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<http://cityofcondon.com/>

AGENDA REGULAR CITY COUNCIL MEETING

WEDNESDAY, OCTOBER 1, 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. ** City of Arlington Letter - Business Recruiting Opportunities**
 - 3.2. ** Burning Ban Update Flyer**
- 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 September 3, 2025 Regular Condon City Council Meeting Minutes**
 - 5.2. Review the October Accounts Payable & VISA Statements**
- 6. OLD BUSINESS**
 - 6.1. Condon Community Pool Master Plan Update**
 - 6.2. Condon Grade School Update**
 - 6.3. Gilliam County Economic Development Grant Discussion**
- 7. NEW BUSINESS**
 - 7.1. Second Reading Ordinance 2026-02 - And Ordinance Providing for the Regulations of Parking; All Amending Ordinances; and All Other Ordinances or Parts of Ordinances in Conflict Herewith; An Ordinance to Chapter 70: General Provisions to Include Golf Carts; Correction of Chapter 51.10(D)3-Disconnection for Late Payments; Repealing Chamber Fiber Council; Child Care Changes in Zoning and Declaring an Effective Date**
 - 7.2. Review & Approve the 2025-26 Condon Community Pool Lease with Condon School District**
- 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. ** City of Arlington Letter - Business Recruiting Opportunities**
 - 9.2. ** Burning Ban Update Flyer**

10. NEXT REGULAR MEETING DATE

10.1. The next regular meeting of the Condon City Council is Wednesday, November 5, 2025, 7 p.m. at City Hall.

11. ADJOURN REGULAR MEETING

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting. Please contact Condon City Administrator at (541) 384-2711 to make a request for an interpreter or other accommodations.

Agenda prepared and distributed September 25, 2025



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Condon, OR 97823
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MINUTES REGULAR CITY COUNCIL MEETING

WEDNESDAY, SEPTEMBER 3, 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, Tom Fatland, Jeremy Kirby, Michael Durfey, Hanna Bass, Dawn Parm; Staff - City Administrator Kathryn Greiner, PW Superintendent Gibb Wilkins; Condon Community Swimming Pool Manager Shellie Johnson and Gilliam County Sheriff Gary Bettencourt(left at 7:15 p.m.).

Absent: None

3. ADDITIONS TO AGENDA

3.1. ** OLCC Application for Dino Mart

3.2. ** Planning Commission Resignation - Rachel Weinstein

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 August 6, 2025 Regular Condon City Council Meeting Minutes

A motion was made by Councilor Jan Stinchfield to approve the August 6, 2025 regular Condon City Council meeting minutes. The motion was seconded by Councilor Dawn Parm. Motion carried.

Yes- Jan Stinchfield, Dawn Parm, Jeremy Kirby, Tom Fatland, Hanna Bass, Michael Durfey, No- None, Abstain- None

5.2. Review Accounts Payable & VISA Statements

Councilor Fatland inquired about the signage purchased with PW Wilkins stating that they were for the golf course for new rates.

6. OLD BUSINESS

6.1. Condon Community Swimming Pool Master Plan Update

CA Greiner explained that the Swimming Pool Master Plan Committee met in person August 15 at the golf course clubhouse and went over pool options, demographics of users, historical operating costs. The minutes from that meeting were attached to the council packet. There are still some concerns about the pool being at a different location, but CA Greiner asked that the committee and council stay focused on the task of completing the master plan of new pool, and re-evaluate the costs of the old pool after this project is completed. The master plan will allow the council to have cost estimates of construction and operation, which they could then compare to rehabbing the existing pool. The next meeting will be in-person with Opsis group Tuesday,

September 16 and CA Greiner asked what time would work for Mayor Hall and Councilor Durfey.

CA Greiner asked the council for guidance for a bonus for lifeguards at the pool that was discussed in the Park and Recreation Committee earlier in the year. After a discussion between the council and Pool Manager Johnson, it was the consensus of the council to give the lifeguards up to \$100 gift certificates to the guards that worked during the 2025 pool season.

6.2. Fairway Housing Project Update

CA Greiner stated that Fairway Housing subdivision plan approved at the last council meeting was approved as a tentative plan by the planning commission and is moving forward. She asked the council to look at the questions attached to the agenda by the engineer that requested moving the walking path on the plan from its position on the subdivision to the golf course, or shifting all lots 10 feet south. This shift would accommodate the property inside the subdivision that is privately owned where a sidewalk would be absent. It was the consensus of the council to keep the existing plan, but to work with the private landowner to plan for a sidewalk along the south side of their property or at least curb along the property to assist with storm run-off.

Once the engineering and surveying have been completed, the plan will go back to the Planning Commission as a final plan to be approved. The city has one year to complete this plan, but due to grant timelines, it is expected to be completed by early 2026.

6.3. City Administrator Recruitment Update

The council were given an email from Jennifer Stapleton, a recruiter, with an update and a request to see if there is a lower-cost/short-term housing option and/or relocation stipend for the successful applicant. The email did state that 17 applications were received with 8 having follow-up screening invitations. The council said that there was not an option to assist with housing, but they would be open to negotiating a relocation stipend if necessary. CA Greiner asked if the council would like to include staff on the interview committee, and it was decided that CA Greiner and PW Wilkins would participate in the interview process. CA Greiner said that she received a list of applicants that she would forward to the council, but due to it not being public information, asked the councilors not to share. CA Greiner will coordinate the interviews with the recruiter and set up a time that is agreeable with the council.

7. NEW BUSINESS

7.1. Flatt Request to Vacate Alley

Cassandra Flatt has requested that the alley between Highway 206/Bayard Street and Spring Street be vacated for a housing development that she is planning on her property with partner Mark Griffith. Griffith stated that the alley "leads to nowhere", starting at the highway and goes through to Spring Street. He noted that he had talked with several of the adjacent landowners that are in favor of the alley vacation. Griffith said that they are planning to divide the property and bring in more affordable housing. Councilor Fatland asked if there are any issues with city utilities in this alley, with PW Wilkins stating that there are none at this time. Councilor Bass asked what the process in to vacate, and CA Greiner stated that it would take 2-3 months to go through it with the attorney, hold public meetings and contact adjacent landowners.

It was the consensus of the council to begin the process to vacate the alley as requested.

7.2. OLCC License Renewals - BPOE #1869, Hattenhauer Distributing Company/Condon Food Mart, Murray's Drugs, Inc./Murray's Condon Pharmacy, Two Boys Meat & Groceries, Inc, and WSC, LLC/Wild Sage Restaurant

CA Greiner explained that she received a request for the Hattenhauer location from Condon Dino Mart, as they are scheduled to purchase that property next month. To allow for Hattenhauer to keep their license until sale, council would need to approve them and the next agenda item approve the OLCC permit for potential new owners.

A motion was made by Councilor Michael Durfey to approve the OLCC license renewals for BPOE #1869, Hattenhauer Distributing Company/Condon Food Mart, Murray's Drugs, Inc./Murray's Condon Pharmacy, Two Boys Meat & Groceries, Inc. and WSC, LLC/Wild Sage Restaurant. The motion was seconded by Councilor Jeremy Kirby. Motion carried.

Yes- Jan Stinchfield, Dawn Parm, Jeremy Kirby, Tom Fatland, Hanna Bass, Michael Durfey, No- None, Abstain- None

7.3. ** Review & Approve OLCC License for Condon Dino Mart LLC

A motion was made by Councilor Jan Stinchfield to approve the OLCC license for Condon Dino Mart LLC. The motion was seconded by Councilor Dawn Parm. Motion carried.

Yes- Jan Stinchfield, Dawn Parm, Jeremy Kirby, Tom Fatland, Hanna Bass, Michael Durfey, No- None, Abstain- None

7.4. First Reading Ordinance 2026-02 - An Ordinance Providing for the Regulations of Parking; All Amending Ordinances; and All Other Ordinances or Parts of Ordinances in Conflict Herewith; An Ordinance to Chapter 70: General Provisions to Include Golf Carts; Correction of Chapter 51.10(D)3 - Disconnection for Late Payments; Repealing Chapter Fiber Council; Child Care Changes in Zoning and Declaring an Effective Date

CA Greiner explained that this ordinance was to put in the new parking rules near Two Boys Meat & Grocery, golf cart use, and to clean up several issues in the code that are either not applicable any more or outdated. One item is that the Fiber Council, which was a partnership with Gilliam County, was dissolved in 2022 and will be removed. The specific dollar amount for water disconnection has been changed to have that charge reflected in the General Fee Resolution and change in zoning for

new state child care rules will be reflected in the code of ordinances. She stated that attorney Wyatt Baum had reviewed the ordinance, plus PW Wilkins and Sheriff Bettencourt. CA Greiner stated that she felt that this ordinance, with so many changes, needed to have the full two readings, but if the council wanted to wait to start the process in October, it could still be completed by first of December.

A motion was made by Councilor Hanna Bass to approve the first reading of Ordinance 2026-02- An Ordinance Providing for the Regulations of Parking; all Amending Ordinances; and all other Ordinances or Parts of Ordinances in Conflict Herewith; an Ordinance to Chapter 70: General Provisions to Include Golf Carts; Correction of Chapter 51.10(D)3-Disconnection for Late Payments; Repealing Chapter Fiber Council; Child Care Changes in Zoning and Declaring an Effective Date by TITLE ONLY. The motion was seconded by Councilor Jan Stinchfield. Motion carried. ROLL CALL VOTE - Yes- Jan Stinchfield, Dawn Parm, Jeremy Kirby, Tom Fatland, Hanna Bass, Michael Durfey, No- None, Abstain- None

CA Greiner read the ordinance by title only - Ordinance 2026-02- An Ordinance Providing for the Regulations of Parking; all Amending Ordinances; and all other Ordinances or Parts of Ordinances in Conflict Herewith; an Ordinance to Chapter 70: General Provisions to Include Golf Carts; Correction of Chapter 51.10(D)3-Disconnection for Late Payments; Repealing Chapter Fiber Council; Child Care Changes in Zoning and Declaring an Effective Date.

A motion was made by Councilor Hanna Bass to approve the first reading of Ordinance 2026-02- An Ordinance Providing for the Regulations of Parking; all Amending Ordinances; and all other Ordinances or Parts of Ordinances in Conflict Herewith; an Ordinance to Chapter 70: General Provisions to Include Golf Carts; Correction of Chapter 51.10(D)3-Disconnection for Late Payments; Repealing Chapter Fiber Council; Child Care Changes in Zoning and Declaring an Effective Date. The motion was seconded by Councilor Jan Stinchfield. Motion carried. ROLL CALL VOTE - Yes- Jan Stinchfield, Dawn Parm, Jeremy Kirby, Tom Fatland, Hanna Bass, Michael Durfey, No- None, Abstain- None

The second reading of this ordinance will be at the October 1, 2025 council meeting.

7.5. Discuss Gilliam County Economic Development Grant

CA Greiner shared with the council at the August meeting that Gilliam County has offered a \$200,000 economic development grant to Condon and shared that after reviewing the Condon Can! visioning document and the city's 2025 Goals & Priorities, that there may be several options to complete some of the tasks in those documents. Some of the options were sidewalks, pickleball courts, dog park, murals/public art, a commercial kitchen, fence at golf course, Wi-Fi at the park/golf course, water conservation plan or other items that are not available to receive grant funding. She asked the council if they wanted to send it to one of the city's committees, or come back in October with ideas of how to utilize these funds. Although housing is a goal and economic driver, there are grants available for these types of projects, or can pair with a park and recreation grant. It was noted that sidewalks on south Main Street from bus company to Drive In, or near Columbia Basin Cooperative, or connect clinic to Little League fields.

Mark Griffith asked to speak about the grant and stated that his understanding was that it was to be used for workforce housing. CA Greiner stated that in the Gilliam County Court meeting where this was discussed, she specifically asked the court for reporting requirements and their definition of economic development to determine use of the funds and was told by Commissioner Grant Wilkins that there were no specific requirements on whether this grant was to be used. She added that by using the city's Condon Can! report and the 2025 Goals & Priorities to determine the project, it could be classified as an economic development project.

PW Wilkins stated that the water conservation program could combat high water users by allowing programs for low-flow toilets/faucets or partnering with low-water landscaping for private landowners. Councilor Durfey asked if the city could purchase a piece of equipment to fix potholes, and PW Wilkins stated that the cost of such equipment is over \$50,000 and may not be used enough to warrant the use of these grant funds. Councilor Kirby stated that possibly it should be used to complete the landscape plan on the CGS property that was completed by the landscape architect from University of Oregon several years ago. Councilor Fatland stated that he would like to see a sidewalk or path along the highway to the fairgrounds. Councilor Stinchfield supported water conservation efforts. Also discussed were disc golf, pickleball courts located by the Little League field or potential activities or recreational opportunities in town.

The council tabled the discussion to give more time to think about uses for this grant, but have asked CA Greiner and PW Wilkins to gather some estimates for sidewalks, pickleball courts or public art.

8. STAFF REPORTS

8.1. Public Works – Public Works Superintendent Gibb Wilkins

PW Wilkins reported that 10.6 million gallons of water were pumped at City Farm in July, which is slightly less than July's use. He said that the cemetery used approximately 14% of the water pumped in August and continues to use their sprinklers during midday hours. PW Wilkins will continue to monitor their water usage and communicate with their board. The ODOT Small City Allotment grant project has been completed at a total cost of \$282,298 of which \$250,000 is paid for by grant funds and remains within budget. The Ward Street water line project is in progress, and there has been a request to lease the city's pivot to grow Christmas trees. PW Wilkins stated that the city was approached by a resident to keep the clubhouse unlocked at

all times or allow people with golf passes access after hours use. The council agreed that leaving the clubhouse unlocked was not an option and PW Wilkins stated that he is having a meeting with a company to discuss key card entry. Discussion was held regarding a fee increase for access to the clubhouse, open longer in the evening with auto-locking at certain time. He said that the city has received reimbursement for the equipment purchased through the CWDG. PW Wilkins said he had a request from Gordan Smith to put a "dead end" sign on Fifth and A Streets. It was the consensus of the council to allow the "dead end" sign to be installed.

8.2. Police & Fire – Gilliam County Sheriff Gary Bettencourt

Written reports were submitted. Sheriff Bettencourt was not present for this report.

