve the lot layout that was previously presented. She anticipates the project to be completed by the end of the year. She asked if the housing committee would like to meet in July or early August to determine street names and the name of the subdivision, but it was the consensus to have the full council involved. Councilor Parm suggested naming streets after the local Nobel Prize Laureate winners.

**8.4. Review Request for Funds for Summer Food Program at Condon Early Learning Center**

Councilor Kirby stated an actual conflict of interest due to his wife being an employee of the Condon Early Learning Center and abstained and recused himself from the discussion. Councilor Durfey stated an actual conflict of interest due to his wife being an employee of the Condon Early Learning Center and abstained and recused himself from the discussion.

CA Greiner stated that the city has a "community" line item in the general fund that has been used for other donations such as this in the past and last year gave the Condon Food Pantry \$2,500.

**A motion was made by Councilor Fatland to approve \$2,500 to the Condon Early Learning Center for their summer lunch. The motion was seconded by Councilor Stinchfield. Motion carried.**

**Yes- Stinchfield, Parm, Fatland, No- None, Abstain- Kirby, Durfey**

**8.5. Accept Resignation of City Administrator Kathryn Greiner**

**A motion was made by Councilor Fatland to approve the resignation of City Administrator Kathryn Greiner effective December 31, 2025. The motion was seconded by Councilor Durfey. Motion carried.**

**Yes- Stinchfield, Parm, Kirby, Fatland, Durfey, No- None, Abstain- None**

**8.6. \*\* Discuss Public Parking Issues - Main & Summit Streets**

In response to a resident's complaints at the June meeting regarding parking issues on Main Street and near Two Boys Meat & Grocer (Main & Summit), the issue was brought back to the council by Sheriff Bettencourt. He stated that he had spoken with the owner of the store, who did not want to participate but to leave it up to the council. The council has the authority to make the rules for parking with the city and PW Superintendent Wilkins stated that it would go before the council in a resolution. Sheriff Bettencourt, in discussion with city staff, recommended diagonal parking for compact cars only on the south side of Summit Spring by the store. Parallel parking is permitted without any changes to that area, with Councilor Fatland stating that he would like that solution, but realized that making such a large change would cause a lot of confusion. It was discussed that to make the changes, the parking lanes would need to be painted and also add a traffic barrier and/or paint

the curb near the stop sign. It was the consensus of the council to have staff bring back a resolution on the parking design at the August meeting.

## **9. STAFF REPORTS**

### **9.1. Public Works – Public Works Superintendent Gibb Wilkins**

PW Wilkins stated that 10 million gallons were pumped in June, which is 2 million gallons more than the previous year. There was a voluntary water restriction put on for irrigation between 9 a.m. and 6 p.m. and he has had to remind several water users of those restrictions. He stated that the city underwent its water system review on June 12 by the Oregon Health Authority Drinking Water Division, which took almost 8 hours and had no major findings. DEQ is reviewing PW Wilkins comments on the burn pile at the transfer station and will alert council when the public comment period is open. CA Greiner stated that at a recent LOC Small Cities meeting she learned of a company that will come burn the yard debris by using a machine that alleviates smoke pollution. The cost is approximately \$1,800 a day plus travel. She noted that if the burn pile is taken out of the next permit, this is an option and the cost is covered by the fees at the transfer station. The Public Works crew are moving rights-of-way before the July 4 holiday and the new equipment purchased with grant funds will be in Condon next week. PW Wilkins stated that testing for PFAS in the water will begin in July 2026 and the ODOT Small City Allotment paving project will be done in September.

### **9.2. Police & Fire – Gilliam County Sheriff Gary Bettencourt**

Sheriff Bettencourt stated that he toured Condon before July 4 and noted a few mopre lots that need to be mowed and has contacted the landowners. He said that the golf cart issue of driving throughout town has gotten out of hand, and he is addressing that issue, but noted that the council can make changes in their ordinance too. ORS 810.070 authorizes the city to make the decision on the golf cart issue in town. The consensus was to do nothing in an ordinance at this time. Sheriff Bettencourt stated that he is addressing the complaints received last month regarding people living in their RVs on private property and in the city's right-of-ways and has talked to one instance where this is an issue.

### **9.3. Administration – City Administrator Kathryn Greiner**

CA Greiner reminded the council of the Gilliam County Strategic Roundtable meeting Tuesday, July 8, 6p.m. and the city's work session to start the city administrator search Friday, July 11, 10-11 a.m. Agendas for both of these meetings are available to the council in Civic Clerk system. Senator Ron Wyden will be holding a townhall at Condon's Memorial Hall Saturday, July 26, 11 a.m. - noon. CA Greiner attended Gilliam County Court earlier in the day to question the new program that was submitted by City of Arlington for \$200,000 for economic development. After discussion, it was tentatively decided that the cities of Condon and Lonerock would also enter into an IGA for economic development funds. Gilliam County Judge Cris Patnode was present and confirmed the meeting next week is to have an annual meeting of county stakeholders to discuss issues important to Condon.

## **10. COUNCIL INFORMATION**

### **10.1. Condon Community Food Pantry Ribbon Cutting Invitation**

### **10.2. Park & Recreation Committee Notes of June 4, 2025 Meeting**

### **10.3. Gilliam County Strategic Roundtable Meeting Agenda - July 8, 2025, 6 p.m.**

## **11. NEXT REGULAR MEETING DATE**

### **11.1. The next regular Condon City Council meeting will be Wednesday, August 6, 2025, 7 p.m. at City Hall.**

## **12. ADJOURN REGULAR MEETING**

Mayor Hall adjourned the meeting at 8:07 p.m.

\_\_\_\_\_  
Dustan Hall, Mayor

ATTEST: \_\_\_\_\_ Date \_\_\_\_\_  
Kathryn Greiner City Administrator