



128 S Main St.  
PO Box 445  
Condon, OR 97823  
P: 541-384-2711  
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<http://cityofcondon.com/>

**AGENDA**  
**REGULAR CITY COUNCIL MEETING AND SUPPLEMENTAL BUDGET HEARING**

**WEDNESDAY, MAY 6, 2026, 7:00 PM**

**Zoom Information**  
**Meeting ID: 883 9164 4653**  
**Passcode: 269906**

<https://us02web.zoom.us/j/88391644653?pwd=bVdMYfRaEPOb6AngpwG4vcrpFzt2JU.1>

1. **CALL REGULAR MEETING TO ORDER**
2. **ROLL CALL**
3. **ADDITIONS TO AGENDA**
  - 3.1. **\*\*\* 10.1 EXECUTIVE SESSION - ORS 192.660(2)(e) \*\*\***
4. **SUPPLEMENTAL BUDGET HEARING**
  - 4.1. **Open Supplemental Budget Hearing**
  - 4.2. **Public Input on Supplemental Budget**
  - 4.3. **Close Supplemental Budget Hearing**
5. **PUBLIC COMMENT**
  - 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 physical address before giving discussion or comment.**
  - 5.2. **Police & Fire – Gilliam County Sheriff Gary Bettencourt**
6. **CONSENT AGENDA**
  - 6.1. **Review and approve April 1st Condon City Council Minutes and Executive Session Minutes**
  - 6.2. **Review the April 2026 accounts payable and VISA statements**
7. **OLD BUSINESS**
  - 7.1. **Fairway Housing update**
  - 7.2. **Swimming Pool Update**
  - 7.3. **Old Grade School update**
8. **NEW BUSINESS**
  - 8.1. **Consider a water rate study**
  - 8.2. **Consider a cost share on residential sidewalk at 309 N Main - up to \$3700**
  - 8.3. **Consider Resolution 2026-03, Adopting a Supplemental Budget for Fiscal year 2025-26**
  - 8.4. **Consider Awarding Contract for South Side Sidewalks Phase 1 2026**
9. **STAFF REPORTS**

- 9.1. **Public Works – Public Works Superintendent Gibb Wilkins**
- 9.2. **Administration – Interim City Administrator Gibb Wilkins**
- 10. **EXECUTIVE SESSION - ORS 192.660(2)(e)**
  - 10.1. **Oregon Revised Statute 192.660 (2)(e) — To conduct deliberations with persons designated by the governing body to negotiate real property transactions.**
- 11. **COUNCIL INFORMATION**
  - 11.1. **Community Cleanup May 15th, 2026**
- 12. **NEXT REGULAR MEETING DATE**
  - 12.1. **June 3rd, 2026**
- 13. **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 Hall at (541) 384-2711 to make a request for an interpreter or other accommodations.

*Agenda prepared and distributed 4/29/26*

**FORM  
OR-LB-SBH**

**Notice of Supplemental Budget Hearing**  
Oregon Department of Revenue

• Use for supplemental budget proposing a change in any fund's expenditures by more than 10 percent.

A public hearing on a proposed supplemental budget for City of Condon, for the current fiscal year, will be  
(District name)

held at Condon City Hall Council Chambers.  
(Location)

The hearing will take place on May 6th 2026 at 7:00  a.m.  p.m.  
(Date) (Time)

of the hearing is to discuss the supplemental budget with interested persons.

A copy of the supplemental budget document may be inspected or obtained on or after April 29th, 2026 at  
(Date)

Condon City Hall, between the hours of 8:00  a.m.  p.m. and 5:00  a.m.  p.m.  
(Location)

**SUMMARY OF PROPOSED BUDGET CHANGES**  
AMOUNTS SHOWN ARE REVISED TOTALS IN THOSE FUNDS BEING MODIFIED

FUND: General Fund, 001 Non-Departmental Expenditures

Resource	Amount	Expenditure—indicate Org. unit / Prog. & Activity, and Object class.	Amount
1. <u>Transfer Out</u>	<u>-\$ 35,000</u>	1. <u>Contingency</u>	<u>-\$ 35,000</u>
2. _____	_____	2. _____	_____
3. _____	_____	3. _____	_____
<b>Revised Total Fund Resources</b>	<b>\$ 890,600</b>	<b>Revised Total Fund Requirements</b>	<b>\$ 890,600</b>

Explanation of changes:

Transfer out of General Fund, Non-Departmental Expenditures, Contingency 001-350-800900 for repairs to swimming pool drain line

FUND: General Fund, Swimming Pool Expenditures

Resource	Amount	Expenditure—indicate Org. unit / Prog. & Activity, and Object class.	Amount
1. <u>Transfer In</u>	<u>\$ 35,000</u>	1. <u>Repair &amp; Maintenance</u>	<u>\$ 35,000</u>
2. _____	_____	2. _____	_____
3. _____	_____	3. _____	_____
<b>Revised Total Fund Resources</b>	<b>\$ 189,500</b>	<b>Revised Total Fund Requirements</b>	<b>\$ 189,500</b>

Explanation of changes:

Transfer in to General Fund, Swimming Pool Expenditures, Repair & Maintenance 001-325-600300 for repairs to swimming pool drain line



# Gilliam County Sheriff's Office

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

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<u>Nature of Call</u>	<u>Total Calls Received</u>	<u>% of Total</u>
Agency Assistance	3	6.52
Animal/Dog Complaint	1	2.17
Call-Back Request	1	2.17
Civil Problem/Service	3	6.52
Code Enforcement	9	19.57
Criminal Mischief	1	2.17
Drug or Narcotics Violation	1	2.17
Escort/Funeral/Parade	1	2.17
Follow-Up Investigation	2	4.35
Harassment	1	2.17
Juvenile Problem	1	2.17
Livestock Incidents	1	2.17
Lost/Found Property	1	2.17
Public Assist	1	2.17
Sex Crime	1	2.17
Suspicious Person/Circumstance	2	4.35
Test Call	1	2.17
Threat	1	2.17
Vehicle Stop	11	23.91
Vehicle Check	1	2.17
Welfare Check	2	4.35

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Total reported: 46

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### Report Includes:

All dates between `00:00:00 04/01/26` and `23:59:00 04/30/26`, All nature of incidents, All cities, All types matching `I`, All priorities, All agencies, All zones matching `GSOC`

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# 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>
G26-086	10:18:15 04/01/26	Death	GCSO	CLD
G26-087	17:24:14 04/01/26	Drive Complaint	GSOA	ACT
G26-088	05:09:46 04/02/26	Drive Complaint	GCSO	CAA
G26-089	13:36:02 04/02/26	Juvenile Prob	GSOA	CLD
G26-090	13:24:11 04/03/26	Juvenile Prob	GSOC	CLD
G26-091	19:53:57 04/03/26	Duii	GCSO	CAA
G26-092	11:23:30 04/08/26	Mvc	GCSO	CLD
G26-093	14:15:38 04/08/26	Information	GSOA	CLD
G26-094	17:58:56 04/10/26	Drugs	GSOC	CLD
G26-095	00:37:31 04/11/26	Assault	GCSO	CJA
G26-096	18:43:34 04/12/26	Abuse	GSOA	RDA
G26-097	12:05:58 04/13/26	Assault	GSOA	CAA
G26-098	05:47:56 04/15/26	Mvc	GCSO	CLD
G26-099	17:08:25 04/17/26	Fraud	GSOA	
G26-100	21:55:51 04/17/26	Harassment	GSOC	CAA
G26-101	16:54:38 04/18/26	Duii	GCSO	CAA
G26-102	11:08:18 04/20/26	Duii	GSOA	CAA
G26-103	06:42:05 04/21/26	Cardiac	GSOA	CLD
G26-104	09:48:00 04/21/26	Littering	GCSO	INA
G26-105	09:18:48 04/24/26	Property	GSOC	CLD
G26-106	09:08:02 04/27/26	Property	GSOA	CLD
G26-107	13:04:22 04/27/26	Theft	GCSO	CLD
G26-108	07:19:03 04/28/26	Property	GSOA	INA
G26-109	00:00:00 04/27/26	Information	GSOA	CLD
G26-110	17:10:36 04/28/26	Uumv	GCSO	
G26-111	23:11:50 04/28/26	Animal/Dog	GSOA	CLD
G26-112	13:12:08 04/30/26	Uemv	GCSO	INA