8.3. Administration – City Administrator Kathryn Greiner

CA Greiner reported that the audit field work will be completed next week, that Main Street Wi-Fi is operational and the golf course clubhouse open house is scheduled for Friday, September 26, 4-6 p.m. She asked if any of the council might be interested in attending LOC's annual conference in Portland in early October as registration is due at this time and lodging may be an issue if not done soon. She said that they city will not apply for the Oregon Department of Energy grant because the company that was going to assist no longer has the staff and this is a specialized grant that will need that type of assistance. CA Greiner stated that he had received a survey for the Gilliam County Energy Resilience Plan from Michelle Colby of MCEDD and will email to council to complete.

9. COUNCIL INFORMATION

9.1. Apology Letter

9.2. Golf Course Clubhouse Open House

9.3. ** Planning Commission Resignation - Rachel Weinstein

10. NEXT REGULAR MEETING DATE

10.1. The next regularly scheduled Condon City Council meeting is Wednesday, October 1, 2025, 7 p.m. at City Hall

11. ADJOURN REGULAR MEETING

Mayor Hall adjourned the meeting at 8:31 p.m.

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
ASI ACCTECHSOLUTIONS INC							
1551	ASI ACCTECHSOLUTIONS INC	6480	TECH SUPPORT SVCS	09/01/2025	375.00	.00	
Total ASI ACCTECHSOLUTIONS INC:					375.00	.00	
AT&T MOBILITY							
599	AT&T MOBILITY	872564008X08	PHONE	08/06/2025	97.09	.00	
599	AT&T MOBILITY	872564008X08	PW Cell Phone	08/06/2025	97.09	.00	
Total AT&T MOBILITY:					194.18	.00	
BAUM SMITH LLC							
831	BAUM SMITH LLC	38115	Admin Legal	08/20/2025	180.00	.00	
Total BAUM SMITH LLC:					180.00	.00	
BENNETT'S POINT S TIRE & AUTO							
859	BENNETT'S POINT S TIRE & AU	1065773	2019 RAM TIRES	08/21/2025	397.82	.00	
859	BENNETT'S POINT S TIRE & AU	1065773	2019 RAM TIRES	08/21/2025	397.82	.00	
Total BENNETT'S POINT S TIRE & AUTO:					795.64	.00	
BISHOP SANITATION							
876	BISHOP SANITATION	18931	TRANSFER STATION RESTROO	08/27/2025	130.00	.00	
Total BISHOP SANITATION:					130.00	.00	
BOHN'S PRINTING							
148	BOHN'S PRINTING	8039	Copier Charge	08/27/2025	9.02	.00	
Total BOHN'S PRINTING:					9.02	.00	
BOX R WATER ANALYSIS LAB							
151	BOX R WATER ANALYSIS LAB	X063002	BIOCHEMICAL OXYGEN DEMA	07/06/2025	68.00	.00	
151	BOX R WATER ANALYSIS LAB	X063002	TOTAL SUSPENDED SOLIDS	07/06/2025	47.00	.00	
Total BOX R WATER ANALYSIS LAB:					115.00	.00	
BUREAU OF LABOR & INDUSTRIES							
149	BUREAU OF LABOR & INDUSTR	109248	CHURCH & OREGON STREETS	06/04/2025	250.00	.00	
Total BUREAU OF LABOR & INDUSTRIES:					250.00	.00	
COLUMBIA BASIN ELECTRIC							
169	COLUMBIA BASIN ELECTRIC	AUG 2025	CITY HALL	08/21/2025	180.43	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	Golf Course	08/21/2025	75.67	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	PARK	08/21/2025	106.18	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	MEMORIAL HALL	08/21/2025	73.18	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	Golf Course	08/21/2025	54.60	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	Sewer Plant w pivot	08/21/2025	559.09	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	Disposal	08/21/2025	288.38	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	Golf Course	08/21/2025	418.77	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	City Farm	08/21/2025	2,982.15	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
169	COLUMBIA BASIN ELECTRIC	AUG 2025	Street Lights	08/21/2025	1,470.44	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	City Farm	08/21/2025	46.45	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	Golf Course	08/21/2025	120.93	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	Pool	08/21/2025	513.39	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	Library	08/21/2025	274.61	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	GRADE SCHOOL	08/21/2025	143.63	.00	
169	COLUMBIA BASIN ELECTRIC	AUG 2025	NEW SHOP	08/21/2025	37.66	.00	
Total COLUMBIA BASIN ELECTRIC:					7,345.56	.00	
CRESTLINE CONSTRUCTION CO.							
210	CRESTLINE CONSTRUCTION C	252006	CHURCH & OREGON STREETS	08/25/2025	243,778.00	.00	
Total CRESTLINE CONSTRUCTION CO.:					243,778.00	.00	
DEPARTMENT OF ENVIRONMENTAL QUALITY							
222	DEPARTMENT OF ENVIRONME	LQTSF260004	Transfer Station Renewal	09/01/2025	52.00	.00	
Total DEPARTMENT OF ENVIRONMENTAL QUALITY:					52.00	.00	
DEVIN OIL COMPANY							
224	DEVIN OIL COMPANY	AUG 2025	Water Fuel	08/15/2025	135.19	.00	
224	DEVIN OIL COMPANY	AUG 2025	Sewer Fuel	08/15/2025	135.20	.00	
Total DEVIN OIL COMPANY:					270.39	.00	
HATTENHAUER DIST.							
304	HATTENHAUER DIST.	AUG 2025	Water	08/31/2025	117.45	.00	
304	HATTENHAUER DIST.	AUG 2025	Sewer	08/31/2025	117.45	.00	
304	HATTENHAUER DIST.	AUG 2025	Golf Fuel	08/31/2025	53.27	.00	
304	HATTENHAUER DIST.	AUG 2025	Park Fuel	08/31/2025	37.24	.00	
Total HATTENHAUER DIST.:					325.41	.00	
HD FOWLER COMPANY							
306	HD FOWLER COMPANY	I7115262	WATER MATERIALS	09/03/2025	4,511.19	.00	
306	HD FOWLER COMPANY	I7115262	WATER PARTS	09/03/2025	5,333.04	.00	
306	HD FOWLER COMPANY	I7115262	SEWER PARTS	09/03/2025	2,531.12	.00	
Total HD FOWLER COMPANY:					12,375.35	.00	
HOME TELEPHONE COMPANY							
766	HOME TELEPHONE COMPANY	10279514	Administration	09/01/2025	202.70	.00	
766	HOME TELEPHONE COMPANY	10279514	Sewer	09/01/2025	286.42	.00	
766	HOME TELEPHONE COMPANY	10279514	Water	09/01/2025	43.91	.00	
766	HOME TELEPHONE COMPANY	10279514	Pool	09/01/2025	49.36	.00	
Total HOME TELEPHONE COMPANY:					582.39	.00	
INLAND DEVELOPMENT CORPORATION							
897	INLAND DEVELOPMENT CORP	6362	PUBLIC WIFI - MAIN ST	08/07/2025	5,150.00	.00	
897	INLAND DEVELOPMENT CORP	SEPT 2025	MRC Fiber Project	09/01/2025	2,040.00	.00	
Total INLAND DEVELOPMENT CORPORATION:					7,190.00	.00	
JEWETT, BRIAN							
1646	JEWETT, BRIAN	SEPT 2025	W/S DEPOSIT REFUND 733 S M	09/10/2025	34.86	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total JEWETT, BRIAN:					34.86	.00	
LEAGUE OF OREGON CITIES							
362	LEAGUE OF OREGON CITIES	R26754	Training - J. KIRBY	08/07/2025	35.00	.00	
Total LEAGUE OF OREGON CITIES:					35.00	.00	
M & A AUTO PARTS							
371	M & A AUTO PARTS	AUG 2025	2 GAL SPRAYER	08/30/2025	22.99	.00	
371	M & A AUTO PARTS	AUG 2025	TIRE KIT	08/30/2025	12.99	.00	
371	M & A AUTO PARTS	AUG 2025	WHITE & GREEN PAINT	08/30/2025	89.91	.00	
371	M & A AUTO PARTS	AUG 2025	WHITE & GREEN PAINT	08/30/2025	89.91	.00	
371	M & A AUTO PARTS	AUG 2025	NUT SETTER, SCREW	08/30/2025	17.35	.00	
371	M & A AUTO PARTS	AUG 2025	NAILS	08/30/2025	32.98	.00	
371	M & A AUTO PARTS	AUG 2025	STOPRUST, PRIMER	08/30/2025	24.97	.00	
371	M & A AUTO PARTS	AUG 2025	2 GAL SPRAYER	08/30/2025	11.49	.00	
371	M & A AUTO PARTS	AUG 2025	2 GAL SPRAYER	08/30/2025	11.50	.00	
371	M & A AUTO PARTS	AUG 2025	KEY	08/30/2025	3.00	.00	
371	M & A AUTO PARTS	AUG 2025	MEAL BAIT, PUSH PINS	08/30/2025	54.58	.00	
371	M & A AUTO PARTS	AUG 2025	DOUBLE END SNAP	08/30/2025	5.99	.00	
371	M & A AUTO PARTS	AUG 2025	MACHBUSH14GUAGE	08/30/2025	.75	.00	
371	M & A AUTO PARTS	AUG 2025	PWR STEERING, WD40 SPRAY	08/30/2025	17.07	.00	
371	M & A AUTO PARTS	AUG 2025	PWR STEERING, WD40 SPRAY	08/30/2025	17.07	.00	
371	M & A AUTO PARTS	AUG 2025	BLUE GLOVES, STOPRUST	08/30/2025	19.58	.00	
Total M & A AUTO PARTS:					432.13	.00	
MORROW COUNTY GRAIN GROW.							
377	MORROW COUNTY GRAIN GRO	812269	Pool Propane	08/08/2025	544.17	.00	
377	MORROW COUNTY GRAIN GRO	812326	Sewer Plant Propane	08/18/2025	252.20	.00	
377	MORROW COUNTY GRAIN GRO	812360	Pool Propane	08/25/2025	523.80	.00	
Total MORROW COUNTY GRAIN GROW.:					1,320.17	.00	
MURRAY'S CONDON PHARMACY							
394	MURRAY'S CONDON PHARMAC	081225	GAUZE	08/12/2025	3.95	.00	
Total MURRAY'S CONDON PHARMACY:					3.95	.00	
OP SIS ARCHITECTURE, LLP							
1643	OP SIS ARCHITECTURE, LLP	14893	PROFESISONAL SVCS 8/1-8/31/	09/08/2025	14,590.87	.00	
Total OP SIS ARCHITECTURE, LLP:					14,590.87	.00	
OREGON DEPT. CONSUMER & BUS.							
416	OREGON DEPT. CONSUMER &	001250515003	Elevator Permit Renewal	05/15/2025	134.40	.00	
Total OREGON DEPT. CONSUMER & BUS.:					134.40	.00	
OXARC							
442	OXARC	0062107887	Chlorine	08/31/2025	72.87	.00	
442	OXARC	0062107887	Chlorine	08/31/2025	72.86	.00	
Total OXARC:					145.73	.00	
R&R Products							
473	R&R Products	CD3072168	FLAGSTICKS, LAPPING COMPO	08/29/2025	307.05	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
473	R&R Products	CD3072230	ALLOY HOLLOW TINE, ROLLER	08/25/2025	1,177.80	.00	
473	R&R Products	CD3074605	BOLT, FLEXSTAKE, ANCHOR	09/05/2025	129.73	.00	
Total R&R Products:					1,614.58	.00	
ROOTX							
487	ROOTX	87042	Sewer Supplies	08/18/2025	575.00	.00	
Total ROOTX:					575.00	.00	
S. GILLIAM RFPD							
505	S. GILLIAM RFPD	9092025	ANNUAL CONTRACT 2025-2026	09/09/2025	17,500.00	.00	
Total S. GILLIAM RFPD:					17,500.00	.00	
SETTJE SONS PAVING LLC							
1575	SETTJE SONS PAVING LLC	1403	3" CITY ST PATCHING	09/03/2025	13,520.00	.00	
Total SETTJE SONS PAVING LLC:					13,520.00	.00	
THE MCGREGOR COMPANY							
1555	THE MCGREGOR COMPANY	62-7903347	GOLF SUPPLIES	08/05/2025	120.44	.00	
Total THE MCGREGOR COMPANY:					120.44	.00	
THE POOL AND SPA HOUSE							
649	THE POOL AND SPA HOUSE	872852-1	WINTER KIT	09/04/2025	10.86	.00	
Total THE POOL AND SPA HOUSE:					10.86	.00	
THE TIMES-JOURNAL							
540	THE TIMES-JOURNAL	AUG 2025	CITY ADMIN ADVERT	09/04/2025	21.50	.00	
Total THE TIMES-JOURNAL:					21.50	.00	
TK ELEVATOR CORPORATION							
1535	TK ELEVATOR CORPORATION	3008837803	LIFT CHAIR	09/01/2025	157.50	.00	
Total TK ELEVATOR CORPORATION:					157.50	.00	
TWO BOYS MEAT & GROCERY							
548	TWO BOYS MEAT & GROCERY	AUG 2025	WATER	08/26/2025	16.38	.00	
548	TWO BOYS MEAT & GROCERY	AUG 2025	WATER, MAPLE BARS, TWIN PO	08/26/2025	47.01	.00	
548	TWO BOYS MEAT & GROCERY	AUG 2025	POWERADE, WATER	08/26/2025	18.28	.00	
548	TWO BOYS MEAT & GROCERY	AUG 2025	WATER	08/26/2025	9.19	.00	
548	TWO BOYS MEAT & GROCERY	AUG 2025	WATER	08/26/2025	18.38	.00	
548	TWO BOYS MEAT & GROCERY	AUG 2025	POOL SUPPLIES	08/26/2025	61.40	.00	
548	TWO BOYS MEAT & GROCERY	AUG 2025	WATER, COFFEE	08/26/2025	24.68	.00	
548	TWO BOYS MEAT & GROCERY	AUG 2025	WATER, COFFEE	08/26/2025	24.68	.00	
Total TWO BOYS MEAT & GROCERY:					220.00	.00	
ULINE							
911	ULINE	196344393	ADHESIVE BUTYL PAD, YELLO	08/07/2025	518.12	.00	
Total ULINE:					518.12	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
VESTIS							
115	VESTIS	5291752624	Admin Janitorial	08/11/2025	186.43	.00	
Total VESTIS:					186.43	.00	
VISA							
559	VISA	5886 AUG 25	MICROSOFT MONTHLY EMAIL	08/22/2025	96.00	.00	
559	VISA	5886 AUG 25	MICROSOFT MONTHLY SERVIC	08/22/2025	50.00	.00	
559	VISA	5886 AUG 25	D BATTERIES	08/22/2025	16.98	.00	
559	VISA	5886 AUG 25	LAWN EDGER	08/22/2025	27.99	.00	
559	VISA	5886 AUG 25	CONCRETE MIX, CRACK FILL	08/22/2025	612.64	.00	
559	VISA	5886 AUG 25	UCC FILING	08/22/2025	15.00	.00	
559	VISA	5886 AUG 25	SEED	08/22/2025	1,745.88	.00	
559	VISA	5886 AUG 25	FERTILIZER, SPRAYER, REVITA	08/22/2025	119.95	.00	
559	VISA	5886 AUG 25	WORK LUNCH	08/22/2025	33.90	.00	
559	VISA	5886 AUG 25	MATS	08/22/2025	231.07	.00	
559	VISA	5886 AUG 25	GOLF CLUBHOUSE CABINET	08/22/2025	85.49	.00	
559	VISA	5886 AUG 25	RECYCLING BIN	08/22/2025	13.46	.00	
559	VISA	5886 AUG 25	POOL MEETING LUNCH	08/22/2025	223.20	.00	
559	VISA	5886 AUG 25	PAPER TOWELS FOR DISPENS	08/22/2025	61.00	.00	
559	VISA	5886 AUG 25	PAPER TOWELS FOR CLEANIN	08/22/2025	31.68	.00	
559	VISA	5886 AUG 25	GOLF GAMES	08/22/2025	144.99	.00	
559	VISA	5886 AUG 25	GOLF GAMES	08/22/2025	110.96	.00	
559	VISA	5886 AUG 25	MATS	08/22/2025	178.00	.00	
Total VISA:					3,798.19	.00	
Grand Totals:					328,907.67	.00	

Dated: _____

Mayor: _____

City Administrator: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

RECEIVED

Account Summary

Billing Cycle 08/22/25
Days In Billing Cycle 31
Previous Balance \$498.36
Purchases + 3,798.19
Cash + 0.00
Special + \$0.00
Balance Transfers + \$0.00
Credits - \$0.00
Payments - \$498.36
Other Charges + \$0.00
Finance Charges + 0.00

NEW BALANCE \$3,798.19

Credit Summary

Total Credit Line \$15,000.00
Available Credit Line \$11,201.00
Available Cash \$0.00
Amount Over Credit Line \$0.00
Amount Past Due \$0.00
Disputed Amount \$0.00

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

Payment Summary

NEW BALANCE \$3,798.19

MINIMUM PAYMENT \$3798.19

PAYMENT DUE DATE 09/16/2025

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.

Cardholder Account Summary

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
07/23/25	07/23/25	5045	24204295204001100340035	MSFT * E0500VWRD3 Email	\$96.00 A150
07/23/25	07/23/25	5045	24204295204000100284060	MSFT * E0500VWRKC online svcs	\$50.00 A150
07/23/25	07/24/25	5942	24692165204101856610815	Amazon.com*LJ4X21K33 Batteries	\$16.98 A10
07/24/25	07/25/25	5942	24692165205102829438341	AMAZON MKTPL*RZ2MU4PO3 Lawn edger	\$27.99 Park 010

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 ☐

AMOUNT OF PAYMENT ENCLOSED

Closing Date 08/22/25
New Balance \$3,798.19
Total Minimum Payment Due \$3798.19
Payment Due Date 09/16/2025

\$ 3798.19

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

Account Number: ##### 5886

Closing Date: 08/22/25

Credit Limit: \$15,000.00 Available Credit: \$11,201.00

Page 3 of 4

Cardholder Account Summary Continued

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
07/25/25	07/27/25	5200	24943015207010193163738	THE HOME DEPOT #4026	\$441.89
07/25/25	07/27/25	5200	24943015207010187325434	THE DALLES OR HOMEDEPOT.COM	\$18.97
07/28/25	07/30/25	5200	24943015210010184028226	800-430-3376 GA HOMEDEPOT.COM	\$151.78
07/29/25	07/31/25	9399	24717055211272114837352	800-430-3376 GA OR SEC STATE CORPDUCC Filing	\$15.00
08/04/25	08/05/25	5399	24492165217100006770658	503-9862200 OR SP BIG FROG SUPPLY seed	\$1,745.88
08/05/25	08/05/25	5942	24692165217100128407211	BIGFROGSUPPLY VA Fertilizer	\$119.95
08/06/25	08/07/25	5812	24692165218101723593735	Amzn.com/bill WA Sprayer, revitalizer	\$33.90
08/12/25	08/13/25	5942	24692165224106830670690	SQ *CONDON LOCAL work lunch	\$231.07
08/13/25	08/13/25	5942	24692165225107529909471	AMAZON MKTPL*V79KI2GK3 mats	\$178.00
08/14/25	08/14/25	6010	1 52261211300000020	Amzn.com/bill WA Paper towel dispenser	\$498.36
08/14/25	08/15/25	5942	24692165226109158444555	Amazon.com*C719T3FB3 mats	\$85.49
08/15/25	08/17/25	5942	24692165227100080204521	Amzn.com/bill WA PAYMENT - THANK YOU	\$13.46
08/15/25	08/17/25	5812	24692165227100127800026	AMAZON MKTPL*UP8Y068L3 Golf Clubhouse	\$223.20
08/16/25	08/17/25	5942	24692165228100891027821	Amzn.com/bill WA Cabinet	\$61.00
08/16/25	08/17/25	5942	24692165228100896609581	Amazon.com*9H6JP1G03 Paper towels for	\$31.68
08/20/25	08/21/25	5942	24692165232104431750540	Amzn.com/bill WA Dispensers	\$144.99
08/20/25	08/21/25	5942	24692165232104547862718	Amazon.com*ZE8H979N3 Paper towels for	\$110.96
				Amzn.com/bill WA cleaning	
				AMAZON MKTPL*RG65I8V93 Golf games	
				Amzn.com/bill WA Golf games	
				AMAZON MKTPL*PU3OG01Y3 Golf games	
				Amzn.com/bill WA	

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	\$ 3,798.19

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

Account Summary

Billing Cycle	08/22/25
Days In Billing Cycle	31
Previous Balance	\$1,051.75
Purchases	+ 0.00
Cash	+ 0.00
Special	+ \$0.00
Balance Transfers	+ \$0.00
Credits	- \$0.00
Payments	- \$1,051.75
Other Charges	+ \$0.00
Finance Charges	+ 0.00
NEW BALANCE	\$0.00

Credit Summary

Total Credit Line	\$15,000.00
Available Credit Line	\$15,000.00
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

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Cardholder Account Summary

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
08/14/25	08/14/25	6010	1 5226121130000010	PAYMENT - THANK YOU	\$1,051.75 -

Additional Information About Your Account

Account Inquiries



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



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

Payment Summary

NEW BALANCE	\$0.00
MINIMUM PAYMENT	\$0.00
PAYMENT DUE DATE	09/16/2025

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.

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

1827

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

AMOUNT OF PAYMENT ENCLOSED

Closing Date	New Balance	Total Minimum Payment Due	Payment Due Date
08/22/25	\$0.00	\$0.00	09/16/2025

\$



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

Account Number: ##### 1827

Closing Date: 08/22/25

Credit Limit: \$15,000.00 Available Credit: \$15,000.00

Page 3 of 4

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	\$ 0.00

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.



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

**CITY OF CONDON
WORK SESSION AGENDA
POOL COMMITTEE
Tuesday, September 16, 2025, 11:00 PM
CONDON CITY HALL**

1. CALL THE MEETING TO ORDER - 11 A.M.

Meeting was called to order at 11:05 a.m.

Present: Mayor Dustan Hall; Councilor Michael Durfey; Community Members - Cindy Osterlund, Amanda Richardson (zoom), Guy Whatley, Steve Shaffer; Staff & Consultants - City Administrator Kathryn Greiner; Opsis staff - Chris Roberts, Principal, Justine Banda, Project Manager; Sara Burk, Project Design: Ryan Nachriener, WTI Project Manager; Scott Caron, Ballard*King.

Absent: Community Members and Pool Staff Shellie Johnson and Molly Fatland.

2. SITE COMPARISON - 11:15 - 11:45 A.M.

Discussion started with Roberts going over the guiding principles that were decided on at the last meeting as summarized:

- Provide a welcoming, safe, and fully accessible environment for all ages, from infants to seniors
- Promote community health and wellness through inclusive aquatic activities.
- Design a right-sized facility that reflects Condon's unique culture and character.
- Ensure versatility to support a wide variety of uses and activities.
- Foster synergy between the pool and the broader community.
- Introduce new and engaging programming opportunities for all users.
- Incorporate environmentally responsible and energy-efficient systems and practices.
- Maximize the value of both capital investments and operational budgets.
- Operate in a financially sustainable manner for the long term.
- Present a vision that earns strong community support to address various funding sources and partnerships.

There was then a graph that ranked the Condon Grade School (CGS) and Industrial sites for the placement of the pool. There were five categories:

Development Capacity - Accommodates for program space needs, accommodates parking requirements, enhances current site amenities/experience & synergy with other recreation, optimal and effective use of the site.

Economic Vitality - Cost recovery potential & financial stability, prominent frontage, proximity to compatible amenities & synergy with local businesses.

Stewardship of Funding - Site development cost (on-site and off-site improvements), challenging site conditions (topography and soil), value-added design.

Supports Accessibility & Belonging - Balanced & complimentary services to all, preserves/enhances outdoor recreation amenities and future versatility, provides access to a variety of transportation modes.

Regulatory Approval - Avoids wetlands, streams and steep slopes, no lengthy permit and approval process.

The scoring of the site showed it was heavily favored over the CGS site. Whatley brought up that sidewalks should not be an issue as most people, even where sidewalks are located, walk in the street and Watkins agreed. Osterlund brought up that another category that named the current pool should be added to allow the public to know why that site was removed which was discussed that there is no room for expansion other than into City Park. Shaffer added that there are more issues for each site than sidewalks, which needed to be the deciding factor. Greiner stated that she would like to maintain adequate off-street parking for each location. Whatley brought up that the CGS site was more residential and less available to expand, and it would be the ideal spot for housing. Richardson stated that she was in favor of the industrial site. Durfey stated that the Industrial site was buzzing from the electric substation nearby that was noisy. After lengthy discussion, it was the consensus of the committee to move forward with placing the new pool at the Industrial site (corner of Cottonwood Lane and Main Street).

Banda will do another draft of the matrix, adding the current pool.



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2.1. Old Condon Grade School Site

2.2. Industrial Site

3. POOL REVIEW OF OPTIONS AND DESIGN WORKSHOP - 11:45 A.M. - 12:15 P.M.

3.1. Sample Pool Designs - Previous Workshop

Nachreiner had the committee review four pool designs that included the initial design that the committee approved at the August meeting, plus added different recreational features — water slide, hot tub, vortex pool. Committee member Molly Fatland submitted a letter of her concerns with the pool designs which focused on the ability to have swim lessons and staffing issues. It was discussed that the depth of the water was the issue for lessons which was addressed by the consultants to be done in the deeper portions of the zero gravity pool or to use platforms in the lap portion of the pool. Shaffer asked if the pool could easily be adapted for swim lessons, with consultants Nachreiner and Caron stating, "yes."

It was discussed that swim lessons were an important or critical part of the pool operation, but also noted that it needed to provide recreational benefits to attract users. Durfey asked if the zero-entry portion of the pool could be wider to accommodate more swimmers, which the consultants stated that they will put that in the plan. There was a discussion regarding lifeguard requirements on slides and if the pool could be done in phases with some of the recreation items. Nachreiner stated that if the item was within the pool, it would be expensive to wait until it was ready in several years, but if there is a separate feature, the plant could include piping under pool deck for future expansion. Some of the in-pool items included bubblers in the zero depth entry.

4. BATHHOUSE & ACCESSORY REVIEW OF OPTIONS & DESIGN WORKSHOP 12:15 P.M. - 12:45 P.M.

The committee reviewed bathhouse options that would include the ability to have the restrooms open for use even when the pool is not open. If the pool was located at the Industrial Site, it would allow the participants and spectators at the Little League to have bathrooms instead of renting portable bathrooms. The bathhouse included separate men's and women areas of showers and toilets, plus family changing areas which would be self-contained with a shower and toilet. Greiner stated that pool manager Johnson had mentioned that it would be helpful to have a staff bathroom that was not shared with pool users. Consultants made some adjustments to have a private bathroom/shower connected to the office/check-in area. The recommended design had the family changing rooms available from the pool deck.

It was also discussed the need for shade on the pool deck was also discussed and the location of the pool house in relation to the pool to cut down the southwest winds. The committee also agreed to add cement pads with water and electricity to the design for food trucks.

5. WRAP-UP & NEXT STEPS - 12:50 P.M. - 1 P.M.

Next steps are to compile the information from the meeting today and bring it back with set plans for the Industrial Site location.

6. ADJOURN - 1 P.M.

Meeting was adjourned at 1:45 p.m.



Meeting Date: September 16, 2025

Minutes Date: September 22, 2025

Project No.	Project Name	Meeting
4942-01	Condon Municipal Pool MP	Master Planning Kick Off Meeting

Attendees

☒ Kathryn Greiner, Condon City Administrator	☒ Chris Roberts, Opsis Principal
☒ Dustan Hall, Condon City Mayor	☒ Justine Banda, Opsis Project Manager
☒ Michael Durfey, Condon City Councilor	☒ Sarah Burk, Opsis Project Designer
☐ Shellie Johnson, Condon Pool Manager	☒ Ryan Nachreiner, WTI Project Director
☒ Cindy Osterlund, Community Member	☒ Scott Caron, Ballard*King
☒ Steve Shaffer, Community Member	☐ Molly Fatland, Condon Swim Teacher/Lifeguard
☒ Amanda Richardson, Community Member	☒ Guy Whatley, Community Member
☒ Leah Watkins, Gilliam County Commissioner	

Submitted By

Justine Banda, Opsis Project Manager

Distribution

Kathryn Greiner, Chris Roberts, Ryan Nachreiner, Scott Caron

MEETING NOTES

Guiding Principles

The group began the meeting reflecting on the guiding principles:

- Provide a **welcoming, safe, and fully accessible** environment for all ages, from infants to seniors.
- **Promote community health and wellness** through inclusive aquatic activities.
- Design a **right-sized facility** that reflects Condon's unique culture and character.
- Ensure **versatility** to support a wide variety of uses and activities.
- **Foster synergy** between the pool and the broader community.
- Introduce **new and engaging programming opportunities** for all users.
- Incorporate **environmentally responsible and energy-efficient** systems and practices.
- **Maximize the value** of both capital investments and operational budgets.
- Operate in a **financially sustainable manner** for the long term.
- Present a vision that **earns strong community support** to address various funding sources and partnerships.

