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**CITY OF CONDON
WORK SESSION AGENDA
CONDON CITY COUNCIL RETREAT WORK SESSION
Friday, January 23, 2026, 1:00 PM
CONDON CITY HALL**

1. CALL THE MEETING TO ORDER

Council President Jan Stinchfield called the work session to order at 1:05pm.

Present: Council President Jan Stinchfield, Councilor Jeremy Kirby, Councilor Hanna Bass, Councilor Eli Caudill, Councilor Mike Durfey, Councilor Tom Fatland (via Zoom), Public Works Superintendent and Interim City Administrator Gibb Wilkins, Administrative Assistant and Interim City Recorder Jessica Isley.

Absent: Mayor Dustan Hall

2. ADDITIONS TO THE AGENDA

None.

3. RETREAT DISCUSSION TOPICS

3.1. Condon Can! Follow up and check in

Wilkins - Chamber wanted to give an update on what they are doing, but the city didn't hear back from them before this work session. Focus on tying projects into the Condon Can! initiative. We will need to refer back to the Condon Can! plan as we move forward with our goals for the city and mention the goals of this plan in our goals and priorities. All roads lead to Condon is the new motto.

3.2. Condon Community Swimming Pool

Councilor Durfey – Pool committee had a meeting last night to discuss the price tag of the new pool facility. The pool committee doesn't think it's feasible to move forward with that price. Townhalls this spring were suggested to see what the community wants. Checking with Fossil school system to see if they would want to participate in funding a new pool. Councilor Durfey will check with other builders for pools in the area. Councilor Durfey says that all the people that he has talked to don't like the proposed pool location, and it would be too hard to get a bond with it there. The current pool needs a leak fixed and spraying in fiberglass. Work on community outreach, site development, bandaiding this pool to fix the leak but still moving forward to build a new pool. \$1.2 million to fix the pool from 2024 estimate. Councilor Bass and Councilor Caudill think townhalls are a great idea. Councilor Bass asked what the draw was for the location where the pool is now and Councilor Durfey said it's what the staff wants and that the park and track are right there for people who come up for swim lessons. Wilkins – projects need to look ahead in decades and not next week. Councilor Stinchfield – feels like they need to make a decision on how long we are going to stay with the pool. Discussion about people outside of city council forming a non-profit to take over running the pool. Councilor Stinchfield – has a lot of reservations about throwing a bunch of city money into a pool that just needs fixing repeatedly. Wilkins has reached out to Condon School Superintendent Michelle Geer to see what the school would think about giving the city the tennis Courts. Wilkins has reached out to several organizations to see if there is money that can be applied to use for the pool. The Ford Foundation has \$20k. Park and Rec capped at \$1 million for funds. Wilkins reached out to Fossil to see if they would be interested in helping fund the pool. Reached out to City Attorney Wyatt Baum to see if a bond is only within city limits. Councilor Durfey – let the community decide as there may not be a pool in 2 years. The city doesn't want to own the pool so we don't have to pay to have it decommissioned. Councilor Fatland – Port, county, etc. do the bond if it needs to be bigger than Condon. Wilkins – new pool prices might be inflated, example, the golf clubhouse bid for \$900k from a company in the valley and \$300k from a local company. Councilor Fatland – quote to refurbish the pool, plumbing, fix leak, mechanical, but not the bathhouse. Councilor Durfey will work on that. Wilkins – if a non profit takes over then the least the city could do is hand over a pool that doesn't leak. Councilor Durfey is going to contact Heppner to find out who built their pool and other pools in Eastern Oregon. Jan feels that the city needs to commit to 2-3 years with the current pool as long as we have county support..

3.3. Condon Grade School — Update and discussion on future plans



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Wilkins – Still in the process of the asbestos abatement, needs to have a public meeting regarding that. There is a massive leak over the stage upstairs. Thinks the city should have ownership of the grade school back by this summer. Stucco has asbestos in it. Abatement should happen this spring and take about 1 month to complete. If it's torn down, then it has to be gotten rid of anyway. Councilor Stinchfield – Hard to have a discussion until we know what the status of the building is, whether it will come down or not. Wilkins – need to think about if the playshed will stay or not since it straddles block lines. Councilor Stinchfield thinks we need to keep it and would like to see it be apartments or meeting rooms. Councilor Caudill agrees with housing around the neighborhood. Some designs have been done; 17 apartments for \$12mil per previous ideas.