**Total Incidents for This Agency: 27**

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Total reported: 27

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### Report Includes:

All dates between `00:00:00 04/01/26` and `23:59:00 04/30/26`, 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 Traffic Citation Report, by Area

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<u>Area</u>	<u>Citations</u>	<u>Violations</u>
[No code entered]	1	1
GCSO Gilliam County	135	135
GSOA ARLINGTON	4	4
GSOC CONDON	4	4
WCSO Wheeler County	2	2

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<b>Report Totals</b>	<b>146</b>	<b>146</b>
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### Report Includes:

All dates of issue between `00:00:00 04/01/26` and `23:59:00 04/30/26`, All agencies matching `GCSO`, All issuing officers, All areas, All courts, All offense codes, All dispositions, All citation/warning types

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# Gilliam County Sheriff's Office

## Total Traffic Warning Report, by Area

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<u>Area</u>		<u>Warnings</u>	<u>Violations</u>
GCSO	Gilliam County	61	61
GSOA	ARLINGTON	8	8
GSOC	CONDON	6	6

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**Report Totals:**                      75                      75

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### Report Includes:

All dates between `00:00:00 04/01/26` and `23:59:00 04/30/26`, All agencies matching `GCSO`, All issuing officers, All areas, All violations

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# 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	2	0.54
Abandoned Vehicle	1	0.27
Abuse or Neglect	1	0.27
Agency Assistance	10	2.70
Animal Problem/Complaint/Rescu	2	0.54
Animal/Dog Complaint	3	0.81
Assault	1	0.27
Attempt to Locate	1	0.27
Call-Back Request	4	1.08
Civil Problem/Service	4	1.08
Serving Civil	4	1.08
Code Enforcement	27	7.28
Criminal Mischief	1	0.27
Detail	2	0.54
Driving Complaint	14	3.77
Drug or Narcotics Violation	1	0.27
Escort/Funeral/Parade	1	0.27
Extra Patrol Request	1	0.27
Follow-Up Investigation	16	4.31
Fraud / Forgery / Scam	2	0.54
Harassment	3	0.81
Traffic Hazard	4	1.08
Information Report	1	0.27
Juvenile Problem	1	0.27
Littering / Illegal Dumping	1	0.27
Livestock Incidents	9	2.43
Motorist Assist	21	5.66
Noise Complaint	1	0.27
Slide Off	1	0.27
Parking Problem	1	0.27
Lost/Found Property	4	1.08
Public Assist	4	1.08
Railroad, Railway, Train	1	0.27
Restraining Order Violation	1	0.27
Sex Crime	1	0.27
Subject Stop	3	0.81
Suspicious Person/Circumstance	5	1.35
Theft/Shoplift	2	0.54
Threat	1	0.27
Vehicle Stop	194	52.29
Trespass	5	1.35
Unlawful Entry of Motor Vehicle	1	0.27
Unauthorized Use of Motor Veh	1	0.27
Vehicle Check	2	0.54

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<u>Nature of Call</u>	<u>Total Calls Received</u>	<u>% of Total</u>
Welfare Check	5	1.35

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Total reported: 371

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**Report Includes:**

All dates between `00:00:00 04/01/26` and `23:59:00 04/30/26`, All nature of incidents, All cities, All types matching `I`, All priorities, All agencies matching `GCSO`, All zones

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## MINUTES REGULAR CITY COUNCIL MEETING

WEDNESDAY, APRIL 1, 2026, 7:00 PM

### 1. CALL REGULAR MEETING TO ORDER

Council President Jan Stinchfield called the meeting to order at 7:00pm.

### 2. ROLL CALL

Present: Council President Jan Stinchfield, Councilor Mike Durfey, Councilor Hanna Bass, Councilor Eli Caudill (Zoom), Councilor Tom Fatland (Zoom)

Absent: Mayor Dustan Hall, Councilor Jeremy Kirby

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

Guests: Sheriff Gary Bettencourt, Robyn Johnson, Katie Hams, Anja Mundy, Jill Frazee, Alisha Reed, Larry Conaway, Jennifer's iPad (Zoom), Stephen Allen (Zoom), Patnode (Zoom), \*\*\* (Zoom)

### 3. ADDITIONS TO AGENDA

3.1. \*\*\* 7.3 Consider Condon Youth Baseball Inc.'s Request for Assitance with Water

3.2. \*\*\* 7.4 Consider Condon Early Learning Center's request for Funding

### 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. Please state your full name and physical address before giving discussion or comment.**

4.2. **Jen Hall Letter to the Council. It was requested that it be read into the record**

Wilkins read Jen Hall's letter to the council out loud. This letter is in the packet.

4.3. **Police & Fire – Gilliam County Sheriff Gary Bettencourt**

Sheriff Bettencourt will be looking at weeds and grass soon. Councilor Bass mentioned dogs barking, and Sheriff Bettencourt advised making a call each time.

### 5. CONSENT AGENDA

5.1. **Review and approve March 4th 2026 Condon City Council Minutes and March 10th Special City Council Minutes**

Councilor Durfey moved to approve the March 4, 2026, city council minutes and the March 10, 2026, special city council minutes. Councilor Bass seconded. All in favor: Councilor Durfey, Councilor Bass, Councilor Fatland, Councilor Caudill. Opposed: None. Abstain: None. Motion passes.

5.2. **Review the March 2026 accounts payable and VISA statements**

No questions or comments.

### 6. OLD BUSINESS

**6.1. Fairway Housing and Housing Committee update**

Wilkins — Housing committee meeting last Thursday, discussed community land trust and affordability easements but those need to be taken over by a non-profit and not by the city. Was given the go-ahead to look further into MIRL, Moderate Income Revolving Loan. It can be used for Fairway housing and throughout town. Moderate income definition is for a family of 4 making under 97k. If used for a sidewalk, then every lot that the sidewalk services is subject to that income. Good note on fairway housing in general, moving forward with the construction drawings, and then we will find out how much the infrastructure is going to cost. We are going to look at a phase approach. Need to research more on the Age+ housing program.

**6.2. Swimming Pool Update**

Wilkins - Pool pipe repair will be April 20, 2026. Supplemental budget will be brought to the next council meeting so we can pay for it. The pool was drained dry, then 2–3 weeks later there was 3 feet of water in there, so not keeping groundwater out. The pool manager is coming back but may not have enough lifeguards, need 5 full-time, so the hours may be limited.

**7. NEW BUSINESS****7.1. Consider Council Approval for serving Alcohol at a Wedding Reception in Memorial Hall on October 10th 2026**

Isley - Wedding is for Lacy Aamodt and Michael Brennan. Server information and event insurance has been provided. Councilor Durfey moved to approve the serving of alcohol at the Memorial Hall for the wedding reception on October 10, 2026. Councilor Bass seconded. All in favor: Councilor Bass, Councilor Durfey, Councilor Caudill, Councilor Fatland. Opposed: None. Abstain: None. Motion passes.

**7.2. Consider Approval of Property Tax Exempt Status for the Old Grade School**

Councilor Durfey made the motion to approve the property tax-exempt status for the old grade school. Councilor Fatland seconded. All in favor: Councilor Bass, Councilor Durfey, Councilor Fatland, Councilor Caudill. Opposed: None. Abstain: None. Motion passes.

**7.3. Consider Condon Youth Baseball Inc.'s Request for Assistance with Water**

Wilkins – Best practice is not to give away free water.

Councilor Stinchfield – Can we give \$2,000 from the transient fund?

Wilkins – Thinks it's best to give them money so that they can pay the bill themselves and budget accordingly.

Councilor Bass made the motion to give the Condon Youth Baseball Inc. \$2,500. Councilor Durfey seconded. All in favor: Councilor Bass, Councilor Durfey, Councilor Caudill, Councilor Fatland. Opposed: None. Abstain: None. Motion passes. More discussion, and it was decided that \$3,000 would be a better amount. Motion amended and moved by Councilor Durfey to give the Condon Youth Baseball Inc. \$3,000, Councilor Bass seconded. All in favor: Councilor Fatland, Councilor Caudill, Councilor Bass, Councilor Durfey. Opposed: None. Abstain: None. Motion passes.

**7.4. Consider Condon Early Learning Center's request for Funding**

Councilor Durfey declared an actual conflict of interest; his wife is an employee of the Condon Early Learning Center, he will not participate in discussion or vote on this matter.

Wilkins declared a potential conflict of interest, he is a board member of the Condon Early Learning Center, and he will participate in discussion on this matter, he does not have a vote.

CELC requests \$20k for construction of their new wing.

Councilor Fatland – thinks it's important but wants to have this put in the budget for the next year.

Councilor Bass and Councilor Stinchfield would like to table it until the next meeting.

Councilor Stinchfield thinks it is something we can consider.

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

Wilkins - 3.1 million gallons of drinking water pumped up the hill. Switched to summer wells on 4/1, golf and park attendants started, we are on summer hours for staff and transfer station. Double drum roller arrived. Dark Sky Streetlight grant was received. Main Street streetlights will be replaced after July 4<sup>th</sup> and will need to reach out to an electrician. Plastic pipe prices are high. Still finding leaks with the new leak detector.

Councilor Durfey – where is the pipe going?

Wilkins - Down Main Street and the clinic. In 20 years, all but 1 high priority project has been completed. Mentioned putting 16" pipe up cottonwood, so there will be more water closer to town, and a reservoir buffer.

**8.2. Administration – Interim City Administrator Gibb Wilkins**

Wilkins — Nothing to report that wasn't already covered in other areas of the agenda.

**9. EXECUTIVE SESSION - ORS 192.660(2)(i) - To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing.**

Executive Session was entered at 7:37pm. Executive Session was closed, and the meeting returned to open session at 8:08pm. Personnel Committee meetings will be scheduled once a month for the next 3 months.

**9.1. Interim City Adminstator 3 month performance review**

**9.2. Interim City Recorder 3 month performance review**

**10. COUNCIL INFORMATION**

**10.1. Councilors need to make sure to file a Statement of Economic Interest with the Oregon Ethics Commission.**

Councilor Stinchfield reminded the council to file a statement of economic interest with the Oregon Ethics Commission.

**11. NEXT REGULAR MEETING DATE**

**11.1. May 6th 2026 at 7:00 pm**

**12. ADJOURN REGULAR MEETING**

Council President Stinchfield adjourned the meeting at 8:11pm.