Site Comparison

The group reviewed a site comparison matrix that included the (2) proposed sites. The committee had the following feedback about each of the site options:

1. Existing Site

- Team to expand the matrix to create another column including the existing site to analyze it along with the (2) new options.
- Concerned about being landlocked. School owns most of the surrounding land including tennis courts and track. There would be nowhere to expand, and the proposed program may not fit on the existing site. Design team to confirm.
- Pricing for any proposed scheme involving this site would also have to include a number for demolition of the existing pool, where the other (2) sites are relatively free and clear.

2. Site 1 – Former Grade School Property

- Two fuel tanks below existing school encapsulated in basalt. This may add to the difficulty of construction. Tanks still have heating oil in them
- Starting abatement process on old school this fall/winter.
- As Condon thinks about future growth opportunities, it would be more likely to develop housing at old grade school site, and therefore a pool in that position could inhibit future growth

3. Site 2 – Industrial Location

- Noise pollution at the elevator and power substation can be heard from this site
- This is the better site option for dirt work because a lot of the site is fill. Digging would be cheaper
- There is currently off-street parking in the way of a gravel lot.
- There is currently soil testing underway on the old railroad for a development project nearby. Condon city to share results with design team when they become available.

The committee has selected Site 2 – Industrial Location as the site for the future pool location. The design team will use this site as the base of designs going forward.

Pool Design Workshop

WTI presented a pool layout with three variations, building on the design the committee landed on last week.

1. The base “A” option had the following attributes:

- a. Single body “Lifestyle pool”
- b. Medium-deep seating area
- c. 6-lane lap portion
- d. Zero depth entry wading pool
- e. Diving board
- f. Plunge Slide
- g. Climbing wall
- h. Basketball hoops

2. Option B kept all the elements listed in A and added:

- a. Whirlpool – seats 12-15

3. Option C kept all the elements listed in A and added:

- a. Runout slide

4. Option D kept all the elements listed in A and added:

a. Vortex

The pool committee had the following reactions:

- The most important goals of the pool are:
 - Swimming lessons
 - Lap swim
 - Kid entertainment
 - Adult exercise
- It is important to keep a minimum depth in the lap lanes of 3'-6" so that one can do flip turns safely. If there is a concern that the 3'-6" depth is too deep for swim lessons, submersible platforms can be purchased. Also, lessons can be taught in the wading pool where varying depths can accommodate all ages.
- Zero depth entry/wading pool design –
 - Concerned that the zero entry, while easier pool entrance for small children and people with disabilities, cannot be considered ADA because of the slope and lack of handrails
 - Committee would like to widen the wading pool portion so that it can accommodate more kids in swimming lessons
 - Design team to explore adding geysers and fanning the zero-depth entry point of the wading pool to make it more like a splash pad and engage young users. If we move forward with this in the design, it is recommended to complete this work in the 1st phase as it is difficult work to phase.
- Committee is focused on trying to balance keeping the program elements light so to not add cost or the need for more lifeguards, but also enough elements to keep kids engaged. Kids won't go to the pool if there are not enough fun activities. The pool activities need to provide more options than just swim lessons.
- Basketball hoops can be removed if there is a concern of them being a distraction during lessons
- Slide design –
 - The slide would require an additional staff member to manage the top of the slide, but it would not have to be a certified lifeguard, it could just be an attendant with certified lifeguards on other positions on the deck.
 - Slide flume would need to be re-gel coated periodically for maintenance, but tends to last ~20 years
 - Most slides can accommodate most adults - 350lbs max. Little kids would be more of an issue as there is typically a min. weight requirement
 - The larger slide can be installed fairly easily at a later phase. Phase one may want to include plumbing connections already installed under the concrete deck slab so that trenching of the pool deck would not be required for future slide installation.

Bathhouse Design Workshop

Opsis discussed 3 layout options for the bathhouse to hold the locker rooms, restrooms and offices to support the pool. The committee had the following feedback on the options

- Of the 3 options, the committee preferred option 1 or 2. They like the visibility of check in to/from the restrooms and pool deck from option 2
- Group would like a dedicated staff restroom
- Want bench seating in family restrooms
- Like the ability to have little league or other activities in the area to use the restroom even when the pool is closed

- Charging stations for EV cars are required for the park, and may be a nice add to our off-street parking lot
- Keeping the bathhouse functioning year-round is not an option
- Design would only condition just office first aid and check in, ~300-400SF

The group placed volumes on the selected industrial site to begin to lay out how the programmatic elements will respond to site forces.

- Built in solid shade would be better for wind. Summer wind is so strong it can pick up trampolines
- While typically a public pool would have an event room that could be reserved for private parties, Condon would not want exclusivity.
- Parking lot to be located close to the main intersection. The bathhouse East of that, and the pool East of the bathhouse. The Pool mechanical building to be located to the south of the pool to provide shade, wind protection, and an opportunity to mount solar panels
- Area between pool and little league diamonds to be reserved for access to the rest of the site for future development and in the meantime could be used for food truck or concessions to serve both functions.

Materials

The team discussed the overall look and feel of the proposed drawing from forms and materials unique to Condon:

- Metal could get hot. Team to be mindful about where it is used
- Group likes the references to agriculture
- Materials should speak to new golf course club house
- Group like the references that are spa-like and aesthetically clean

Next Steps

1. Design team to make adjustment to site comparison as noted to maintain as a record of decision factors.
2. Condon City to share soil testing results with design team when available
3. The next design meeting will be roughly in two weeks. The design team will follow up to schedule.

- Provide a **welcoming, safe, and fully accessible** environment for all ages, from infants to seniors.
- **Promote community health and wellness** through inclusive aquatic activities.
- Design a **right-sized facility** that reflects Condon's unique culture and character.
- Ensure **versatility** to support a wide variety of uses and activities.
- **Foster synergy** between the pool and the broader community.
- Introduce **new and engaging programming opportunities** for all users.
- Incorporate **environmentally responsible and energy-efficient** systems and practices.
- **Maximize the value** of both capital investments and operational budgets.
- Operate in a **financially sustainable manner** for the long term.
- Present a vision that **earns strong community support** to address various funding sources and partnerships.

Sites - Option 1

Old Grade School Site

- Access to downtown
- Safe access to local families and children

Legends

- Summer Sun Path
- Winter Sun Path
- ▶ Summer Wind Direction
- ▶ Winter Wind Direction



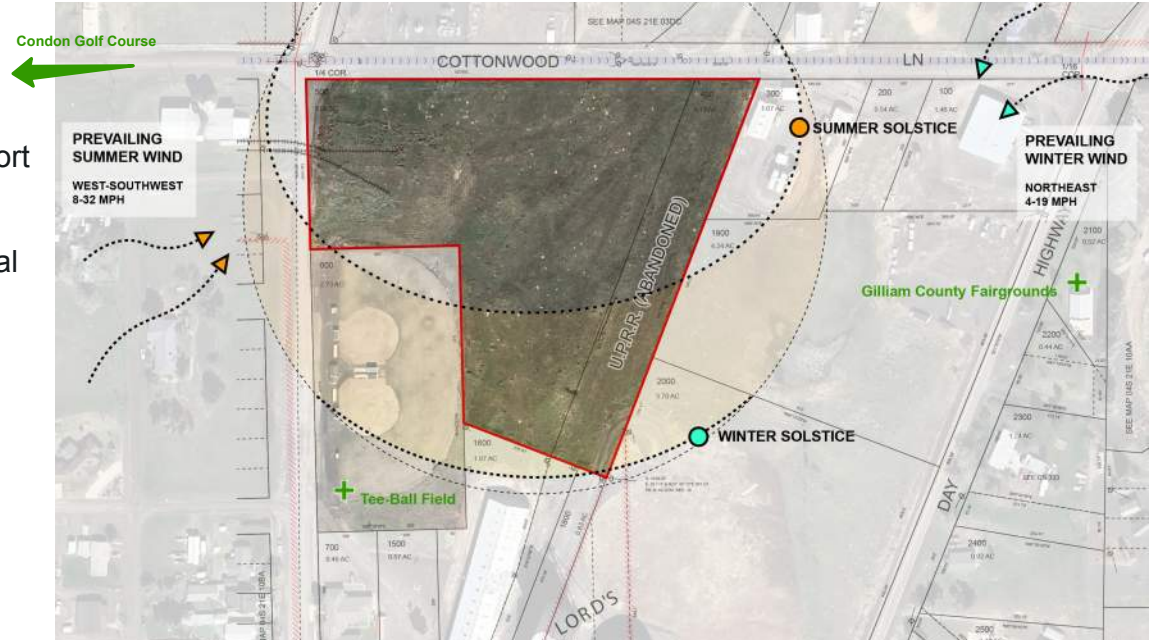
Sites - Option 2

Industrial Site

- Access to adjacent sport facilities
- Less accessible to local youth and children
- Exposure to wind

Legends

- Summer Sun Path
- Winter Sun Path
- ▲ Summer Wind Direction
- ▲ Winter Wind Direction



Site Evaluation Matrix

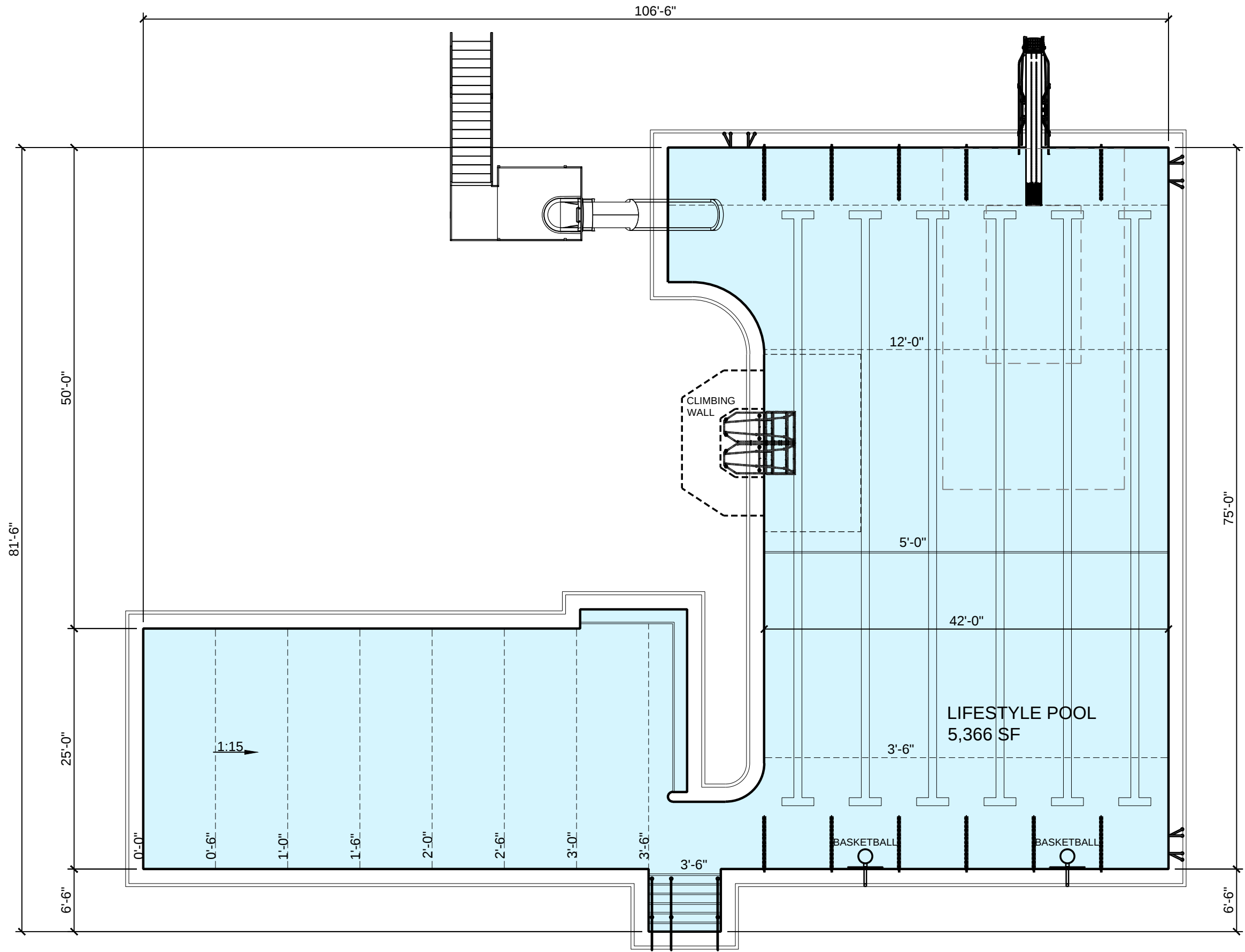
Development Capacity
Accommodates Program Space Needs
Accommodates Parking Requirements
Enhances Current Site Amenities/Experience + Synergy with Other Recreation
Optimal and Effective Use of Site
Economic Viability
Cost Recovery Potential + Financially Sustainable
Prominent Frontage
Proximity to Compatible Amenities + Synergy with Local Businesses
Stewardship of Funding
Site Development Cost (on-site / off-site improvements)
Challenging Site Conditions (soils / topography)
Value Added Design
Supports Accessibility & Belonging
Balanced & Complementary Services to All
Preserves/Enhances Outdoor Recreation Amenities + Future Versatility
Provides Access to Variety of Transportation Modes
Regulatory Approval
Avoids Wetlands, Streams and Steep Slopes
No Lengthy Permit and Approval Process

Old Grade School Site		North Industrial Site	
100%	16	81%	13
Yes	4	Yes	4
Street parking + onsite	4	Onsite only - no street parking	2
Abandoned school; Located near indoor recreation court and within a 4 blocks of Condon City Park	4	Undeveloped lot; Located near golf course and baseball fields	4
Revitalizes old school site in residential neighborhood	4	Suited for destination recreation facility	3
75%	9	42%	5
Medium/High - lower barrier for development nestled within center of town	3	Low - remote location with less nearby development at edge of city limits	1
2 blocks off Main Street - recommend wayfinding	3	Intersection of Main Street and Condon Airport Road, however at far north end of city limits - recommend wayfinding	3
2-3 blocks from downtown business and summer food program (3 minute walk)	3	Half mile from downtown core (12 minute walk)	1
92%	11	33%	4
Frontage Improvements + Nearby utilities - Easy Connection to Existing Sidewalks (West side of site)	3	Frontage Improvements + Multiple utilities extension - Closest sidewalk 2 blocks away	1
Minimal slope, soils unknown	4	Minimal slope, brownfield, nearby agriculture smells	1
Appropriate program for site size + access to solar and wind	4	Remote site for community programs + access to solar and wind	2
67%	8	50%	6
Recreation focused near current school	3	Remote site for community programs	1
Potential for limited future development	2	Potential for future development	4
Multi-modal: car and walking	3	Car access; Potential traffic revision on Condon Airport Road	1
88%	7	63%	5
No critical areas	4	Brownfield onsite - former railroad	2
Zoning, SEPA, and Traffic Review	3	Zoning, SEPA, and Traffic Review	3
	51		33

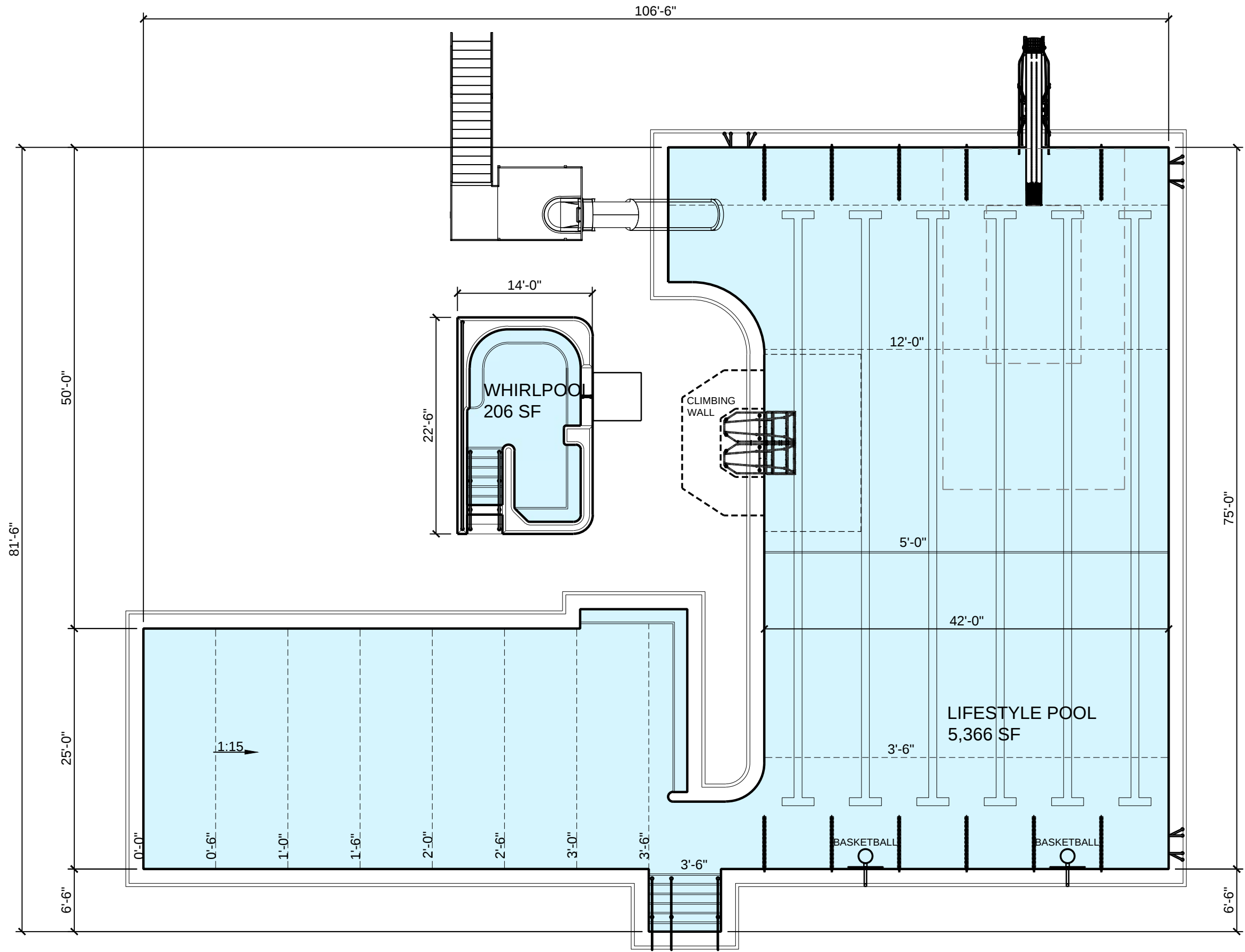
Rating:

- 4 - Excellent (100% - 81%)
- 3 - Good (80% - 61%)
- 2 - Fair (60% - 41%)
- 1 - Poor (40% - 0%)

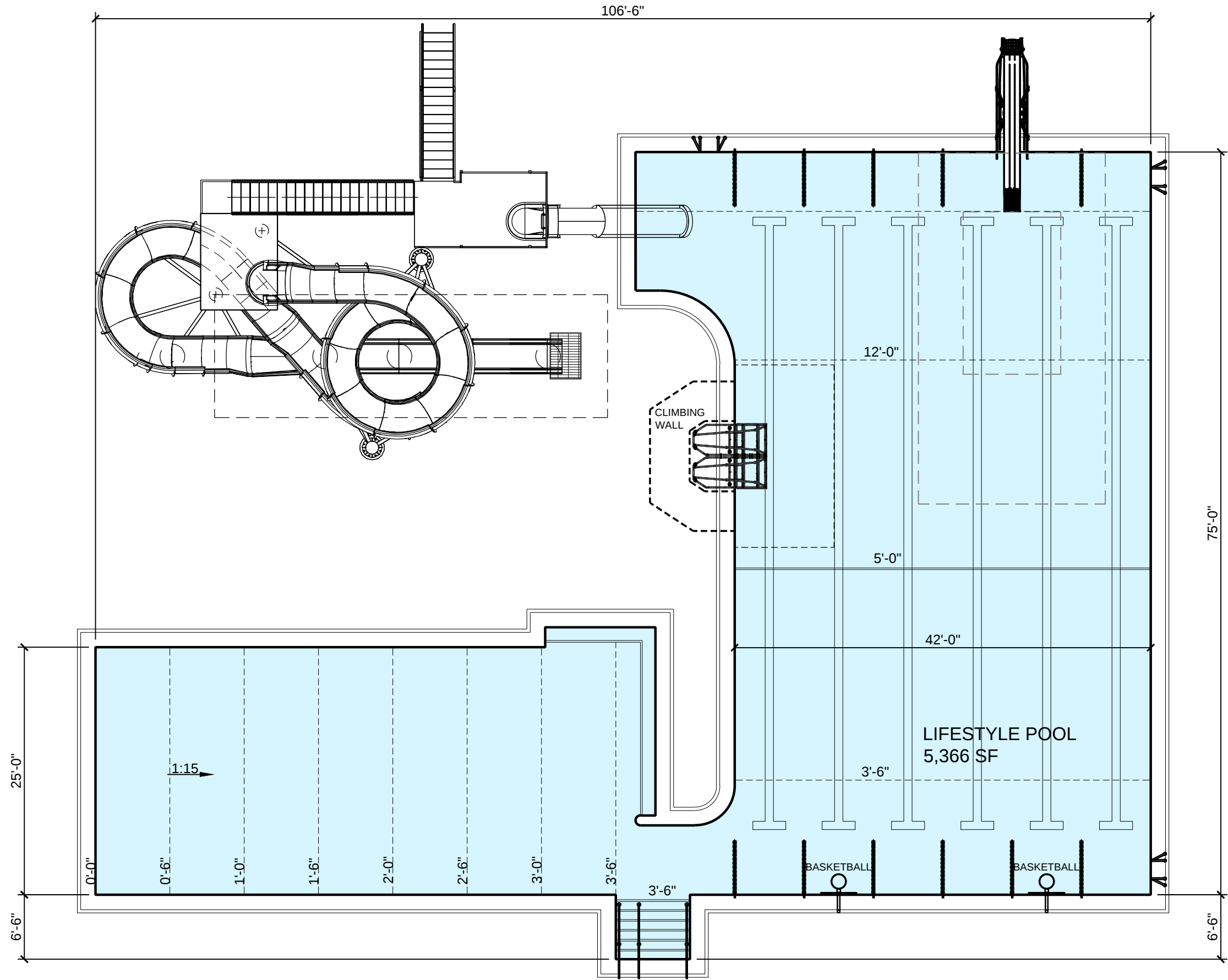
OVERALL POOL PLAN 2A



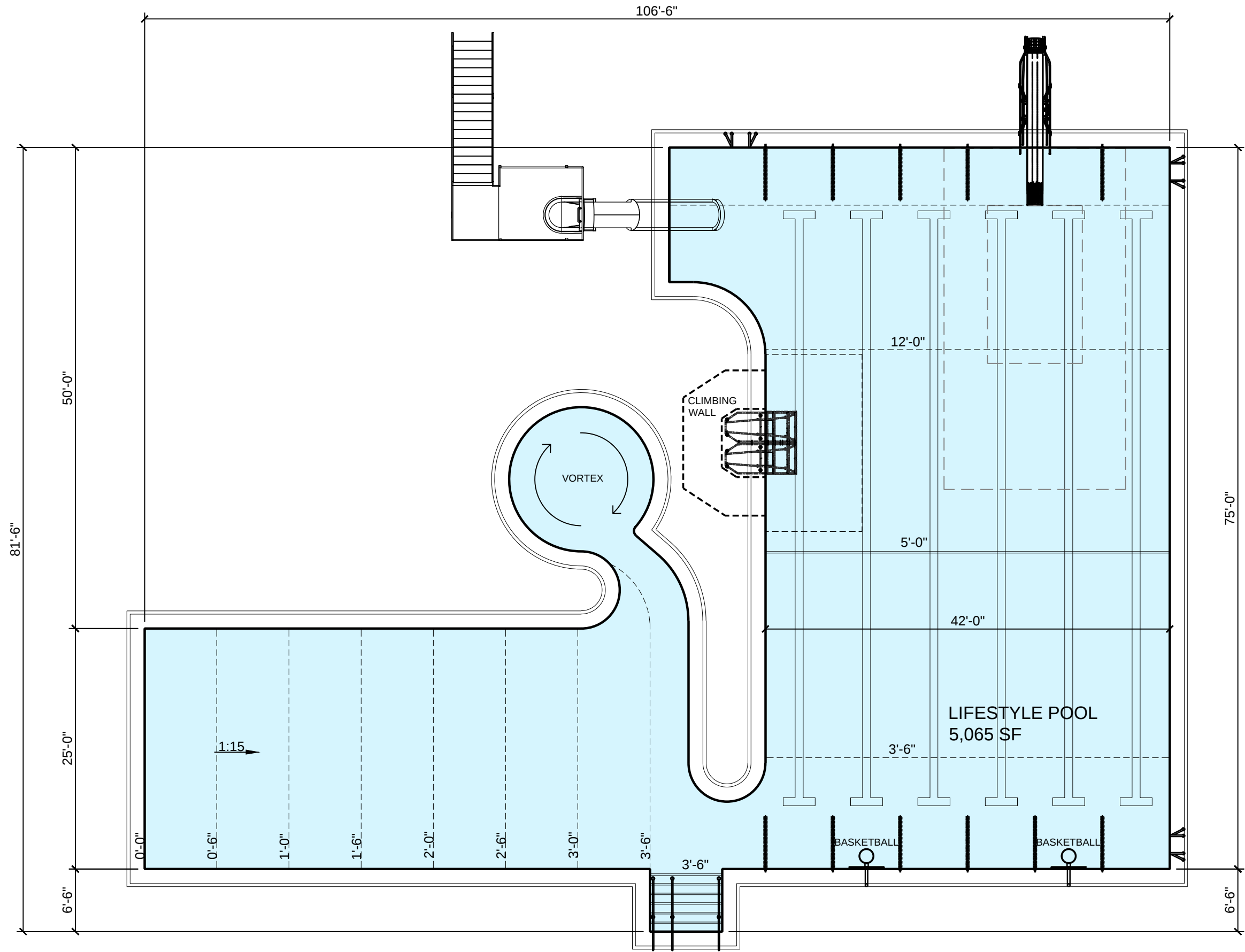
OVERALL POOL PLAN 2B



OVERALL POOL PLAN 2C



OVERALL POOL PLAN 2D



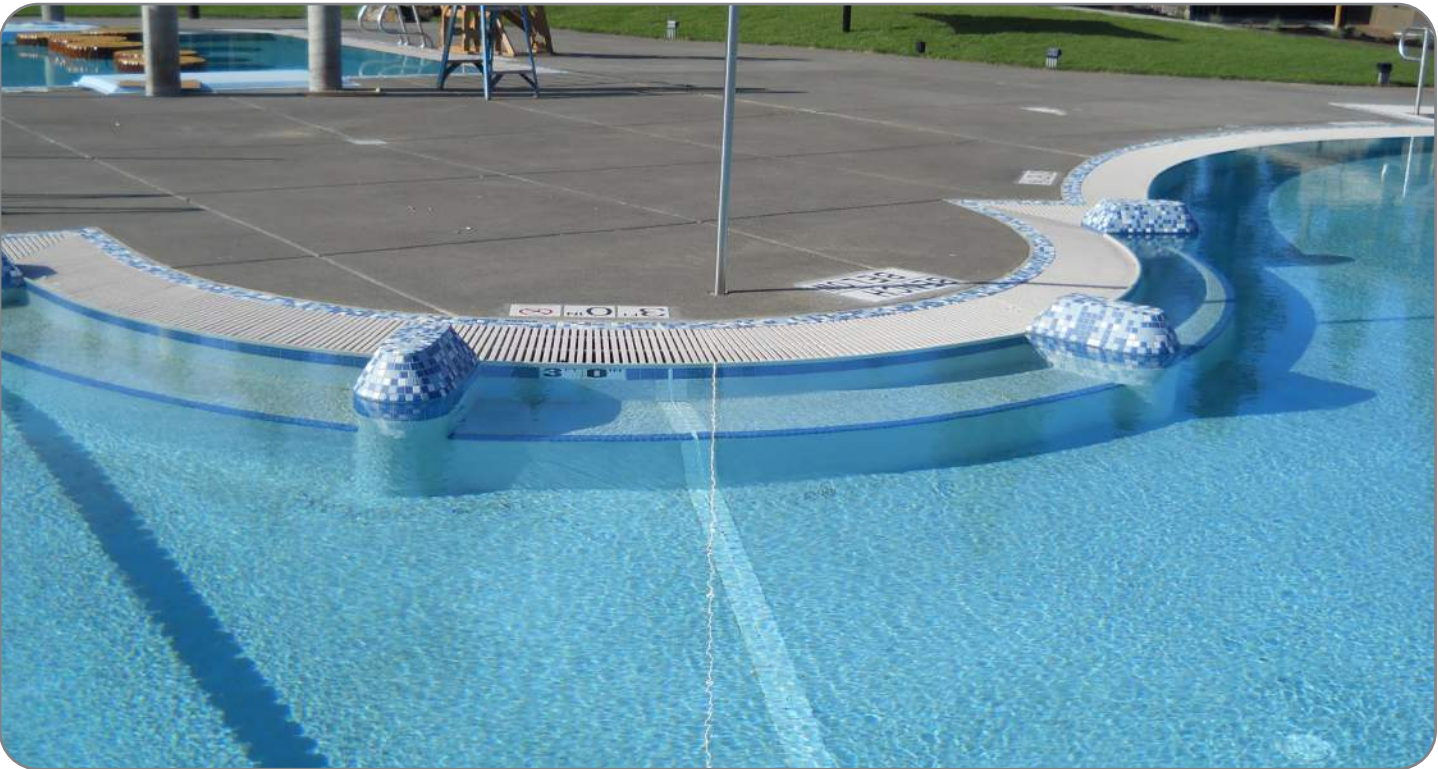
CONDON COMMUNITY POOL CONDON, OREGON

POOL FEATURES

SEPTEMBER 2025

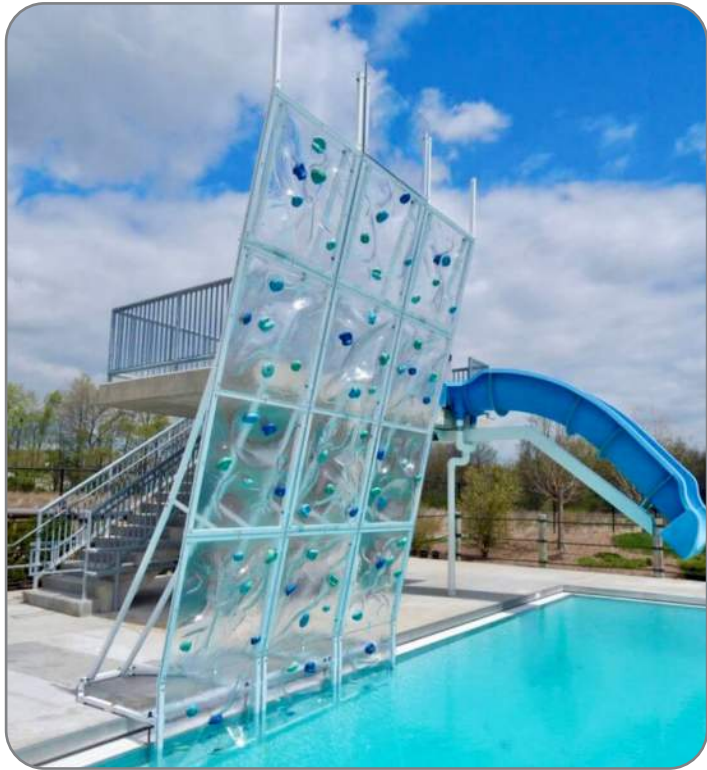












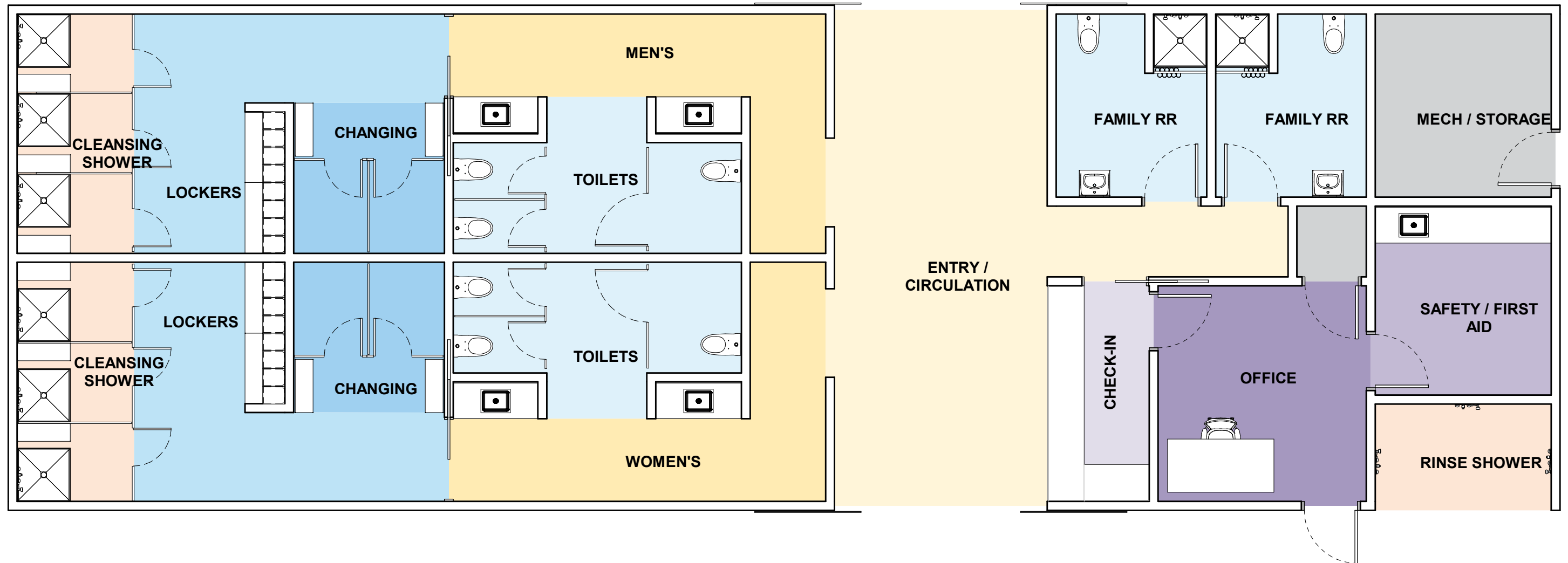


CONDON OREGON COMMUNITY POOL | RAISED WHIRLPOOL / VORTEX

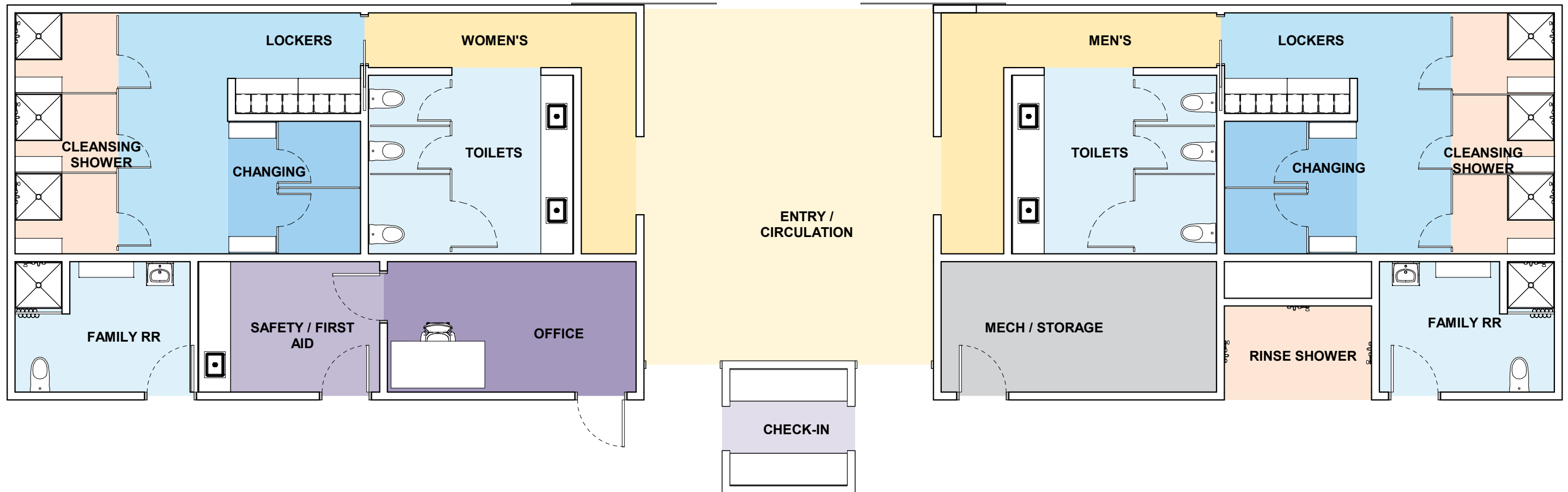


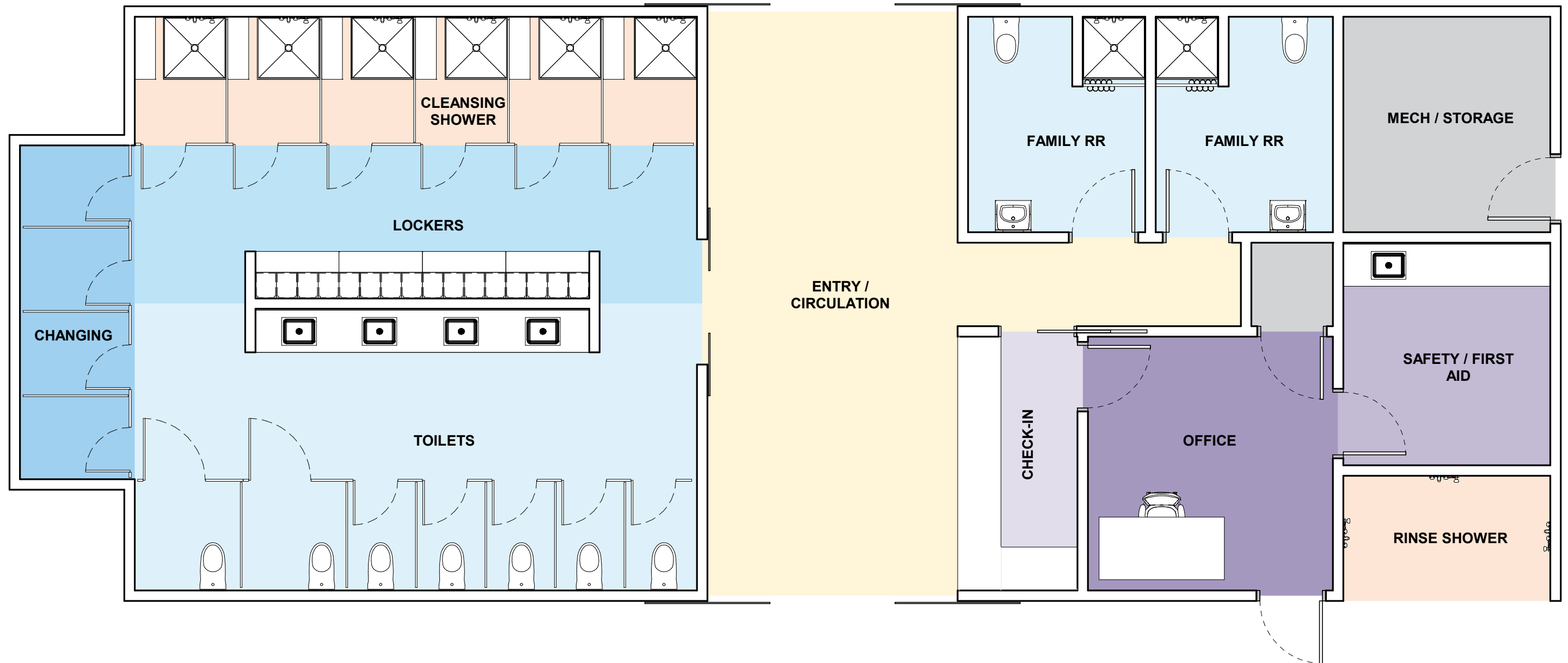
THANK YOU!





Option 1
Bathhouse Plan
 Scale: 1/4" = 1'-0"





Option 3
Bathhouse Plan
 Scale: 1/4" = 1'-0"



Shade Options
Scale: NA



CITY OF CONDON
ORDINANCE NUMBER 2026-02

AN ORDINANCE; PROVIDING FOR THE REGULATION OF PARKING; ALL
AMENDING ORDINANCES; AND ALL OTHER ORDINANCES OR PARTS OF
ORDINANCES IN CONFLICT HERewith; AN ORDINANCE TO CHAPTER 70:
GENERAL PROVISIONS TO INCLUDE GOLF CARTS; CORRECTION OF CHAPTER
51.10 (D)3 – DISONNECTION FOR LATE PAYMENT; REPEALING CHAPTER FIBER
COUNCIL; CHILD CARE CHANGES IN ZONING AND DECLARING AN EFFECTIVE
DATE

THE CITY OF CONDON ORDAINS AS FOLLOWS:

Section 1. Applicability of state traffic Laws

1. Violations of provisions in O.R.S. Chapters 153, 743 and 801 through 823, inclusive as now constituted, is an offense against the city.
2. If an ordinance or provision thereof of the city is in conflict with the motor vehicle laws of the state, the motor vehicle laws of the state shall prevail.
3. Violation of a provision identical to a state statute is punishable by a fine or imprisonment not to exceed the penalty prescribed by the state statute.

Section 2. DEFINITIONS

Except where the context clearly indicates or requires a different meaning, the definitions contained in the Motor Vehicle Laws of Oregon shall be used where applicable in the Condon Parking Ordinance.

Section 3. POWERS OF THE COUNCIL

To the fullest extent provided for in state law and the City Charter, the City Council shall exercise all local traffic authority for the City except those powers expressly delegated by this Ordinance or other ordinances. The powers of the City Council include, but are not limited to:

1. All fees, fines, towing and storage costs, and bails required by this Ordinance shall be established by Resolution of the City Council of the City of Condon, Oregon.
2. Regulating the parking and standing of vehicles by:
 - a. Classifying portions of streets upon which either parking or standing or both shall be prohibited, or is prohibited during certain hours.
 - b. Establishing the time limit for legal parking in limited parking areas.
 - c. Designating the angle of parking if other than parallel to the curb.
 - d. Designating city owned or leased property on which the public will be permitted.

