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MINUTES REGULAR CITY COUNCIL MEETING AND BUDGET HEARING

WEDNESDAY, JUNE 3, 2026, 7:00 PM

1. CALL REGULAR MEETING TO ORDER

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

2. ROLL CALL

Present: Councilor Jeremy Kirby, Councilor Jan Stinchfield, Councilor Eli Caudill, Councilor Mike Durfey, Mayor Dustan Hall, Councilor Hanna Bass (Zoom). Staff: Public Works Superintendent and Interim City Administrator Gibb Wilkins and Interim City Recorder Jessica Isley. Guests: Jim Winterbottom. Zoom: Anonymous, Michael Miller

3. ADDITIONS TO AGENDA

None.

4. PUBLIC HEARING - 2026-27 BUDGET REVENUE SHARING

4.1. Open Budget Hearing

Mayor Hall opened the budget hearing at 7:01pm.

4.2. Public Input on Budget and Revenue Sharing

None.

4.3. Close Budget Hearing

Mayor Hall closed the budget hearing at 7:01pm.

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.

None.

5.2. Police & Fire – Gilliam County Sheriff Gary Bettencourt

No one present, however stats were attached to the agenda packet.

6. CONSENT AGENDA

6.1. Review & Approve the Condon City Council Regular Meeting Minutes & Executive Session Minutes from May 6th, 2026

Councilor Stinchfield moved to approve the Condon City Council Regular Meeting Minutes and the Executive Session Minutes from May 6, 2026. Councilor Durfey seconded. All in favor: Councilor Stinchfield, Councilor Durfey, Councilor Caudill, Councilor Kirby, Councilor Bass, Opposed: None. Abstained: None.

6.2. Review Accounts Payable and VISA Statements

No questions.

7. OLD BUSINESS

7.1. Discuss a water rate study

Wilkins – This discussion was tabled last month. \$16k for a water rate study through OAW. Discussed this at the finance committee meeting. Other agencies would cost \$35-50k for a water rate study. There might be SIP funds for \$20k that open in August that could be applied for. We would not sign with OAW until July. Will keep moving forward on this and will research grants.

7.2. Housing update

Fairway housing is still in the design phase. We will need to come up with a name. We will need an ordinance for the MIRL program. We will have a housing committee meeting to discuss this further. Old grade school update, we are still waiting and going through the federal grant process. The county wanted to do a county-wide housing study, however the city of Arlington has opted not to participate. Will check to see if the county will fund our housing study, even partially.

8. NEW BUSINESS

8.1. Waste Connections Report Increase Request - Jim Winterbottom

Winterbottom - Yearly rate increase for Waste Connections. CPI ends June 30. The CPI rate increase proposed is 2.58%. Councilor Durfey moved to approve the rate increase of 2.58% for Waste Connections. Councilor Stinchfield seconded. All in favor: Councilor Durfey, Councilor Caudill, Councilor Stinchfield, Councilor Kirby, Councilor Bass. Opposed: None. Abstain: None.

8.2. Discuss a request from Circular Action Alliance to add services to Recycling Depot

Winterbottom - Add recycling services that we do not currently accept. No cost to the city. Will have a camera that will monitor and will pick up when the bins are full. Only open when the recycling depot is open. Will even cover some wages for our recycling attendant. Shredded paper, shrink wrap, etc. is what can go in these bins. Not through the Dalles Disposal, they are just helping Circular Action Alliance find places that could facilitate these bins. Unsure about a contract. Councilor Stinchfield suggested a consensus would be fine as this would not cost the city any money. Council reached a consensus to move forward with Circular Action Alliance for additional recycling services.

8.3. Review & Approve Resolution 2026-04 - A Resolution Adopting the 2026-27 Budget and Making Appropriations

Councilor Stinchfield moved to approve resolution 2026-04 a resolution adopting the 2026-27 budget and making appropriations. Seconded by Councilor Kirby. All in favor: Councilor Stinchfield, Councilor Kirby Councilor Bass, Councilor Caudill, Councilor Durfey. Opposed: None. Abstain: None.

8.4. Review & Approve Resolution 2026-05 - A Resolution Declaring the City's Election to Receive State Revenues

Councilor Kirby moved to approve resolution 2026-05 a resolution declaring the City's election to receive state revenues. Seconded by Councilor Durfey. All in favor: Councilor Stinchfield, Councilor Kirby, Councilor Bass, Councilor Caudill, Councilor Durfey. Opposed: None. Abstain: None.

8.5. Consider updating planning codes

Wilkins — Some of our planning codes are not in alignment with state law. A citizen has requested that RV occupation in the residential zone be allowed. Changes will need to go through the planning commission and then the council. Not being in compliance with state law opens us up to appeals and lawsuits. No price yet from the city planner on updating the planning codes. Last update was 4-5 years ago. Move forward and find out cost.

8.6. Discuss and Approve Lifeguard Wages for Fiscal Year 2026-27

Councilor Durfey moved to approve lifeguard wages for fiscal year 2026-27. Councilor Caudill seconded. All in favor: Councilor Kirby, Councilor Bass, Councilor Durfey, Councilor Caudill, Councilor Stinchfield. Opposed: None. Abstain: None.

9. STAFF REPORTS

9.1. Public Works – Public Works Superintendent Gibb Wilkins

Wilkins - 7.9 million gallons of drinking water pumped up the hill. We are normally between 5-5.5 million gallons. Rd Dept has used a lot and there was a large leak fixed. Pool – new autofill. Not showing up on the software as a leak. 130-150k gallons per month. Old autofill might have contributed to higher water usage. More utility cut paving. The Oregon Golf Association was in town rating the course. City properties are being mowed with the new Kubota. Irrigating sewer circle. Monitoring Rally as they install fiber next to our transmission line. After the storm, using new equipment, cleaned up rocks on the street. One more little project and will be able to start putting pipe in the ground.

9.2. Administration – Interim City Administrator Gibb Wilkins

Wilkins - have worked on budget resolutions and LB1s. Lots of planning. Will work on tracking what is being worked on. We will want to review the fee schedule. Renting the swimming pool for \$200 will need to be added. 6 months’ pause in recruiting ends at the end of the month (June 2026). Personnel committee meeting will need to be scheduled. Councilor Stinchfield – will need to decide how to move forward. Isley - Website accessibility requirements will be mandatory by April 2028 for cities less than 50,000 people. This could cost upwards of \$10k.

10. COUNCIL INFORMATION

10.1. Public Notice of Election: Mayor, 2-year term, 3 City Councilors, 4-year term

Mayor Hall, Councilor Stinchfield, Councilor Caudill, and Councilor Durfey are all up for reelection. Candidate filing forms are available online or at city hall.

11. NEXT REGULAR MEETING DATE

11.1. The next regular Condon City Council meeting will be held Wednesday, July 1st 2026

Wilkins - Discussed community cleanup day and that next year might limit it to just picking up from residences instead of businesses and non-profits.

12. ADJOURN REGULAR MEETING

Mayor Hall adjourned the meeting at 7:41pm.

_____ Date _____
Dustan Hall, Mayor

ATTEST: _____ Date _____
Gibb Wilkins Interim City Administrator