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MINUTES REGULAR CITY COUNCIL MEETING

WEDNESDAY, FEBRUARY 4, 2026, 7:00 PM

1. CALL REGULAR MEETING TO ORDER

Mayor Dustan Hall called the meeting to order at 7:00pm.

2. ROLL CALL

Present: Mayor Dustan Hall, Councilor Jan Stinchfield, Councilor Jeremy Kirby (Zoom - Councilor's iPad), Councilor Eli Caudill, Councilor Tom Fatland (Zoom)

Absent: Councilor Mike Durfey, Councilor Hanna Bass

Staff: Interim City Administrator & Public Works Superintendent Gibb Wilkins, Interim City Recorder Jessica Isley

Guests: Robyn Johnson, Anja Mundy, Jill Frazee, Guest (Zoom), Jennifer Bold (Zoom)

3. ADDITIONS TO AGENDA

None.

4. PROCLAMATION OF FEBRUARY AS NOBEL LAUREATE MONTH FOR LINUS PAULING AND WILLIAM PARRY MURPHY

Councilor Eli Caudill read the proclamation.

5. PUBLIC COMMENT

Anja Mundy asked if she should ask her question now or when the agenda item came up. She was told to wait until the agenda item came up.

5.1. The council may hear discussion of unannounced items from the floor and comments on the agenda items. Comments are limited to five (5) minutes. Please state your full name and address.

5.2. Police & Fire – Gilliam County Sheriff Gary Bettencourt

Not present, no report.

6. CONSENT AGENDA

6.1. Review & Approve the January 7, 2026, Regular Condon City Council Meeting Minutes, the January 23rd Special City Council Meeting Minutes and the January 23rd Council Retreat Minutes

Councilor Fatland moved to approve the January 7th regular council meeting minutes, the January 23rd special meeting minutes and the January 23rd council retreat minutes. Councilor Stinchfield seconded. All in favor: Councilor Fatland, Councilor Stinchfield, Councilor Kirby, Councilor Caudill. No: None. Abstain: None. Motion passes.

6.2. Review the January Accounts Payable & VISA Statements

No questions or comments.

7. OLD BUSINESS

7.1. Update on Fairway Housing

Wilkins - Survey is done. Waiting on engineers just for the general layout itself. Hoping that there is enough money leftover from the grant to complete phase 1. Reached out to Nate Stice from the governor's office to ask if there is anything he can do to help this project out. Reached out to the organization that was presented at the county court meeting but hasn't heard back from them. Misspoke in the housing meeting, the lots are not 7500 sq ft but 5500 sq ft. Robyn Johnson asked if there was a drawing

and Gibb will send this to her. Naming a street suggestions, such as Pauling. Mayor Hall mentioned that the joint housing meeting last week had some good resources.

7.2. Update on Old Grade School Building

Wilkins - Still waiting on the federal grant. There will be a town hall before they even start the abatement. The council will need to come up with ideas and concepts so the building doesn't sit empty for years. Abatement could be this spring. Councilor Stinchfield – need the abatement first so that they can tell if it is worth salvaging. Brownfield grant has been received and a contractor has been hired and they are wading through the federal grant reporting process.

7.3. Update on Community Swimming Pool and discussion and possible vote on timeline on operating current pool

Wilkins — Reached out to the Fossil superintendent, and he will talk to his board but is not optimistic that they will want to help with the pool. Condon school will give us the pool but doubts that they will give us the tennis courts. Wilkins states that City Attorney Baum says the city can bond outside the city limits but will need to get a bond attorney. Mayor Hall asked if this was limited to Gilliam County? Wilkins states that as long as they can vote on it, then it will be open to them. The \$11 million pool is excessive, might be able to bring that down. Spoke with a company to fix the pipe. Pumping down the pool now. \$25,000 + is the cheapest option, epoxy coating the pipe. Councilor Stinchfield – trying to fund the pool for 2–3 years. Councilor Fatland – are we sure that the pipe is where the leak is? Wilkins — no leaks in the pool shell but around the metal gutter, no major leaks in the mechanical room. We can use J & M sewer camera to scope it out. If we do hand off the pool, then we do want to hand it off in the best shape it can be. Councilor Fatland – pool is a fluid situation, and we do not have to vote on how long we will operate it. Consensus to keep it sunning.