Section 4. DUTIES

1. The City delegates to the Gilliam County Sheriff's office the ability to enforce this ordinance.

Section 5. PARKING TIME LIMITS

1. The lawful time allowed for parking vehicles other than motor trucks engaged in the actual loading or unloading of freight or merchandise shall, in any section of any street, be as indicated by lettering upon the face of painted signs placed at the top of standards placed along the curbline of any section of any street or by parking meters. The time limits and the indication thereof may be changed from time to time by the City Council. The time limits shall mean the continuous aggregate of time of all parking of any 1 vehicle within any 1 block or any blocks adjacent thereto within the daily time limits.
 - a. This shall not prohibit removing a vehicle from the above designated area and returning the vehicle to the area after expiration of 1 hour.
2. Time limits shall be applicable between the hours of 8:00 a.m. and 6:00 p.m. These time limits shall not apply on Sundays, New Year's Day, Memorial Day, July 4, Labor Day, Thanksgiving or Christmas.
3. It is unlawful to erase, remove or obliterate any marking that has been placed on a vehicle for the purpose of monitoring parking time limits.

Section 6. PARKING, STORING, OR ABANDONING OF MOTOR VEHICLES ON CITY STREETS

1. No person, firm or corporation shall park, store or permit to be stored on a street or other public property therein, without the permission of the City Council, a vehicle or personal property for a period in excess of 72 hours. The continuity of the time shall not be deemed broken by movement of the vehicle elsewhere on the block unless the movement removes the vehicle from the block where it is located before it is returned.
 - a. No person, firm or corporation shall abandon a vehicle upon a street or upon any other public or private property.
2. When a vehicle is found in violation of division A. of this section, the officer responsible for the enforcement of this section shall follow the procedures provided in O.R.S. Chapter 819 dealing with the custody, removal and disposal of vehicles.
3. Vehicles parked upon any city street must have a lawfully affixed, unexpired registration on display.
4. Parking of a trailer in the commercial zone for more than 24 hours is prohibited.
5. There shall be a time limit on all business parking on Main Street from Walnut Street to Court Street. Marked spots will be subject to 2 hour parking between the hours of 8:30 am and 5:30 pm during the week. Any non-vehicular property stored in a regulated parking zone will be considered a nuisance by the City Council and may be summarily abated.

Section 7. PARKING REGULATIONS

A motor vehicle shall not be parked, stopped, or left standing in the following areas, except where vehicles may be exempted by Oregon Revised Statutes;

1. On the roadway side of a vehicle stopped or parked at the edge or curb of a highway (double parked);
2. On a sidewalk;
3. Within an intersection;
4. On a crosswalk;
5. Alongside or opposite a street excavation impediment, when stopping, standing, or parking would obstruct traffic;
6. At any place where official signs prohibit stopping;
7. Curb side that is **yellow** in color;
8. Curb side that is **green** in color, except when vehicle is stopped or standing momentarily for the purpose of and while actually engaged in loading or unloading property or passengers;
9. Parking in violation of any restricted time zones, if appropriate signs or markings are posted, giving notice of any regulations, restrictions, or prohibitions on the parking, stopping or standing of vehicles on any roadway. Disabled parking permits issued by the Department of Motor Vehicles are exempt, per Oregon Revised Statutes.
10. In front of a public or private driveway;
11. Within ten feet (10') of a fire hydrant;
12. At any place where official signs prohibit parking;
13. Within twenty feet (20') of a crosswalk at an intersection;
14. A vehicle shall not be parked in an alley, other than for the expeditious loading or unloading of persons or materials and in no case for a period in excess of thirty (30) consecutive minutes. A vehicle loading or unloading must allow sufficient room for traffic to safely pass in an alley.
15. A motor truck, as defined by Oregon Revised Statutes, shall not have the motor or auxiliary motors on the truck or trailer continuously running when parked on a public street or private property between the hours of 9:00 p.m. to 7:00 a.m. of the following day in front of or adjacent to a residence, motel, apartment house, hotel, or other sleeping accommodations.
16. No motor vehicle shall be parked upon a street or public right-of-way for the principal purpose of:
 - a. displaying the vehicle for sale;
 - b. repairing or servicing the vehicle, except repairs necessitated by an emergency;
17. No person shall park a vehicle for any purpose other than for the expeditious loading or unloading of materials, freight, or passengers in a place designated as a loading zone, within the hours posted for that loading zone;
18. Where maximum parking time limits are designated by sign, movement of a vehicle within the same block shall not extend the time limits for parking.
19. No person shall park a vehicle for any purpose other than for the expeditious loading or unloading of passengers in a place designated as a fire lane.

20. The provisions of this Ordinance regulating the parking of vehicles shall not apply to a vehicle of the City, County, State, or public utility, while necessarily in use for construction or repair work on a street.
21. During the hours between 12:00 AM and 5:00 AM when snow is present or predicted no vehicles will be allowed to park on Main Street (Hwy 19) inside the City limits to allow ODOT to plow and maintain the parking areas.

Section 8. CITATIONS ON ILLEGALLY PARKED VEHICLES.

Whenever a vehicle is found parked in violation of a restriction imposed by this Ordinance or State law, the City may elect to contact the Gilliam County Sheriff's Office and request assistance with the violation.

Section 9. REPEAL OF CONFLICTING ORDINANCES

All amending Ordinances; and all other Ordinances or parts of Ordinances in conflict herewith shall be and hereby are repealed.

Section 10. SEVERABILITY

Invalidity of a Section or part of a Section of this Ordinance shall not affect the validity of the remaining Sections or parts of Sections.

70.02 – Definitions

GOLF CART. This means any motor vehicle that :

1. Has not less than three wheels in contact with ground;
2. Has an unloaded weight of less than three hundred pounds;
3. Is designed to be operated at no more than 15 miles per hour;
4. Is designed to carry golf clubs and no more than two persons.

70.10 – Golf Cart Uses & Operation

(A) Golf Cart Operations

- a. Golf carts may be operated during daylight hours on city streets from place of cart storage to golf course.
- b. Golf carts are prohibited on the state Highways (19 & 206) which include the city streets of Walnut Street; Main Street from Walnut Street south to City limits; Bayard Street from Main Street east to City limits; and Washington Street from Walnut Street north to City limits.
- c. No person shall operate a golf cart on any sidewalk or other walkway designated for pedestrian usage.
- d. Only eligible operators – must be 16 years or older with a valid driver's license.
- e. Unlawful riding – the operator of the car shall not permit a passenger to, and no passenger shall, ride on a golf cart on a street except within a part

of the golf cart designated or intended for the use of passengers; no persona shall board or alight from a golf cart while the vehicle is in motion on a public street or right-of-way of the City of Condon; and the operator of the golf cart shall obey all ordinary laws governing vehicular traffic on a public street.

- f. The operation of the golf cart on a city street shall be the responsibility of the operator. The operator and the owner of the golf cart shall assume all risks and liabilities resulting from the operation of the golf cart. The operator and owner shall hold the City of Condon harmless of any action, injury or damage arising from the operation of a golf cart on a city street.
- g. No person shall store, or permit to be stored, a golf cart on a street or other right-of-way.

Correction of Chapter 51.10 (D)3 – Disconnection for late payment

When it becomes necessary for the city to discontinue utility service to a customer for non-payment of bills, service will be reinstated only after all bills for service then due have been paid, along with a turn-on charge **listed on the city's General Fee Resolution.**

Repeal Chapter 31.35 – 31.54 and Appendix A-An Intergovernmental Agreement for Fiber Project

City of Condon approved Resolution 2022-05- A Resolution Dissolving the Fiber Council on May 4, 2022. This appendix will be removed from Condon Code of Ordinances.

Changes to Zoning for Child Care and Family Child Care per ORS329A.440

154.002 Definitions

Replace Child Care and Family Day Care with the following:

CHILD CARE CENTER. Means a child care facility, other than a family child care home, that is certified under ORS 329A

FAMILY CHILD CARE HOME. Means a child care facility in a dwelling that is caring for not more than 16 children and is certified under ORS 329A.280(2) or is registered under ORS 329A.330. A family child \care home is considered a residential use and not a "HOME OCCUPATION."

154.020 Residential Zone – Add or Revise

Add - (B)(11) Family Child Care Home.

154.022 C-1 Commercial Zone

Revise – All uses permitted in the Residential Zone provided that the dwellings and mobile homes observe the side area and yard requirements in the Residential Zone

Add – (B)(7) Child Care Center
(B)(8) Family Child Care Home

154.023 M-1 – Industrial Zone

Add – Child Care Center, subject to “reasonable conditions” as allowed under ORS329A.440

This Ordinance shall become effective thirty (30) days after its adoption by the City Council of the City of Condon, Oregon, and its approval by the Mayor; specifically, _____, 2025.

ADOPTED this _____ day of _____, 2025, by _____ Councilor’s present and voting in the affirmative.

APPROVED this _____ day of _____, 2025.

Dustan Hall
Mayor

ATTEST:

Kathryn Greiner
City Administrator

LEASE AGREEMENT

Between
Condon School District 25J
and
The City of Condon

THIS LEASE is between Board of Education of the **Condon School District 25J** (“Lessor”) and **City of Condon**, a municipal corporation of the State of Oregon (“Lessee”).

RECITALS

- A. Lessor is the owner of real property and all buildings and improvements on the property described on Exhibit “A” attached hereto and incorporated herein (“Real Property”).
- B. The parties desire to enter into this Lease of the Real Property to allow Lessee to use the property to utilize the pool facilities and operate aquatic programs.
- C. **WHEREFORE**, the parties agree to enter into to this Lease for the Real Property according to the following terms and conditions:

THEREFORE, THE PARTIES AGREE AS FOLLOWS:

- 1. **Term.**
 - a. **Initial Term.** This Lease shall commence on October 1, 2025. The term of this Lease shall be for a period of **1 (one)** year and shall terminate on September 30, 2026.
- 2. **Rent.** Lessee shall pay Lessor \$1.00 each year for use of the Real Property.
- 3. **Use of Premises.**
 - a. Lessee agrees that:
 - i. Lessee is leasing the Real Property for the purpose utilizing the pool facilities.
 - ii. Lessee shall not make any unlawful or offensive use of the Real Property and shall comply all relevant state and federal statutes, ordinances, rules, regulations and laws now in effect or hereafter enacted.
 - b. Lessor agrees that:
 - i. Lessor will not take any action which interferes with Lessee’s lawful use of the Real Property.
- 4. **Maintenance of the Real Property.** Lessee shall be responsible to maintain the Real Property in good condition and suitable for the purposes of this Lease as outlined herein.

5. **Lessor Covenant.** Lessor warrants and covenants that to best of Lessor's knowledge, there are no hazards, conditions or circumstances present upon the Real Property which impose any unreasonable risk of harm or injury to Lessee, Lessee's employees, or the public. Lessor further warrants and covenants that the Real Property is compliant with county, state and federal laws regarding pollution control and the use of hazardous materials and toxics in the land.
6. **Condition of Property at Lease Termination.** Upon expiration of the Lease term or earlier termination on account of default, Lessee shall deliver all keys to Lessor and surrender the Real Property in the same or better condition as at the beginning of the Lease Term, reasonable wear and tear, casualty loss and Lessor caused damage excepted, and broom clean.
7. **Fixtures and Improvements.** During the term of the Lease, Lessee may install trade fixtures, improvements and appropriate signs within or upon the Real Property, provided that they do not compromise the value or usefulness of the Real Property. Upon termination or expiration of the Lease, all trade fixtures, improvements and signs may be removed by Lessee, provided that such removal does not cause material harm or damage to the property, and Lessee pays costs and expenses associated with the removal and repair of the property made necessary thereby.
8. **Damage to Real Property.** If at any time during the term of this Lease, the Real Property becomes unusable for Lessee's purposes as established by this Lease at no fault of the Lessee, Lessee may terminate the Lease immediately by providing written notice to Lessor in accordance with Section 14.
9. **Subrogation.** Neither the lessor nor the lessee shall be liable to the other for loss arising out of damage to or destruction of the leased premises, or the building or improvements of which the leased premises are a part or with which they are connected, or the contents leased any thereof, when such loss is caused by any of the perils which are or could be included within or insured against by a standard form of fire insurance with extended coverage, including sprinkler leakage insurance, if any. All such claims for any and all loss, however caused, hereby are waived. Such absence of liability shall exist whether or not the damage or destruction is caused by the negligence of either lessor or lessee or by any of their respective agents, servants or employees. It is the intention and agreement of the lessor and the lessee that the rental reserved by this lease has been fixed in contemplation that each party shall fully provide his own

insurance protection at his own expense, and that each party shall fully provide his own insurance protection at his own expense, and that each party shall look to his respective insurance carriers for reimbursement of any such loss, and further, that the insurance carriers shall not be entitled to subrogation under any circumstance against any party to this lease. Neither the lessor nor the lessee shall have any interest or claim in the other's insurance policy, or the proceeds thereof, unless specifically covered therein as a joint assured.

10. Property and Liability Insurance.

- a. Lessee will carry and maintain insurance against direct physical loss of all owned real property described on Exhibit "A" attached. Lessee shall be responsible for purchasing property insurance as Lessee sees fit to insure property not owned by the Lessor and at Lessee's own cost.
- b. Lessee shall carry liability insurance; such insurance shall provide \$2,500,000 in coverage per occurrence. Liability insurance shall include general casualty, bodily injury, personal injury and/or property damage. Liability insurance should include coverage for damages caused by a tort, personal injury or other wrongful acts.
- c. Lessee shall add the Condon School District as an Additional Insured onto such liability insurance policy and provide a certificate of insurance showing Condon School District, its officers, agents, employees, successors, assigns, and authorized representatives are listed as an Additional Insured.
- d. Lessor shall also maintain liability insurance in the amount of \$2,500,000 per occurrence to cover the Real Property. Lessor shall name Lessee as an additional insured on said policy. If Lessor has an existing policy covering the Real Property, Lessor shall add Lessee as an additional insured to the existing policy.