3.4. Housing — Next Steps on Fairway Housing

Wilkins - All the properties on the ballfield housing have a tax statement that has been included in the packet. Dense blocks require less money to maintain. Going forward on housing projects that the city is involved in, we found we have hit a density that is feasible. Both the city and county will get the invested money from the ballfield housing in about 15 years. Fairway housing – phase 1, maybe just water and sewer, could have lots available by this fall. Any ideas for the next housing project? Councilor Stinchfield – the joint housing meeting with the county, is there an agenda yet? Wilkins – yes, read the agenda and Councilor Stinchfield asked if the county had reached out to Wilkins for any information on the city housing projects that were mentioned in the agenda, and Wilkins said no. Wilkins has spoken to contractors, and they have stated that they need multiple lots under \$50k so they can build them all at once, they don't need subsidies or tax breaks. Wilkins – focus on young people and families. Market rate housing are for households making \$75k per year. Councilor Stinchfield – still need workforce housing. If we don't start attracting young families, then our school system and pool aren't going to be successful. Councilor Fatland asked if Waste Management workers need housing. Councilor Dufery asked if the city had heard anything about being able to obtain property near the golf course. Wilkins said no, but the soil had been tested and came back clean.

3.5. Fiber/Broadband

Wilkins thinks that fiber/broadband was a gamble that didn't pan out. Councilor Dufey – thought that might be the case and, looking at the 20 year plan, it might not be what is needed. Wilkins – we just need to figure out how to use it. Councilor Stinchfield – initially thought the city and county were going to supply fiber to 911 but then they made a deal with Windwave. Home Telephone/Rally had fiber already in town and when they found out that the city and county were running fiber lines, then they brought out theirs. No updates at this time.

3.6. Street & Sidewalk Priorities/Programs

Wilkins – fully funded for the south main street park sidewalks, both sides. Go out bid and it will be done sometime this summer. Will also apply for a grant to redo our transportation plans in February. Still working on getting cold mix. Streetlights – dark sky streetlights x 3 years, finally got CBEC to the table. Materials and CBEC price — \$38k for all the lights and the budget was \$30k. Councilor Stinchfield thinks we need to up the budget to \$38k. Decorative streetlights on Main St – CBEC won't touch them, so we will have to hire a contractor and that will cost approximately \$15k. Might be able to apply for a capital investment grant from the county to see if that will cover the streetlights.

3.7. Park & Recreation — Park and Golf Course

Wilkins - Looking at key cards for the golf course clubhouse and still trying to get a hold of a company to have this done. Men's golf club could be in charge of access to the clubhouse. No big projects planned for either city park nor the golf course at this time. Councilor Stinchfield suggests marketing the golf course clubhouse. Councilor Dufey – mentioned that dead trees had been removed and asked if there were new trees in the budget. Wilkins states that new trees haven't taken well, especially with the deer.

3.8. Public Works Overview — Water & Sewer Projects

Most of the high priority projects are done. Infill on some fire hydrants in town.

3.9. City Facilities — Upgrade, Remodel & Repairs

Nothing major at this time. Memorial Hall floors will be done some time this summer when the floor company is in town to do the school floors. Memorial Hall kitchen is workable but there was mention of it being redone at some point but not this year.

3.10. City Staffing

None.

3.11. Update Goals and Priorities Document

WATER

Current Projects – Ongoing- up to two years



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- PW crew will work on projects within the city's Master Plan:
 - o Ward Street – Oregon Street
- Review water rates
- Plan for Phase III of the telemetry system upgrade
- Cell tower revenue will be diverted to its own line item in Fund 020 for a reserve for transmission line.
- Monitor transmission line potential problem areas that were noted in the line's evaluation three years ago.
- Water conservation program – continue to investigate programs and possible grant funds for residents.

Two-Ten Year Projects

- Refurbish wet well at City Farm with either a liner or epoxy material.
- Public Works crew is evaluating and assessing the trouble spots in the system and work on projects in the Public Works Master Plan as needed.
- Continue to evaluate Master Plan to determine when an amendment is needed

SEWER

Ongoing – Two Years

- Public Works crew is evaluating and assessing the trouble spots in the system and work on projects in the Public Works Master Plan as needed
- Develop a plan for manhole replace or installation and place the goal of one manhole per fiscal year. Five + Year Project
- Develop “sludge plan” for lagoons with Anderson, Perry & Associates (Will do this plan if needed)

STREETS/SIDEWALKS

Current – Two year

- Map paving priorities for 10 years by working with Public Works Committee –
- Improve Court and Bayard in partner with Gilliam County Road department.
- Continue to apply for street and sidewalk grants as applicable. This includes SafeRoutes to School grants.

Two-Ten Year Projects

- Streets – Complete repairs and replacement as water and wastewater project are completed.
- Continue sidewalk replacement/repair project with council prioritizing projects.
- Investigate cost-share program for sidewalk replacement or installation for residents that coincide with the city's sidewalk standards. Budget \$20,000 for a program that is first come first serve that provides city approved sidewalks. Start a marketing campaign to let residents know this exists in the 2026-27 budget cycle.

TRANSFER STATION/RECYCLE DEPOT

Current Projects - Ongoing

- Continue to investigate recycling options. Working with current partners – Waste Connections and Rick Watkins
- Look at fencing in the rest of the recycling center.

GOLF

One-Two Year Projects.

- Working on a tree master plan.
- Repair fencing along the perimeter. Fencing was put at a low priority.

PARK

Current Project - Ongoing

- Tree planting plans to eventually replace elms.

POOL

Current Project – Ongoing

- Put in place a two-year work plan to operate the Condon Community Pool that includes a lease with Condon School District and work with Gilliam County on funding.
- Secure long-term operational funding from Gilliam County & information on bond for building new pool.
- Working with Pool Committee to get a plan to operate it at the current location for the next 2 years. Develop a communication strategy to determine interest in continuing pool operations and to build a new pool at another site.
- Plans for a new pool and timeline based on Pool Committee's response in next year

FACILITIES

One-Two Year Projects

- Memorial Hall
 - o Update the layout of kitchen
 - o Continue maintenance of floors
- City Hall
 - o Research new flooring, insulation, new front window and other maintenance issues in the main part of City Hall.
- Ward Street Shop



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- o Leased to Soils and Water Conservation District
- Condon Grade School
- o Work with Port of Arlington, Condon Grade School Committee, Gilliam County on development of this facility.

VEHICLES

Current – Ongoing

- Replace 1 ton at golf course with a dump bed vehicle that can be used in winter for sanding and plowing
- Replace 10-yard dump truck with a 5-yard dump truck

PUBLIC SAFETY

Current Project - Ongoing

- Review contract with Gilliam County Sheriff Office, Gilliam County Fire Services and South Gilliam County Rural Fire Protection District

ECONOMIC DEVELOPMENT

Current Project – Ongoing

- Fiber/Broadband – Dark Fiber Lease
 - o Update the Broadband Utilization Plan with community partners
- Housing project –
 - o Affordable workforce housing similar to “company town” and attempt to find technical support to do an innovative housing project for local employees.
 - o Fairway Housing project – Get funding to put in infrastructure.
 - o Continue to investigate local, state and federal programs to continue to develop buildable lots with community partners.
- Public Art – Bronze statues of Nobel Prize Winners from Condon; artwork on the point at the park (fly fisherman, farmer); other areas of Main Street. Investigate grants for public art at local, state and federal level.
- Investigate charging stations for electric vehicles and partner with local entities.

“WISH LIST” Projects

- Water Conservation incentives – cost share on low flow toilets, showerheads, etc.
- Work with Port of Arlington, Gilliam County, Oregon Department of Aviation for installing fuel sales at Linus Pauling Field
- Dog park and pickleball courts.
- A decision on Old Grade School
- More public art

3.12. Other Items

A possible change in city hall hours was brought up. Closing for lunch Monday through Thursday from 1pm - 2pm and closing on Friday at 1pm. This will be discussed further at the next regular city council meeting on Wednesday, February 4, 2026 at 7pm. Also the city is looking for a golf and park attendant for 2026.

4. COUNCIL INFORMATION

None.

5. ADJOURN RETREAT - WORK SESSION MEETING

Adjourn at 2:41pm.