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

ATTEST: \_\_\_\_\_ Date \_\_\_\_\_  
Gibb Wilkins Interim 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
<b>AMERICAN LEGAL</b>							
109	AMERICAN LEGAL	49998	Code Update	03/31/2026	3,352.82	.00	
Total AMERICAN LEGAL:					3,352.82	.00	
<b>ANDERSON, PERRY, &amp; ASSOC.</b>							
112	ANDERSON, PERRY, & ASSOC.	83070	GENERAL ENGINEERING SERV	03/27/2026	1,393.75	.00	
112	ANDERSON, PERRY, & ASSOC.	83077	TOPO SURVEY - S. SIDE SIDEW	03/30/2026	5,500.00	.00	
112	ANDERSON, PERRY, & ASSOC.	83077	DESIGN ENGINEERING S. SIDE	03/30/2026	6,000.00	.00	
Total ANDERSON, PERRY, & ASSOC.:					12,893.75	.00	
<b>ASI ACCTECHSOLUTIONS INC</b>							
1551	ASI ACCTECHSOLUTIONS INC	7099	TECH SUPPORT SVCS	04/01/2026	650.00	.00	
Total ASI ACCTECHSOLUTIONS INC:					650.00	.00	
<b>AT&amp;T MOBILITY</b>							
599	AT&T MOBILITY	872564008X03	PHONE	03/06/2026	97.96	.00	
599	AT&T MOBILITY	872564008X03	PW Cell Phone	03/06/2026	97.97	.00	
Total AT&T MOBILITY:					195.93	.00	
<b>BAUM SMITH LLC</b>							
831	BAUM SMITH LLC	39618	Admin Legal	03/18/2026	225.00	.00	
Total BAUM SMITH LLC:					225.00	.00	
<b>BISHOP SANITATION</b>							
876	BISHOP SANITATION	118594	Park Restroom	04/06/2026	135.00	.00	
876	BISHOP SANITATION	119155	TRANSFER STATION RESTROO	04/04/2026	130.00	.00	
Total BISHOP SANITATION:					265.00	.00	
<b>BOHN'S PRINTING</b>							
148	BOHN'S PRINTING	10543	Copier Charge	03/31/2026	12.73	.00	
Total BOHN'S PRINTING:					12.73	.00	
<b>BOX R WATER ANALYSIS LAB</b>							
151	BOX R WATER ANALYSIS LAB	X065733	E coli Coliform Testing	03/10/2026	51.00	.00	
151	BOX R WATER ANALYSIS LAB	X065733	SAMPLE COLLECTIONS/TRANS	03/10/2026	52.00	.00	
151	BOX R WATER ANALYSIS LAB	X065744	BIOCHEMICAL OXYGEN DEMA	03/10/2026	68.00	.00	
151	BOX R WATER ANALYSIS LAB	X065744	TOTAL SUSPENDED SOLIDS	03/10/2026	47.00	.00	
Total BOX R WATER ANALYSIS LAB:					218.00	.00	
<b>CIMCO-GC SYSTEMS</b>							
1671	CIMCO-GC SYSTEMS	6609	REBUILD CLA-VAL CONTROL V	03/10/2026	9,896.00	.00	
Total CIMCO-GC SYSTEMS:					9,896.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>COLUMBIA BASIN ELECTRIC</b>							
169	COLUMBIA BASIN ELECTRIC	MAR 2026	CITY HALL	03/24/2026	290.69	.00	
169	COLUMBIA BASIN ELECTRIC	MAR 2026	PARK	03/24/2026	41.84	.00	
169	COLUMBIA BASIN ELECTRIC	MAR 2026	MEMORIAL HALL	03/24/2026	202.14	.00	
169	COLUMBIA BASIN ELECTRIC	MAR 2026	Golf Course	03/24/2026	92.92	.00	
169	COLUMBIA BASIN ELECTRIC	MAR 2026	Sewer Plant w pivot	03/24/2026	334.93	.00	
169	COLUMBIA BASIN ELECTRIC	MAR 2026	Disposal	03/24/2026	584.83	.00	
169	COLUMBIA BASIN ELECTRIC	MAR 2026	City Farm	03/24/2026	1,298.62	.00	
169	COLUMBIA BASIN ELECTRIC	MAR 2026	Street Lights	03/24/2026	1,519.36	.00	
169	COLUMBIA BASIN ELECTRIC	MAR 2026	City Farm	03/24/2026	52.14	.00	
169	COLUMBIA BASIN ELECTRIC	MAR 2026	Library	03/24/2026	391.93	.00	
169	COLUMBIA BASIN ELECTRIC	MAR 2026	GRADE SCHOOL	03/24/2026	112.06	.00	
169	COLUMBIA BASIN ELECTRIC	MAR 2026	NEW SHOP	03/24/2026	39.78	.00	
169	COLUMBIA BASIN ELECTRIC	MAR 2026	Pool	03/24/2026	49.92	.00	
Total COLUMBIA BASIN ELECTRIC:					5,011.16	.00	
<b>CONDON YOUTH BASEBALL</b>							
1669	CONDON YOUTH BASEBALL	APR 2026	DONATION	04/01/2026	3,000.00	.00	
Total CONDON YOUTH BASEBALL:					3,000.00	.00	
<b>D &amp; A AUTO BODY</b>							
216	D & A AUTO BODY	APR 2026	21 CHEV REPAIR - L DOOR	04/09/2026	77.23	.00	
216	D & A AUTO BODY	APR 2026	21 CHEV REPAIR - L DOOR	04/09/2026	77.24	.00	
Total D & A AUTO BODY:					154.47	.00	
<b>DEVIN OIL COMPANY</b>							
224	DEVIN OIL COMPANY	MAR 2026	Water Fuel	03/31/2026	399.46	.00	
224	DEVIN OIL COMPANY	MAR 2026	Sewer Fuel	03/31/2026	399.46	.00	
Total DEVIN OIL COMPANY:					798.92	.00	
<b>FEL PORTLAND WATERWORKS #3011</b>							
254	FEL PORTLAND WATERWORKS	1365702	BLUE PIPE	03/23/2026	23,088.00	.00	
254	FEL PORTLAND WATERWORKS	1365702-1	BLUE PIPE	03/24/2026	44,078.00	.00	
Total FEL PORTLAND WATERWORKS #3011:					67,166.00	.00	
<b>GILLIAM COUNTY FAIRBOARD</b>							
656	GILLIAM COUNTY FAIRBOARD	MAR 2026	Tourism Funds/Fair Donation	03/23/2026	750.00	.00	
Total GILLIAM COUNTY FAIRBOARD:					750.00	.00	
<b>HATTENHAUER DIST.</b>							
304	HATTENHAUER DIST.	MAR 2026	Golf Fuel	03/31/2026	1,957.31	.00	
304	HATTENHAUER DIST.	MAR 2026	Water	03/31/2026	57.27	.00	
304	HATTENHAUER DIST.	MAR 2026	Sewer	03/31/2026	57.28	.00	
Total HATTENHAUER DIST.:					2,071.86	.00	
<b>HD FOWLER COMPANY</b>							
306	HD FOWLER COMPANY	I7266183	MTU PARTS	03/26/2026	231.34	.00	
306	HD FOWLER COMPANY	O8851009	SHOP PARTS	04/08/2026	884.24	.00	
Total HD FOWLER COMPANY:					1,115.58	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>HOME TELEPHONE COMPANY</b>							
766	HOME TELEPHONE COMPANY	10344425	Sewer	04/01/2026	284.74	.00	
766	HOME TELEPHONE COMPANY	10344425	Water	04/01/2026	44.03	.00	
766	HOME TELEPHONE COMPANY	10344425	Administration	04/01/2026	204.56	.00	
Total HOME TELEPHONE COMPANY:					533.33	.00	
<b>INLAND DEVELOPMENT CORPORATION</b>							
897	INLAND DEVELOPMENT CORP	MAR 2026	MRC Fiber Project	04/01/2026	2,040.00	.00	
Total INLAND DEVELOPMENT CORPORATION:					2,040.00	.00	
<b>JAMIESON &amp; MARSHALL</b>							
328	JAMIESON & MARSHALL	MAR 2026	Water Supplies	03/31/2026	85.77	.00	