8. NEW BUSINESS

8.1. Appoint Budget Committee Members Maggie Justice, Jay LaRue and Dan Schott to a two-year term ending 12/31/27

Maggie Justice, Jay LaRue, and Dan Schott were appointed to the Budget Committee for 2-year terms ending 12/31/2027, by Mayor Hall.

8.2. Review and Approve Agreement For General Services with Anderson Perry

This is a new contract and, unlike previous contracts, it will allow Anderson Perry to start projects without waiting for a sign-off on each project. It is an overall contract and has been reviewed by an attorney. Moved by Councilor Fatland to approve the agreement for general services with Anderson Perry, seconded by Councilor Stinchfield, all in favor: Councilor Stinchfield, Councilor Fatland, Councilor Caudill, Councilor Kirby, No: None, Abstain: None, Motion passes.

8.3. Discuss and Approve audit contract with Accuity LLC

Moved by Councilor Stinchfield to approve the audit contract with Accuity LLC. Seconded by Councilor Fatland. All in favor: Councilor Fatland, Councilor Stinchfield, Councilor Caudill, Councilor Kirby. No: None. Abstain: None. Motion passes.

8.4. Discuss and possibly approve new open to the public hours for City Hall

Proposed by city staff to close at 1pm on Fridays, alleviate overtime, Friday afternoon is quiet. We can try and see if we get negative feedback. Councilor Fatland – would like to give it a try since we are short-staffed. Councilor Stinchfield– thinks it's reasonable to give it a trial period at least and if we get negative feedback then we can change. Councilor Caudill – anyone paying bills? One or 2, and we have a drop box for payments. Mayor Hall – making sure the voicemail works. Isley — The voicemail does work now, had an issue with Rally/Home Telephone for months and have finally gotten the voicemail straightened out. Consensus to close at 1pm on Fridays. Put on the website, in the paper so people know.

8.5. Approve City of Condon Goals and Priorities for 2026

Anja Mundy is questioning why the city admin is not mentioned in the goals and priorities and wondered if it had been forgotten since at the January 7th meeting it was stated that it would be discussed at the retreat. Councilor Stinchfield told her that we have decided to give the interims a trial period. Will add a staff section and will add this along with golf and park staff and then will come back for approval.

9. STAFF REPORTS

9.1. Public Works – Public Works Superintendent Gibb Wilkins

Wilkins - 2.8 million gallons of drinking water pumped up the hill. Clay valves at the water reservoirs worked on Monday. They hadn't been maintained in a while, and they are back in the maintenance cycle. Golf and park attendant jobs are in the paper, 2 applications were received. Tough to find someone who wants to do a 7-month seasonal position. Transfer Station — we were not notified that public comment was open, but will allow us to burn for 10 more years. Crew has been working on street signs, working on the swimming pool, general equipment maintenance and leak detection and line locator. Have identified 3 spots that we will dig into for leaks that haven't surfaced. Pick up broom to pick up gravel instead of pushing it on to the shoulder – will be here this month. Finally got a cold mix in Yakima, hoping to get it here by March. Attended the Lower John Day Ag on Monday and ODOT gave a presentation, 2027-2030 no paving on any state road unless it's interstate. The 1st 7 miles from Arlington to Cedar Springs is about ready to fail. The small city allotment advisory committee, grant and should have an estimate on this \$285-300k project. Double down on cold mix. Councilor Stinchfield – will be able to get paving? Wilkins — if ODOT is not paving then we should be able to get pavers. Mayor Hall – does that include chip

sealing? Wilkins– not sure. Roller will be here in March. Aaron is going to be out in late March with another surgery. Mayor Hall – how is staffing going to be when Aaron is out? Wilkins– a little concerned about staffing with new park and golf people since April is pretty labor-intensive. Aaron out for about a month.

9.2. Administration - Interim City Administrator Gibb Wilkins

Wilkins – computer glitch. Isley – explained an issue with the computer the other day when it was auto-deleting. IT suggests protection and cloud backup. Council suggests discussing with LOC. Bring back to the next meeting about additional security. Wilkins – will be zooming in to the March meeting as he will be away at short school. Still learning Civic Plus software. Still looking for a planning commissioner.

10. COUNCIL INFORMATION

None.

11. NEXT REGULAR MEETING DATE

Wednesday, March 4, 2026 at 7:00pm.

12. ADJOURN REGULAR MEETING

Mayor Hall adjourned the meeting at 7:41pm.

_____ Date _____

Dustan Hall, Mayor

ATTEST: _____ Date _____

Gibb Wilkins Interim City Administrator