11. Indemnification Subject to the limits in the Tort Claims Act, Lessee and Lessor agree to indemnify and hold each other harmless against any or all claims and demands arising from the negligence of Lessee, their agents, employees or assigns, as to the use of the premises, and shall at his own expense defend the other from any and all suits or actions awarded against Lessor or Lessee from the same.

12. Default.

- a. **By Lessee.** Default by Lessee shall consist of:
 - i. Failure to perform the responsibilities listed in Section 4 after Lessor provides written notification.

- ii. Use of the Real Property unlawfully or in conflict with the Lessee's proposed purposes established in this Lease.
 - iii. Failure to maintain the Real Property in accordance with Lease terms or interference with Lessee's purpose of use as described herein.
- b. **By Lessor.** Default by Lessor shall consist of a failure to maintain any covenant required by this agreement, following written notice by Lessee as provided below.
- c. **Notice of Default.** In the event of default by either party, the non-defaulting party shall furnish written notification to the allegedly defaulting party describing the conduct amounting to default and remedial action required to correct the default. If the defaulting party fails to respond to or correct the alleged default within thirty (30) days of receiving notice, the non-defaulting party shall be entitled to terminate this Lease with written notice to the other party.

13. Termination.

- a. **Termination by Lessor before end of term.** If Lessor intends to terminate this Lease before the end of the Lease term, it must provide **60** days written notice to Lessee in accordance with Section 14.
- b. **Termination by Lessee before end of term.** Lessee may terminate this Lease at any point with **60** days written notice to Lessor in accordance with Section 14.

14. Notice. In the event it is necessary for either party to provide notification to the other, the notice shall be provided in writing and shall be delivered in person, or mailed by certified or registered mail. Notices shall be effective upon personal receipt, or three (3) days after deposit with the U.S. Postal Service. Notices sent by mail must be addressed as follows:

Lessor: Condon School District

210 E Bayard St.

Condon, OR 97823

Lessee: City of Condon
P.O. Box 445
Condon, OR 97823

15. Fiscal.

- a. This Lease and Lessee's obligation is expressly conditioned upon Lessee being financed in its use, operation and maintenance of the property by Gilliam County. In the event such funds from Gilliam County become unavailable, Lessee reserves the right to immediately terminate this lease.

16. Quiet Enjoyment

- a. Lessor warrants that it is the owner of the premises and has the right to lease the premises free of all encumbrances. Lessor will defend Lessee's right to quiet enjoyment of the premises from the lawful claims of all persons during the lease term.

17. Severability Clause

- a. If any clause, sentence, or any other portion of this Agreement becomes illegal, null or void or any reason, the remaining portions will remain in full force and effect to the fullest extent permitted by law. If any material portion of the Agreement becomes illegal, null or void so that the intent of the Agreement is frustrated, the parties agree to negotiate replacement provisions to fulfill the intent of the Agreement consistent with applicable law.

18. Attorney Fees and Court Costs

- a. In case suit or action is instituted to enforce compliance with any of the terms, covenants or conditions of this lease, or to collect the rental which may become due hereunder, or any portion thereof, the losing party agrees to pay to the prevailing party such sum as the trial court may judge reasonable as attorney's fees. In the event the case or suit should be appealed, the losing party agrees to pay such further sum as to the appellate court shall adjudge reasonable as prevailing party's attorney's fees on such appeal. Lessee agrees to pay and discharge all Lessor's costs and expense, including Lessor's reasonable attorney's

fees which shall arise from enforcing any provision or covenant of this lease even though no suit or action is instituted.

19. **Signatures.**

IN WITNESS of this Lease agreement, the parties provide their signatures as follows:

Signature, Authorized Representative
Condon School District 25J

Signature, Authorized Representative
City of Condon

Date

Date



Gilliam County Sheriff's Office

Law Incident Summary Report, by Incident Number

Agency: Gilliam County Sheriffs Office

<u>Number</u>	<u>Time and Date</u>	<u>Nature</u>	<u>Location</u>	<u>Dsp</u>
G25-233	08:18:34 09/02/25	Animal Problem	GCSO	ACT
G25-234	05:56:39 09/03/25	Non Injury Mvc	GCSO	CLD
G25-235	16:36:43 09/03/25	Theft	GSOA	INA
G25-236	09:45:51 09/04/25	Property	GSOA	CLD
G25-237	08:53:51 09/05/25	Theft	GCSO	ACT
G25-239	13:06:37 09/07/25	Trespass	GCSO	CAA
G25-240	16:36:24 09/07/25	Uumv	GSOA	CAA
G25-241	18:35:57 09/07/25	Traffic Stop	GSOA	CLD
G25-242	08:22:32 09/11/25	Non Injury Mvc	GSOA	CLD
G25-243	14:59:11 09/13/25	Theft	GCSO	ACT
G25-244	23:53:01 09/13/25	Agency Assist		REF
G25-245	14:58:54 09/14/25	Property	GSOA	CLD
G25-246	20:05:00 09/14/25	Warrant Service	GSOA	CAA
G25-247	06:32:34 09/15/25	Mvc	GCSO	CLD
G25-248	16:06:03 09/17/25	Wanted Subject	GSOC	CAA
G25-249	17:25:32 09/18/25	Dws	GCSO	CAA
G25-250	14:44:42 09/19/25	Death	GCSO	RDA
G25-251	12:39:56 09/20/25	Information	GSOA	CLD
G25-252	16:43:06 09/20/25	Wanted Subject	GSOC	CAA
G25-253	16:47:40 09/24/25	Animal Problem	GCSO	ACT
G25-254	16:15:07 09/25/25	Agency Assist		REF
G25-255	18:02:26 09/25/25	Duii	GCSO	CAA
G25-256	13:54:04 09/27/25	Harassment	GCSO	CAA
G25-257	15:58:36 09/27/25	Non Injury Mvc	GCSO	
G25-258	08:58:47 09/28/25	Death	GSOC	CLD
G25-259	05:23:05 09/30/25	Theft	GCSO	ACT

Total Incidents for This Agency: 26

Total reported: 26

Report Includes:

All dates between `00:00:00 09/01/25` and `23:59:00 09/30/25`, 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 CAD Calls Received, by Nature of Call in Zone GSOA

<u>Nature of Call</u>	<u>Total Calls Received</u>	<u>% of Total</u>
Abandoned Call	1	1.45
Abandoned Vehicle	1	1.45
Agency Assistance	2	2.90
Animal Problem/Complaint/Rescu	2	2.90
Animal/Dog Complaint	3	4.35
Call-Back Request	1	1.45
Civil Problem/Service	1	1.45
Serving Civil	3	4.35
Code Enforcement	3	4.35
Disturbance/Verbal/Argument	1	1.45
Driving Complaint	2	2.90
Drug or Narcotics Violation	1	1.45
Follow-Up Investigation	4	5.80
Information Report	4	5.80
Motorist Assist	3	4.35
Panic/Burglary Alarm	1	1.45
Lost/Found Property	1	1.45
Public Assist	3	4.35
Public Works	1	1.45
Subject Stop	2	2.90
Suspicious Person/Circumstance	3	4.35
Theft/Shoplift	2	2.90
Threat	1	1.45
Vehicle Stop	20	28.99
Unauthorized Use of Motor Veh	1	1.45
Welfare Check	2	2.90

Total reported: 69

Report Includes:

All dates between `00:00:00 09/01/25` and `23:59:00 09/30/25`, All nature of incidents, All cities, All types matching `I`, All priorities, All agencies, All zones matching `GSOA`



Gilliam County Sheriff's Office

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

<u>Nature of Call</u>	<u>Total Calls Received</u>	<u>% of Total</u>
Abandoned Call	1	2.38
Animal/Dog Complaint	3	7.14
Assault	1	2.38
Call-Back Request	5	11.90
Serving Civil	2	4.76
Detail	3	7.14
Referral or Assist	2	4.76
Extra Patrol Request	1	2.38
Follow-Up Investigation	3	7.14
Lost/Found Property	1	2.38
Suspicious Person/Circumstance	4	9.52
Test Call	1	2.38
Vehicle Stop	12	28.57
Trespass	1	2.38
Wanted Subject	1	2.38
Welfare Check	1	2.38

Total reported: 42

Report Includes:

All dates between `00:00:00 09/01/25` and `23:59:00 09/30/25`, All nature of incidents, All cities, All types matching `I`, All priorities, All agencies, All zones matching `GSOC`



Gilliam County Sheriff's Office

Total Traffic Citation Report, by Area

<u>Area</u>	<u>Citations</u>	<u>Violations</u>
GCSO Gilliam County	80	80
GSOA ARLINGTON	4	4
GSOC CONDON	2	2

Report Totals	86	86
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Report Includes:

All dates of issue between `00:00:00 09/01/25` and `23:59:00 09/30/25`, 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

Total Traffic Warning Report, by Area

<u>Area</u>		<u>Warnings</u>	<u>Violations</u>
GCSO	Gilliam County	25	25
GSOA	ARLINGTON	3	3
GSOC	CONDON	4	4

Report Totals:	32	32
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Report Includes:

All dates between `00:00:00 09/01/25` and `23:59:00 09/30/25`, All agencies matching `GCSO`, All issuing officers, All areas, All violations



Gilliam County Sheriff's Office

Total CAD Calls Received, by Nature of Call in Zone

<u>Nature of Call</u>	<u>Total Calls Received</u>	<u>% of Total</u>
911 Open Line	1	0.37
Abandoned Call	2	0.74
Abandoned Vehicle	5	1.86
Agency Assistance	4	1.49
Animal Problem/Complaint/Rescu	5	1.86
Animal/Dog Complaint	9	3.35
Assault	1	0.37
Call-Back Request	10	3.72
Civil Problem/Service	1	0.37
Serving Civil	6	2.23
Code Enforcement	3	1.12
Criminal Mischief	1	0.37
Detail	3	1.12
Referral or Assist	2	0.74
Disturbance/Verbal/Argument	1	0.37
Domestic Violence, DV	1	0.37
Driving Complaint	8	2.97
Drug or Narcotics Violation	1	0.37
Extra Patrol Request	3	1.12
Follow-Up Investigation	17	6.32
Traffic Hazard	7	2.60
Hit & Run	1	0.37
Information Report	3	1.12
Livestock Incidents	1	0.37
River/Water/Ice Event	1	0.37
Motorist Assist	21	7.81
Slide Off	1	0.37
Panic/Burglary Alarm	3	1.12
Lost/Found Property	3	1.12
Public Assist	4	1.49
Public Works	1	0.37
Subject Stop	2	0.74
Suicide	1	0.37
Suspicious Person/Circumstance	8	2.97
Theft/Shoplift	5	1.86
Threat	1	0.37
Vehicle Stop	112	41.64
Trespass	3	1.12
Unauthorized Use of Motor Veh	1	0.37
Vehicle Check	1	0.37
Wanted Subject	1	0.37
Welfare Check	4	1.49

Total reported: 269

Report Includes:

All dates between `00:00:00 09/01/25` and `23:59:00 09/30/25`, All nature of incidents, All cities, All types matching `I`, All priorities, All agencies matching `GCSO`, All zones



CITY OF ARLINGTON

P.O. BOX 68
ARLINGTON, OR 97812
PHONE: 541-454-2743
FAX: 541-454-2753
TTY: 800-572-0638

RECEIVED

SEP 30 2025

CITY OF CONDON

September 12, 2025

Condon Mayor and City Council
PO Box 445
Condon, OR 97812

RE: Gilliam County Small Business Recruiting Opportunities

Dear Members of the Gilliam County Economic Development Team, Gilliam County Court, and Condon Mayor and City Council.

On behalf of the City of Arlington Council, we wish to extend our unwavering support for the initiative proposed by Lenn Ball to recruit small businesses to Gilliam County. Your proposal highlights the abundant opportunities available in our region, and we believe that collaboration between our cities can lead to mutual success and vibrant economic growth.

As outlined in your proposal, Gilliam County possesses a unique blend of qualities that are attractive to small businesses—specifically, a lower tax burden, affordable housing, access to beautiful landscapes, and a safe environment for families. We wholeheartedly agree that these aspects, coupled with our strategic location and access to infrastructure, make Gilliam County an ideal destination for businesses looking to relocate or expand.

The plan to market Gilliam County through targeted outreach, including brochures aimed at small businesses in Northwest Portland, is a strategic first step. We can envision how sharing the benefits of relocating to our communities can resonate with prospective business owners. The emphasis on the family-friendly environment, excellent schools, and community support aligns perfectly with the values that our residents cherish.

Moreover, we commend the idea of creating a Business Recruitment and Retention Coordinator position. This dedicated role will play a crucial part in streamlining efforts to attract small businesses, as well as in promoting our region's extensive resources and incentives. Working together, we can ensure that Gilliam County as a whole may fight to maximize the unique strengths of our area, leading to a stronger, more diversified economy.

The City of Arlington is an Equal Opportunity Provider.

We recognize that the landscape of economic development is constantly changing, and we wholeheartedly support proactive measures to put Gilliam County on the map for potential investors. We stand ready to collaborate closely with you, our partners, and other stakeholders to enhance our collective outreach efforts.

In closing, we believe that this strategy represents a significant step forward not just for Gilliam County, but for our broader region. We look forward to supporting your initiatives and working together towards fostering a vibrant business climate that benefits all our communities.

Thank you for your dedication and perseverance in this critical endeavor.

Sincerely,

City of Arlington
Mayor Jeffery Bufton
City of Arlington Council
541-454-2743

Gilliam County Fire Services

*Proudly serving North and South Gilliam County RFPD,
Cities of Condon and Arlington, and
Gilliam County*

Press Release: September 30, 2025

Burn Ban within Gilliam County, Oregon

North Gilliam County Rural Fire Protection District, Fire Chief Joe Claughton

South Gilliam County Rural Fire Protection District, Fire Chief Greg Smith

Effective: Wednesday October 15, 2025 at 12:01 am, the Gilliam County Burn ban that was put into place on June 1, 2025 will expire and OPEN BURNING will be ALLOWED.

Please keep in mind even though temperatures have been mild and we have received some rain that our fuel load is still high and the probability of fire is moderate. Please be cautious while burning and have a hose and shovel readily available while burning and monitor fire until completely out.

Before Burning

Call Frontier Regional 911 dispatch at 541-384-2080 in Condon and 1-800-277-1929 outside of Condon.

Approved and submitted by:

Fire Chief Joe Claughton- North Gilliam Co. RFPD

Fire Chief Greg Smith- South Gilliam Co. RFPD

Operations Chief Casey Zellars- Gilliam County Fire Services