328	JAMIESON & MARSHALL	MAR 2026	SEWER SUPPLIES	03/31/2026	85.78	.00	
Total JAMIESON & MARSHALL:					171.55	.00	
<b>KERNS BROTHERS, LLC</b>							
768	KERNS BROTHERS, LLC	4755	REPLACED PLUG	02/18/2026	150.00	.00	
768	KERNS BROTHERS, LLC	4815	REPAIR SUBMERSIBLE PUMP	03/20/2026	1,300.00	.00	
Total KERNS BROTHERS, LLC:					1,450.00	.00	
<b>M &amp; A AUTO PARTS</b>							
371	M & A AUTO PARTS	MAR 2026	DOOR PULL	03/30/2026	6.59	.00	
371	M & A AUTO PARTS	MAR 2026	ZIP TIES	03/30/2026	28.50	.00	
371	M & A AUTO PARTS	MAR 2026	ZIP TIES	03/30/2026	28.50	.00	
371	M & A AUTO PARTS	MAR 2026	LINCHPIN	03/30/2026	1.85	.00	
371	M & A AUTO PARTS	MAR 2026	FENDERWASHER & BOLTS	03/30/2026	4.95	.00	
371	M & A AUTO PARTS	MAR 2026	INDUSTRIAL BATTERY	03/30/2026	5.38	.00	
371	M & A AUTO PARTS	MAR 2026	INDUSTRIAL BATTERY	03/30/2026	5.38	.00	
371	M & A AUTO PARTS	MAR 2026	INDUSTRIAL BATTERY	03/30/2026	10.76	.00	
371	M & A AUTO PARTS	MAR 2026	INDUSTRIAL BATTERY	03/30/2026	10.76	.00	
371	M & A AUTO PARTS	MAR 2026	SCREWDRIVERS	03/30/2026	11.74	.00	
371	M & A AUTO PARTS	MAR 2026	SCREWDRIVERS	03/30/2026	11.74	.00	
371	M & A AUTO PARTS	MAR 2026	1Q DEMURRAGE	03/30/2026	37.50	.00	
371	M & A AUTO PARTS	MAR 2026	PADLOCK	03/30/2026	13.99	.00	
Total M & A AUTO PARTS:					177.64	.00	
<b>MORROW COUNTY GRAIN GROW.</b>							
377	MORROW COUNTY GRAIN GRO	MARCH 2026	City Hall Propane	03/31/2026	165.35	.00	
377	MORROW COUNTY GRAIN GRO	MARCH 2026	City Hall Propane	03/31/2026	98.77	.00	
377	MORROW COUNTY GRAIN GRO	MARCH 2026	Sewer Plant Propane	03/31/2026	285.14	.00	
Total MORROW COUNTY GRAIN GROW.:					549.26	.00	
<b>OXARC</b>							
442	OXARC	0062259485	Chlorine	03/31/2026	79.88	.00	
442	OXARC	0062259485	Chlorine	03/31/2026	79.88	.00	
Total OXARC:					159.76	.00	
<b>PACIFIC GOLF &amp; TURF</b>							
881	PACIFIC GOLF & TURF	37704	Reels	04/01/2026	14,626.78	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total PACIFIC GOLF & TURF:					14,626.78	.00	
<b>POST MASTER</b>							
463	POST MASTER	APR 2026	Postage Trust Account	04/01/2026	500.00	.00	
463	POST MASTER	APR 2026	Postage Trust Account	04/01/2026	500.00	.00	
463	POST MASTER	APR 2026	Postage Trust Account	04/01/2026	500.00	.00	
Total POST MASTER:					1,500.00	.00	
<b>PSR TRUCKING LLC</b>							
1670	PSR TRUCKING LLC	303600	ASPHALT DELIVERY	04/07/2026	930.00	.00	
Total PSR TRUCKING LLC:					930.00	.00	
<b>THE TIMES-JOURNAL</b>							
540	THE TIMES-JOURNAL	MAR 2026	SEASONAL EMPLOYMENT AD P	03/23/2026	16.25	.00	
540	THE TIMES-JOURNAL	MAR 2026	SEASONAL EMPLOYMENT AD	03/23/2026	16.75	.00	
540	THE TIMES-JOURNAL	MAR 2026	CITY HALL HOURS	03/23/2026	72.00	.00	
Total THE TIMES-JOURNAL:					105.00	.00	
<b>TK ELEVATOR CORPORATION</b>							
1535	TK ELEVATOR CORPORATION	3009337644	LIFT CHAIR	03/01/2026	168.53	.00	
Total TK ELEVATOR CORPORATION:					168.53	.00	
<b>TMG SERVICES</b>							
913	TMG SERVICES	0054903-IN	MAINTENANCE	03/31/2026	2,029.87	.00	
913	TMG SERVICES	0054904-IN	MAINTENANCE	03/31/2026	3,638.94	.00	
Total TMG SERVICES:					5,668.81	.00	
<b>VISA</b>							
559	VISA	26 MAR 1827	OPERATORS CONF - FITZ	03/22/2026	180.99	.00	
559	VISA	26 MAR 1827	OPERATORS CONF. - FITZ	03/22/2026	181.00	.00	
559	VISA	26 MAR 1827	WEBCAM	03/22/2026	47.99	.00	
559	VISA	26 MAR 1827	HOTEL FOR CONF. - FITZ	03/22/2026	363.19	.00	
559	VISA	26 MAR 1827	HOTEL FOR CONF. - FITZ	03/22/2026	363.20	.00	
559	VISA	26 MAR 1827	VACUUM	03/22/2026	129.99	.00	
559	VISA	26 MAR 1827	TRAVEL MEAL	03/22/2026	13.89	.00	
559	VISA	26 MAR 1827	TRAINING HOTEL - JAKE	03/22/2026	114.03	.00	
559	VISA	26 MAR 1827	TRAINING HOTEL - JAKE	03/22/2026	114.02	.00	
559	VISA	26 MAR 1827	TRAINING GAS - JAKE	03/22/2026	69.05	.00	
559	VISA	26 MAR 1827	TRAINING GAS - JAKE	03/22/2026	69.05	.00	
559	VISA	26 MAR 1827	TRAVEL MEAL	03/22/2026	9.50	.00	
559	VISA	26 MAR 1827	TRAVEL MEAL	03/22/2026	9.50	.00	
559	VISA	26 MAR 1827	TRAVEL MEAL	03/22/2026	11.25	.00	
559	VISA	26 MAR 1827	TRAVEL MEAL	03/22/2026	11.25	.00	
559	VISA	26 MAR 1827	TONER	03/22/2026	265.49	.00	
559	VISA	26 MAR 1827	AMERICAN FLAG	03/22/2026	147.99	.00	
559	VISA	26 MAR 1827	OREGON FLAG	03/22/2026	299.99	.00	
559	VISA	26 MAR 8491	MICROSOFT MONTHLY EMAIL	03/22/2026	96.00	.00	
559	VISA	26 MAR 8491	MICROSOFT MONTHLY SVCS	03/22/2026	50.00	.00	
559	VISA	26 MAR 8491	POOL EPOXY	03/22/2026	229.90	.00	
559	VISA	26 MAR 8491	STAMPS	03/22/2026	217.00	.00	
559	VISA	26 MAR 8491	TRANSFER STATION RESTROO	03/22/2026	160.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total VISA:					3,154.27	.00	
<b>Western States Equipment</b>							
572	Western States Equipment	IN003548329	CATERPILLAR UTILITY COMPA	03/27/2026	35,273.61	.00	
Total Western States Equipment:					35,273.61	.00	
<b>WILKINS, GIBB</b>							
1668	WILKINS, GIBB	MARCH 2026	GAS FOR SHORT SCHOOL \$.72	03/26/2026	104.40	.00	
1668	WILKINS, GIBB	MARCH 2026	GAS FOR SHORT SCHOOL \$.72	03/26/2026	104.40	.00	
Total WILKINS, GIBB:					208.80	.00	
<b>WRIGHT'S TIRE &amp; AUTO</b>							
1661	WRIGHT'S TIRE & AUTO	1068543	TUBE, TRAILER DISMOUNT/MO	03/26/2026	13.50	.00	
1661	WRIGHT'S TIRE & AUTO	1068543	TUBE, TRAILER DISMOUNT/MO	03/26/2026	13.50	.00	
Total WRIGHT'S TIRE & AUTO:					27.00	.00	
Grand Totals:					174,521.56	.00	

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Administrator: \_\_\_\_\_

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Paid and unpaid invoices included.

RECEIVED

MAR 30 2026

**Account Summary**

Billing Cycle		03/22/26
Days In Billing Cycle		31
Previous Balance		\$226.64
Purchases	+	752.90
Cash	+	0.00
Special	+	\$0.00
Balance Transfers	+	\$0.00
Credits	-	\$0.00
Payments	-	\$226.64
Other Charges	+	\$0.00
Finance Charges	+	0.00

**NEW BALANCE \$752.90**

**Credit Summary**

Total Credit Line	\$15,000.00
Available Credit Line	\$14,247.00
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

**Important Information About Your Account**

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO WWW.MYCARDSTATEMENT.COM AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT SERVICE, NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE, AND EASY WITH MYCARDSTATEMENT.COM. ENROLL TODAY!

\*\*\*\*\*  
\* THE TOTAL FINANCE CHARGE PAID ON YOUR ACCOUNT DURING THE PAST YEAR \*  
\* WAS...\$ 0.00 \*  
\*\*\*\*\*

**Account Inquiries**



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



Visit us on the web at:  
www.MyCardStatement.com



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

**Payment Summary**

NEW BALANCE	\$752.90
MINIMUM PAYMENT	\$752.90
PAYMENT DUE DATE	04/16/2026

*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**  
#### #### #### 8491

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

AMOUNT OF PAYMENT ENCLOSED

<b>Closing Date</b>	<b>New Balance</b>	<b>Total Minimum Payment Due</b>	<b>Payment Due Date</b>
03/22/26	\$752.90	\$752.90	04/16/2026

\$ 752.90

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: ##### 8491  
Closing Date: 03/22/26  
Credit Limit: \$15,000.00 Available Credit: \$14,247.00

**Cardholder Account Summary**

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
02/23/26	02/23/26	5045	24011346054100022443425	MSFT * E0500YT4D5 monthly email MICROSOFT.COM WA	\$96.00 <i>A150</i>
02/23/26	02/23/26	5045	24011346054100022261728	MSFT * E0500YT9TY monthly svcs MICROSOFT.COM WA	\$50.00 <i>A150</i>
03/10/26	03/11/26	5996	24247606069300705026358	POOL SHOP 818-660-6465 CA Epoxy	\$229.90 <i>Pool 300</i>
03/13/26	03/13/26	6010	1 6072121180000090	PAYMENT - THANK YOU	\$226.64 -
03/16/26	03/17/26	9402	24137466076001374561906	USPS PO 4017920823 stamps	\$217.00 <i>A10</i>
03/16/26	03/17/26	4900	24801976075682403869321	CONDON OR BISHOP SANITATION Transfer station 509-773-4707 WA Restroom	\$160.00 <i>S520</i>

**Additional Information About Your Account**

**Interest Charge Calculation/Plan Level Information**

Plan Description	ICM <sup>1</sup>	Balance Subject to Interest Rate	Periodic Rate	Annual Percentage Rate (APR) <sup>2</sup>	Interest Charge	Ending Balance
<b>CURRENT</b>						
PURCHASES	G	\$ 0.00	1.3200%	15.84%	\$ 0.00	
CASH	F	\$ 0.00	1.3200%	15.84%	\$ 0.00	
<b>FEES/INTEREST CHARGE</b>					\$ 0.00	
<b>TOTAL</b>				0.00%	\$ 0.00	\$ 752.90

<sup>1</sup> ICM Interest Charge Method: See reverse side of Page 1 for explanation.  
<sup>2</sup> 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  
MAR 30 2026  
CITY OF CONDON

**Account Summary**

Billing Cycle		03/22/26
Days In Billing Cycle		31
Previous Balance		\$1,349.12
Purchases	+	2,401.37
Cash	+	0.00
Special	+	\$0.00
Balance Transfers	+	\$0.00
Credits	-	\$0.00
Payments	-	\$1,349.12
Other Charges	+	\$0.00
Finance Charges	+	0.00

**NEW BALANCE \$2,401.37**

**Credit Summary**

Total Credit Line	\$15,000.00
Available Credit Line	\$12,598.00
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

**Account Inquiries**

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

**Visit us on the web at:**  
www.MyCardStatement.com

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

**Payment Summary**

<b>NEW BALANCE</b>	<b>\$2,401.37</b>
<b>MINIMUM PAYMENT</b>	<b>\$2401.37</b>
<b>PAYMENT DUE DATE</b>	<b>04/16/2026</b>

*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.*

**Important Information About Your Account**

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO WWW.MYCARDSTATEMENT.COM AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT SERVICE, NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE, AND EASY WITH MYCARDSTATEMENT.COM. ENROLL TODAY!

\*\*\*\*\*  
\* THE TOTAL FINANCE CHARGE PAID ON YOUR ACCOUNT DURING THE PAST YEAR \*  
\* WAS...\$ 0.00 \*  
\*\*\*\*\*

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

<b>Closing Date</b>	<b>New Balance</b>	<b>Total Minimum Payment Due</b>	<b>Payment Due Date</b>
03/22/26	\$2,401.37	\$2401.37	04/16/2026

\$ 2401.37

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



856

Cardholder Account Summary						
Trans Date	Post Date	MCC Code	Reference Number	Description	Amount	
02/20/26	02/22/26	7399	24000776052100013522867	EOR AWWA PNCWA Fitz Operator's Conf. WWW.PNWS-AWWA OR	\$361.99	w/280 \$180.99 5280 \$181-
02/20/26	02/22/26	5942	24692166051404552329124	AMAZON MKTPL*HM81T7BN3 Webcam Amzn.com/bill WA	\$47.99	A40
02/21/26	02/22/26	7011	24000776052100013928023	RES* HOLIDAYIN2 Fitz - Hotel for Conf. HOTELPLANNER. FL	\$726.39	w/280 \$363.19 5280 \$363.20
02/26/26	02/27/26	5331	24011346058100001486714	AMAZON RETA* B94PI7ON0 vacuum WWW.AMAZON.CO WA	\$129.99	A40
03/02/26	03/04/26	5814	24055246062667137189092	ARBYS 6745 TROUTDALE OR Travel meal	\$13.89	A150
03/13/26	03/13/26	6010	1 6072121180000080	PAYMENT - THANK YOU	\$1,349.12	w/280 \$114.03
03/16/26	03/18/26	7011	24801976076683155191335	COLLEGE INN MONMOUTH OR Jake Training Hotel	\$228.05	w/280 \$114.02
03/16/26	03/18/26	5542	24941666076285934359536	CONDON DINO MART LLC Jake travel gas	\$138.10	w/280 \$69.05 5280 \$69.05
03/16/26	03/18/26	5812	24692166076109925838427	TST*GRAIN STATION - MONM Travel meal Monmouth OR	\$19.00	w/280 \$9.50 5280 \$9.50
03/17/26	03/19/26	5812	24692166077100827848787	TST*GRAIN STATION - MONM Travel meal Monmouth OR	\$22.50	w/280 \$11.25 5280 \$11.25
03/18/26	03/19/26	5942	24692166077101156156248	AMAZON MKTPL*B50AK4QF2 Toner A10 \$265.49 Amzn.com/bill WA Am. Flag A40 \$147.99	\$413.48	
03/19/26	03/20/26	5942	24692166078101847708448	AMAZON MKTPL*BD4WY5Q11 OR Flag A40 Amzn.com/bill WA	\$299.99	

**Additional Information About Your Account**

Interest Charge Calculation/Plan Level Information						
Plan Description	ICM <sup>1</sup>	Balance Subject to Interest Rate	Periodic Rate	Annual Percentage Rate (APR) <sup>2</sup>	Interest Charge	Ending Balance
<b>CURRENT</b>						
PURCHASES	G	\$ 0.00	1.3200%	15.84%	\$ 0.00	
CASH	F	\$ 0.00	1.3200%	15.84%	\$ 0.00	
<b>FEES/INTEREST CHARGE</b>					\$ 0.00	
<b>TOTAL</b>				0.00%	\$ 0.00	\$ 2,401.37

<sup>1</sup> ICM Interest Charge Method: See reverse side of Page 1 for explanation.  
<sup>2</sup> 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.

## Gibb Wilkins

---

**From:** Tim Tice <ttice@oawu.net>  
**Sent:** Friday, April 24, 2026 2:01 PM  
**To:** Gibb Wilkins  
**Subject:** Re: Water Rate Study

Gibb

I will call you Monday-Tuesday to discuss further and follow your lead. Have a great weekend!  
Sent from my iPhone

On Apr 24, 2026, at 13:54, Gibb Wilkins <gwilkins@cityofcondon.com> wrote:

Thanks for getting back to me Tim,

If you're in the area, I would be more than happy to talk to you if you stop by. We do zoom our council meetings, so you could attend that way if you aren't in the area.

Gibb Wilkins  
Public Works Superintendent/Interim City Administrator  
City of Condon  
Ph. 541-384-2711

---

**From:** Tim Tice <ttice@oawu.net>  
**Sent:** Tuesday, April 21, 2026 7:47 AM  
**To:** Gibb Wilkins <gwilkins@cityofcondon.com>  
**Cc:** Tim Tice <ttice@oawu.net>  
**Subject:** Re: Water Rate Study

Gibb:

Good morning!

Yes we would be happy to fit the City into our schedule. This summer works fine. I will be in the area that week and I can field questions from the Council or stop by to discuss the process further.

Ball park figure is \$16,000.00 and the city will receive four year outline of rates. If you wish to see our questionnaire I can send it to you, that is essentially what we look at to determine our costs, but I am confident the invoice will not exceed the above figure. Call me if you want to discuss anything. 541-591-0878

Have a great day!  
Sent from my iPhone

On Apr 20, 2026, at 10:39, Gibb Wilkins <[gwilkins@cityofcondon.com](mailto:gwilkins@cityofcondon.com)> wrote:

Hello Tim,

Hope everything is going well. City of Condon is wanting to perform a water rate study. Do you guys have any availability this summer and what would it cost? It's going to be an agenda item at the May 6<sup>th</sup> City Council to discuss if the council wants to go forward with it.

Gibb Wilkins  
Public Works Superintendent/Interim City Administrator  
City of Condon  
Ph. 541-384-2711

# Water Utility Evaluation

## WATER RATES





## Oregon Association of Water Utilities

- Association formed in 1977
- ≈ 700 members
- Focus
  - Operations
- Tim Tice
- Projects Manager
- Focus in 2005
  - Rates for Water and Wastewater Members
  - Water Management Conservation

# Foundational Data

- Water Side
  - Water produced – determines the expenses – necessary to meet demand
  - Water sold – determines the revenues
  - Measured in 1,000 gallons, 100 Cubic Feet – 748 gallons
- Financial
  - Delivery rate – cost per gallon to send to all customers
  - Delivery rate – cost per unit
  - Should all water sold meet the cost per unit?



# Rate Structure

- See a wide variety of rate structures
- Discourage rate comparisons with other entities
- Base Rates
- Consumption Rates
  - Single or Multi-Tiers Format
- Capital Improvement Planning
  - Short Term [allows councils to vote for projects during their term(s)]
  - Long Term – provide cost estimate
- Bundling



# Example Budget:

Personnel / Materials	\$750,000.00
Contingency	\$150,000.00
Debt Service	\$400,000.00
Capital Outlay	\$400,000.00
<b>Total Annual Budget</b>	<b>\$1,700,000.00</b>



# Existing Rates

- Base Rates – monthly base fee – should match fixed expenses
- Consumption Rates – charge per water over set amount
  - Should generate revenues to balance the budget
- Focus on -
  - Single Family Residential – group
  - Largest group served
  - Ensure all water sold meets the delivery rate
- Information Discovered during a water rate study



# Rate Study Phases

## Initial Steps

- Review budget applying related expenses
- Look at cash flow forecasting
- Confirm industry standards are being applied
- Adjust rates to meet discussed objectives
- Share information with decision makers – **first meeting**

## Changes

- Prepare new water rates
- Discuss changes in water rates – **second meeting**



# Examples of Information



# Base Rates Existing vs Proposed

	Residential	Commercial	Other Class	Outside
3/4" in	\$25.02	\$25.02	\$0.00	\$0.00
3/4" out	\$0.00	\$0.00	\$0.00	\$25.02
1"	\$35.02	\$35.02	\$0.00	\$35.02
1 1/2"	\$45.00	\$45.00	\$0.00	\$45.00
2"	\$72.44	\$72.44	\$0.00	\$72.44
3"	\$274.91	\$274.91	\$0.00	\$274.91
4"	\$344.75	\$344.75	\$0.00	\$344.75
6"	\$524.88	\$524.88	\$0.00	\$524.88

	Residential	Commercial	Other Class	Outside
3/4" in	\$33.00	\$39.60	\$33.00	\$0.00
3/4" out	\$0.00	\$0.00	\$0.00	\$39.60
1"	\$46.20	\$55.44	\$46.20	\$55.44
1 1/2"	\$59.40	\$71.28	\$59.40	\$71.28
2"	\$95.70	\$114.84	\$95.70	\$114.84
3"	\$363.00	\$435.60	\$363.00	\$435.60
4"	\$462.00	\$554.40	\$462.00	\$554.40
6"	\$693.00	\$831.60	\$693.00	\$831.60

# Existing Rate Imbalance - \$5.00

## Delivery Rate – Unit

## Profit/Loss – Unit

## Profit/Loss – Month

Units	5/8" in	5/8" out
4.00	\$7.60	\$8.10
5.00	\$6.60	\$7.00
6.00	\$5.93	\$6.27
7.00	\$5.46	\$5.74
9.00	\$4.82	\$5.04
10.00	\$4.60	\$4.80

	5/8" in	5/8" out
4.0	\$2.62	\$3.12
5.0	\$1.62	\$2.02
6.0	\$0.95	\$1.29
7.0	\$0.48	\$0.76
9.0	-\$0.16	\$0.06
10.0	-\$0.38	-\$0.18

	5/8" in	5/8" out
4.0	\$10.47	\$12.47
5.0	\$8.09	\$10.09
6.0	\$5.71	\$7.71
7.0	\$3.33	\$5.33
9.0	-\$1.43	\$0.57
10.0	-\$3.81	-\$1.81

In = Inside water boundary, Out = Outside Water Boundary

Red indicates negative revenues per month at 9+ units consumed

Any changes are evidence supported



# Existing Rates vs Proposed Rates

Units	Gallons	3/4" in
3.0	3000	\$ 42.69
6.36	6360	\$ 47.29
7.0	7000	\$ 49.45
8.0	8000	\$ 52.83
9.0	9000	\$ 56.21
10.0	10000	\$ 59.59
11.0	11000	\$ 62.97
12.2	12200	\$ 67.03
13.5	13500	\$ 71.42
14.0	14000	\$ 73.11
15.0	15000	\$ 76.49
20.0	20000	\$ 93.39
25.0	25000	\$ 110.29

Units	Gallons	3/4" in
3.0	3000	\$ 42.69
6.36	6360	\$ 54.45
7.0	7000	\$ 56.69
8.0	8000	\$ 60.19
9.0	9000	\$ 63.69
10.0	10000	\$ 67.19
11.0	11000	\$ 73.69
12.0	12000	\$ 80.19
13.5	13500	\$ 89.94
14.0	14000	\$ 93.19
15.0	15000	\$ 99.69
20.0	20000	\$ 132.19
25.0	25000	\$ 164.69



# Four Year Timeline

<b>Projected Annual Rate Increases</b>									
<b>Five-Year Average CPI</b>					<b>4.23%</b>				
<b>Proposed Base Rates - Monthly Charge - Projected Adjustments</b>									
Meter Size	Existing <sup>1</sup>	Proposed	Increase <sup>3</sup>	CPI <sup>4</sup>	2027-28 <sup>5</sup>	2028-29	2029-30	2030-31	
3/4" in	\$ 25.02	\$ 33.00	\$7.98	\$1.40	\$ 34.40	\$ 35.85	\$ 37.37	\$ 38.95	
3/4" out	\$ 25.02	\$ 39.60	\$14.58	\$1.40	\$ 41.00	\$ 42.73	\$ 44.54	\$ 46.42	
1"	\$ 35.02	\$ 55.44	\$20.42	\$1.95	\$ 57.39	\$ 59.82	\$ 62.35	\$ 64.99	
1 1/2"	\$ 45.00	\$ 71.28	\$26.28	\$2.51	\$ 73.79	\$ 76.91	\$ 80.17	\$ 83.56	
2"	\$ 72.44	\$ 114.84	\$42.40	\$4.05	\$ 118.89	\$ 123.92	\$ 129.16	\$ 134.62	
3"	\$ 274.91	\$ 435.60	\$160.69	\$15.35	\$ 450.95	\$ 470.03	\$ 489.91	\$ 510.64	
4"	\$ 344.75	\$ 554.40	\$209.65	\$19.54	\$ 573.94	\$ 598.22	\$ 623.53	\$ 649.90	
6"	\$ 524.88	\$ 831.60	\$306.72	\$29.31	\$ 860.91	\$ 897.33	\$ 935.29	\$ 974.85	
8"	\$ -	\$ 1,148.40	\$1,148.40	\$40.48	\$ 1,188.88	\$ 1,239.17	\$ 1,291.59	\$ 1,346.22	
10"	\$ -	\$ 1,465.20	\$1,465.20	\$51.65	\$ 1,516.85	\$ 1,581.01	\$ 1,647.89	\$ 1,717.59	
<b>Projected Consumption Rates - Inside City Limits</b>									
Tier One			\$6.50	\$0.27	\$6.77	\$7.05	\$7.32	\$7.60	
Tier Two			\$8.25	\$0.35	\$8.60	\$8.95	\$9.30	\$9.65	
Tier Three			\$9.90	\$0.42	\$10.32	\$10.74	\$11.16	\$11.58	
Tier Four			\$9.90	\$0.42					
<b>Projected Consumption Rates - Outside City Limits</b>									
Tier One			\$7.80	\$0.33	\$8.13	\$8.46	\$8.79	\$9.12	
Tier Two			\$9.90	\$0.42	\$10.32	\$10.74	\$11.16	\$11.58	
Tier Three			\$11.88	\$0.50	\$12.38	\$12.89	\$13.39	\$13.89	
Tier Four			\$11.88	\$0.50	\$12.38	\$12.89	\$13.39	\$13.89	
<p>1 - Existing rates considered cost replacement value base rate with all sized service connections using a meter multiplier ratio</p> <p>2 - Proposed rates follow the current meter multiplier industry standard through American Water Works Association</p> <p>2 - Proposed rates account for increase in debt service and or capital improvement planning</p> <p>3 - Increase pertains to monthly base rates, actually monthly increase for the average homeowner using average units of water will be ≈ \$_____</p> <p>4 - Base rate annual adjustment established on Consumer Price Index, basket of services for water/wastewater maintenance costs</p> <p>4 - CPI is one year in arrears, 2024-25 CPI at 3.85 percent</p> <p>5 - CPI increase for 2020-25 CPI at 4.23 percent average annual, the City of Monmouth has been using 5.0-5.5 percent annually.</p> <p>5 - Four year future adjustments based on 4.23 percent, speculating the average inflation will remain through 2031</p>									

# Moving Forward

<b>Long Term Debt</b>				
Loan Amount	Interest Rate	Terms (Yr.)	Annual Payment	Connections
\$1,000,000.00	2.25%	30	\$46,199.34	2,997
Base Rate	Per Monthly Charge			\$ 1.28
Unit Rate	Per 1000 gallons -			\$0.13
Units of Water	Allowance		Additional Mo. Fee	
9.0	0			\$1.16
12.0				\$1.54
20.0				\$2.57
50.0				\$6.43
Units of water associated with various levels of consumption				

# Questions

- Considerations in the future – Contact info available
- Thank you!



**CITY OF CONDON  
RESOLUTION 2026-03 - Adopting A Supplemental Budget**

**SUMMARY OF BUDGET CHANGES**

**FUND: GENERAL FUND, Non-Departmental Expenditures**

Resource	Amount	Expenditure	Amount
Transfer Out	(35,000)	Contingency 001-350-800900	(35,000)
<b>Revised Total Fund Resources</b>	<b>\$ 890,600</b>	<b>Revised Total Fund Requirements</b>	<b>\$ 890,600</b>

**FUND: GENERAL FUND, Swimming Pool Expenditures**

Resource	Amount	Expenditure	Amount
Transfer In	\$ 35,000	Repair & Maintenance 001-325-600300	\$ 35,000
<b>Revised Total Fund Resources</b>	<b>\$ 189,500</b>	<b>Revised Total Fund Requirements</b>	<b>\$ 189,500</b>

**Comments:**

The estimated cost to repair the swimming pool drain line exceeds the amount appropriated for the Repairs & Maintenance in Fiscal Year 2025-26. This resolution will transfer \$35,000 from General Fund, Non Departmental Expenditures, Contingency to General Fund, Swimming Pool Expenditures, Repair & Maintenance.

This Resolution is adopted the 6th Day of May 2026

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

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Gibb Wilkins, Interim City Administrator

\_\_\_\_\_  
Date



128 S. Main  
PO Box 445  
Condon, OR 97823  
541-384-2711

## NOTICE OF INTENT TO AWARD

Date of Notice: May 6th, 2026

Request for Proposals: **City of Condon South Side Sidewalks Phase 1 2026**  
Issued by the City of Condon, Oregon

The City of Condon has completed its evaluation process of requests in response to Request for Proposals: **City of Condon South Side Sidewalks Phase 1 2026**. Subject to successful negotiations, building contract will be awarded to the following Respondent:

Kennedy Contracting, LLC  
84855 Highway 11  
Milton-Freewater, OR 97862

Any protest of this Notice of Intent to Award must be filed with the City of Condon, 128 South Main Street, Condon, Oregon on or before seven calendar days from the date of this Notice. Protests must be in writing stating the basis of the protest in detail as provided by Oregon Law and be physically received at the above address on or before said date.

If no protest is filed on or prior to said date, the City of Condon will thereafter award the above described agreements to the Respondent named above by issuance of a Notice of Award of Agreements to said Respondent.

Dated this 6th day of May 2026

By \_\_\_\_\_

Dustan Hall, Mayor

Attest: \_\_\_\_\_

Gibb Wilkins, Public Works Superintendent/Interim City Administrator

ANDERSON PERRY & ASSOCIATES, INC.  
P.O. BOX 1107  
LA GRANDE, OREGON 97850

BID TABULATION  
City of Condon, Oregon  
South Side Sidewalks Phase 1

BID OPENING  
April 28, 2026  
2:00 p.m. Local Time

BIDDER	TOTAL BID PRICE	First-Tier Form? (Y or N)			
Jesse Rodriguez Construction, LLC	\$151002	Y			
Kennedy Contracting LLC	\$126,933.50	Y			
Cascade Civil Corp	\$149,755	N/A			
Alpha Environmental Services, Inc	\$247,900	Y			
Eastern Oregon Contracting	\$134,930	N/A			
K3 Construction LLC	\$144,870	Y			
Bolen Construction LLC	\$140,010	Y			
Crestline Construction	\$141,255	Y			
Dirty Deeds Earthworks	\$147,704	Y			
Jones Concrete & Excavation	\$139,975	N/A			
<b>Engineer's Estimate</b>	<b>\$147.450.00</b>				

**NOTE: Bid information is preliminary and is under review.**

## Executive Session Script –

The Condon City Council will now meet in Executive Session pursuant to Oregon Revised Statute 192.660 (2)(e) - To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on or otherwise disclose any of the deliberations or anything said about these subjects during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room.