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MINUTES REGULAR CITY COUNCIL MEETING

WEDNESDAY, OCTOBER 1, 2025, 7:00 PM

1. CALL REGULAR MEETING TO ORDER

Mayor Dustan Hall called the meeting to order at 7:05 p.m.

2. ROLL CALL

Present: Mayor Dustan Hall; Councilors Michael Durfey, Dawn Parm, Jan Stinchfield, Tom Fatland (zoom), Jeremy Kirby and Hanna Bass; Staff - City Administrator Kathryn Greiner and PW Superintendent Gibb Wilkins

Absent: Gilliam County Sheriff Gary Bettencourt

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.

Mac Stinchfield, Condon resident, thanked the council for getting things done to improve Condon. He stated that residents can't logically complain about what isn't getting done due to the amount of things that are "going right." He noted the money that has been brought in to complete projects such as housing infrastructure upgrades and Main Street has improved Condon.

5. CONSENT AGENDA

5.1. Review & Approve the September 3, 2025 Regular Condon City Council Meeting Minutes

A motion was made by Councilor Jan Stinchfield to approve the September 3, 2025 regular Condon City Council meeting minutes. The motion was seconded by Councilor Michael Durfey. Motion carried.

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

5.2. Review the October Accounts Payable & VISA Statements

Councilor Fatland inquired about the VISA charge of approximately \$1,700 for seed and asked if that was for the golf course. PW Wilkins stated that it was to Big Frog Supply and was for sprinklers at the golf course.

6. OLD BUSINESS

6.1. Condon Community Pool Master Plan Update

Council received the updated minutes from the pool committee and tentative plans. The committee has decided to move forward with the plans for a pool at the Industrial Site. The bathhouse design can be used for adjoining activities such as the Little League fields. The next meeting is tentatively planned for Thursday, October 16, 4 p.m. at City Hall. This meeting will be conducted virtually with the pool consultants. Councilor Fatland noted that two of the committee members were not at this meeting and did not approve the site location.

6.2. Condon Grade School Update

PW Wilkins, who is also the President of the Port of Arlington Environmental Sentry, reported that they are moving ahead, but prior to the actual abatement, community meetings must be held. He will keep the council apprised of the project as it moves forward. Councilor Fatland asked if the underground tanks at the school still had fuel in them and if the tanks would be removed. CA Greiner stated that there is still fuel in the tanks and there was a study on them done when the city owned it and believed it was embedded in basalt and would not be removed. She will find the study and share with the council.

6.3. Gilliam County Economic Development Grant Discussion

CA Greiner and PW Wilkins brought the costs of a pickleball court and sidewalks as requested by the council at the September meeting. CA Greiner said that she got a rough cost of the pickleball court and fence at approximately \$100,000. This did not include parking or preliminary site work, which would depend on location. PW Wilkins stated that the rough cost to put a sidewalk on Main Street from Spring to Court Streets (from bus barn to Drive In) would be approximately \$150,000 and Main Street from CBEC to Court Street to the high school would be an additional \$150,000 to \$200,000 for total sidewalks for both locations \$300,000-\$350,000.

CA Greiner noted that Gilliam County has opened up their Capital Investment Grant that may be paired with the \$200,000 economic development fund and complete the entire sidewalk project. PW Wilkins stated that there are Oregon Park and Recreation grants that may fund the pickleball court. Councilor Bass stated that the sidewalk near the Drive-In would address the access issues and was in favor of using funds for that project. Councilor Stinchfield stated that a fence is needed on the south side of the new clubhouse.

It was the consensus of the council for CA Greiner to apply for grants to move forward with placing sidewalks in both locations. PW Wilkins will start the process of determining the engineering of these sidewalks. CA Greiner will get quotes for a fence at the golf course and look to see when the Oregon Park and Recreation grants are available to move toward funding a pickleball court.

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**

A motion was made by Councilor Hanna Bass to approve the Second 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 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 Jeremy Kirby. Motion carried. ROLL CALL VOTE - Yes- Jan Stinchfield, Dawn Parm, Jeremy Kirby, Tom Fatland, Hanna Bass, Michael Durfey, No- None, Abstain- None

The ordinance will become effective October 31, 2025.

7.2. Review & Approve the 2025-26 Condon Community Pool Lease with Condon School District

CA Greiner noted that the pool lease remained the same as prior year.

A motion was made by Councilor Jan Stinchfield to approve the swimming pool lease with Condon School District. 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

8. STAFF REPORTS**8.1. Public Works – Public Works Superintendent Gibb Wilkins**

PW Wilkins stated that 7.4 million gallons were pumped at City Farm in September which was above normal. The water year that runs from October 1 to September 30 was 87.8 million gallons, which is higher than normal but could have been attributed to flushing the lines last spring. The water project on Ward and Gilliam Street is expected to be completed next week, while this week the public works crew is sanding the greens at the golf course. He was looking into a keyless system for the golf course clubhouse that may also be used for all city buildings that can be programmed for specific use and allow the city to track the use of buildings via keyless access. It was the consensus of the council to move forward to get costs of this system. PW Wilkins has ordered 32 tons of cold mix which they will use over the winter to repair utility cuts and potholes. He has estimated fixing the streets in Condon, which is 46 blocks, would cost \$5.6 million. He noted that the recent street project had to be rebuilt due to no base rock used when they were built. He noted that potholes would always be a problem.

PW Wilkins stated that he has prioritized and gotten estimated costs on equipment for the public works department as follows:

- Pickup broom attachment to the skid steer - \$8,000. This would allow the gravel from winter placed on the streets by ODOT to be picked up and used for other projects instead of sweeping down the storm drains.
- Double drum roller 36" - \$24,000 - equipment used to roll the utility cuts or potholes when city crews use cold mix.
- Utility cut paver attachment to the skid steer 36" - \$17,000 - equipment to do small paving jobs by city crew.

Councilor Stinchfield asked if there is money in the budget for these items. CA Greiner stated that there are funds budgeted for equipment purchases and will investigate the availability once the taxes and grant funds come in from the ODOT SCA grant project.

Councilor Bass inquired about the accessible parking sign and spot in front of Summit Springs Village Memory Care and asked if one could be put in front of the Summit Springs Assisted Living Facility. CA Greiner asked her to send an email with that request and will discuss with the city planner what steps need to be taken to get that accomplished.

8.2. Police & Fire – Gilliam County Sheriff Gary Bettencourt

Written reports were submitted by Gilliam County Sheriff's Office.

8.3. Administration – City Administrator Kathryn Greiner

CA Greiner reported that the audit field work was completed last month and the audit will be presented to the council at the December meeting. The golf course clubhouse was small, but it had an enjoyable evening and perfect weather. CA Greiner met with engineer Eric Klann of Divergent Engineering Services, who is designing Fairway Housing subdivision, and heard that their plan will be completed by the end of the year. This project is funded by the State of Oregon Housing grant and if there are funds left after the plan, the city can discuss designing Phase I of infrastructure installation. Klann also took soil samples on the subdivision and where the pool may be located near the Little League Fields.

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

Mayor Hall adjourned the meeting at 7:52 p.m.

Dustan Hall, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator