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<http://cityofcondon.com/>

AGENDA REGULAR CITY COUNCIL MEETING

WEDNESDAY, JULY 1, 2026, 7:00 PM

Zoom Information

Meeting ID: 813 3934 4089

Passcode: 467322

<https://us02web.zoom.us/j/81339344089?pwd=2EMhZisslwTZRzD1nA6dxPOM49wRJV.1>

- 1. CALL REGULAR MEETING TO ORDER**
- 2. ROLL CALL**
- 3. ADDITIONS TO AGENDA**
- 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. Police & Fire – Gilliam County Sheriff Gary Bettencourt**
- 5. CONSENT AGENDA**
 - 5.1. Review and Approve the June 3, 2026, City Council Meeting Minutes**
 - 5.2. Review and Approve Accounts Payable and Visa Statements**
- 6. OLD BUSINESS**
 - 6.1. Housing Update**
 - 6.2. Discuss Water Rate Study**
- 7. NEW BUSINESS**
 - 7.1. Discuss the future of the City Administrator and City Recorder positions.**
- 8. STAFF REPORTS**
 - 8.1. Public Works – Public Works Superintendent Gibb Wilkins**
 - 8.2. Administration – Interim City Administrator Gibb Wilkins**
- 9. EXECUTIVE SESSION**
 - 9.1. Executive Session — ORS 192.660 (2)(b) To consider the dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent who does not request an open hearing.**
- 10. COUNCIL INFORMATION**
 - 10.1. City Hall Closed Friday, July 3rd 2026 in observance of Independence Day**
 - 10.2. Candidate Filling Forms for November Election due 3:00pm August 17th 2026**
 - 10.3. One position on the Planning Commission remains vacant**

11. NEXT REGULAR MEETING DATE

11.1. 7:00 pm August 5th 2026

12. 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 6-26-2026



Gilliam County Sheriff's Office

Total Traffic Citation Report, by Area

<u>Area</u>	<u>Citations</u>	<u>Violations</u>
GCSO Gilliam County	111	111
GSOA ARLINGTON	8	8
GSOC CONDON	3	3

Report Totals	122	122
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Report Includes:

All dates of issue between `00:00:00 06/01/26` and `23:59:00 06/30/26`, All agencies matching `GCSO`, All issuing officers, All areas, All courts, All offense codes, All dispositions, All citation/warning types



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>
G26-134	07:30:37 06/01/26	Warrant Service	GSOC	CAA
G26-135	13:28:09 06/01/26	Sexual Assault	GSOC	ACT
G26-136	09:11:46 06/03/26	Non Injury Mvc	GCSO	CLD
G26-137	08:40:26 06/05/26	Fraud	GSOC	ACT
G26-138	16:19:47 06/07/26	Abuse	GSOC	INA
G26-139	20:00:27 06/10/26	Duii	GCSO	CAA
G26-140	14:59:30 06/11/26	Domestic	GSOA	CAA
G26-141	15:33:20 06/12/26	Duii	GSOA	CAA
G26-142	17:11:30 06/16/26	Welfare Check	GCSO	CLD
G26-143	20:00:19 06/17/26	Death	GSOA	ACT
G26-144	08:05:00 06/20/26	Suspicious	GCSO	INA
G26-145	11:23:47 06/23/26	Harassment	GSOC	ACT
G26-146	11:23:18 06/24/26	Harassment	GSOC	ADM
G26-147	12:26:12 06/24/26	Welfare Check	GSOA	CAA
G26-148	14:15:07 06/24/26	Mvc	GCSO	CLD
G26-149	18:29:58 06/30/26	Brush/Grassfire	GCSO	
G26-150	18:37:36 06/30/26	Brush/Grassfire	GSOA	

Total Incidents for This Agency: 17

Total reported: 17

Report Includes:

All dates between `00:00:00 06/01/26` and `23:59:00 06/30/26`, 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 Warning Report, by Area

<u>Area</u>		<u>Warnings</u>	<u>Violations</u>
GCSO	Gilliam County	49	49
GSOA	ARLINGTON	16	16
GSOC	CONDON	1	1

Report Totals:	66	66
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Report Includes:

All dates between `00:00:00 06/01/26` and `23:59:00 06/30/26`, All agencies matching `GCSO`, All issuing officers, All areas, All violations



Gilliam County Sheriff's Office

Total CAD Calls Received, by Nature of Call in Zone GSOA

<u>Nature of Call</u>	<u>Total Calls Received</u>	<u>% of Total</u>
Animal Problem/Complaint/Rescu	1	1.67
Animal/Dog Complaint	1	1.67
Call-Back Request	1	1.67
Serving Civil	2	3.33
Domestic Violence, DV	1	1.67
Extra Patrol Request	1	1.67
Follow-Up Investigation	6	10.00
Traffic Hazard	2	3.33
Hit & Run	1	1.67
Motorist Assist	1	1.67
Noise Complaint	2	3.33
Parking Problem	1	1.67
Lost/Found Property	2	3.33
Radio Outage	1	1.67
Subject Stop	1	1.67
Suspicious Person/Circumstance	5	8.33
Theft/Shoplift	1	1.67
Vehicle Stop	25	41.67
Training Busy	1	1.67
Wanted Subject	1	1.67
Warrant Service	1	1.67
Welfare Check	2	3.33

Total reported: 60

Report Includes:

All dates between `00:00:00 06/01/26` and `23:59:00 06/30/26`, All nature of incidents, All cities, All types matching `I`, All priorities, All agencies, All zones matching `GSOA`



Gilliam County Sheriff's Office

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

<u>Nature of Call</u>	<u>Total Calls Received</u>	<u>% of Total</u>
Abuse or Neglect	1	1.92
Agency Assistance	1	1.92
Animal Problem/Complaint/Rescu	1	1.92
Animal/Dog Complaint	2	3.85
Call-Back Request	1	1.92
Serving Civil	3	5.77
Code Enforcement	3	5.77
Driving Complaint	2	3.85
Equipment Problem	1	1.92
Extra Patrol Request	1	1.92
Fiber Problem	3	5.77
Follow-Up Investigation	8	15.38
Fraud / Forgery / Scam	1	1.92
Harassment	1	1.92
Information Report	2	3.85
Juvenile Problem	1	1.92
Motorist Assist	1	1.92
Slide Off	1	1.92
NON EMERGENCY LINES DOWN	2	3.85
Lost/Found Property	1	1.92
Public Assist	1	1.92
Radio Outage	1	1.92
Sex Assault	1	1.92
Suspicious Person/Circumstance	2	3.85
Threat	1	1.92
Vehicle Stop	7	13.46
Unwanted	1	1.92
Vehicle Check	1	1.92

Total reported: 52

Report Includes:

All dates between `00:00:00 06/01/26` and `23:59:00 06/30/26`, All nature of incidents, All cities, All types matching `I`, All priorities, All agencies, All zones matching `GSOC`



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	1	0.29
Abandoned Vehicle	1	0.29
Abuse or Neglect	1	0.29
Agency Assistance	4	1.16
Animal Problem/Complaint/Rescu	2	0.58
Animal/Dog Complaint	6	1.73
Call-Back Request	2	0.58
Serving Civil	5	1.45
Code Enforcement	3	0.87
Criminal Mischief	1	0.29
Domestic Violence, DV	2	0.58
Driving Complaint	15	4.34
Extra Patrol Request	3	0.87
Follow-Up Investigation	15	4.34
Fraud / Forgery / Scam	1	0.29
Harassment	1	0.29
Traffic Hazard	15	4.34
Hit & Run	2	0.58
Information Report	3	0.87
Juvenile Problem	1	0.29
Livestock Incidents	2	0.58
Motorist Assist	27	7.80
Noise Complaint	2	0.58
Slide Off	1	0.29
Parking Problem	1	0.29
Panic/Burglary Alarm	1	0.29
Lost/Found Property	4	1.16
Public Assist	1	0.29
Radio Outage	1	0.29
Security Check	1	0.29
Sex Assault	1	0.29
Shots Heard only	1	0.29
Subject Stop	3	0.87
Suspicious Person/Circumstance	16	4.62
Theft/Shoplift	1	0.29
Threat	1	0.29
Vehicle Stop	184	53.18
Training Busy	1	0.29
Trespass	4	1.16
Unwanted	1	0.29
Vehicle Check	2	0.58
Wanted Subject	2	0.58
Warrant Service	1	0.29
Welfare Check	3	0.87

Total reported: 346

Report Includes:

All dates between `00:00:00 06/01/26` and `23:59:00 06/30/26`, 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 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.

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
ACCUITY, LLC							
759	ACCUITY, LLC	13166	Administration Audit	06/01/2026	666.67	.00	
759	ACCUITY, LLC	13166	AUDIT SEWER	06/01/2026	666.66	.00	
759	ACCUITY, LLC	13166	AUDIT WATER	06/01/2026	666.67	.00	
Total ACCUITY, LLC:					2,000.00	.00	
ASI ACCTEHSOLUTIONS INC							
1551	ASI ACCTEHSOLUTIONS INC	7184	TECH SUPPORT SVCS	06/01/2026	650.00	.00	
Total ASI ACCTEHSOLUTIONS INC:					650.00	.00	
AT&T MOBILITY							
599	AT&T MOBILITY	872564008X05	PHONE	05/06/2026	97.92	.00	
599	AT&T MOBILITY	872564008X05	PW Cell Phone	05/06/2026	97.92	.00	
Total AT&T MOBILITY:					195.84	.00	
BASS, HANNA							
1638	BASS, HANNA	JUNE 2026	STIPEND - COUNCILOR	06/01/2026	250.00	.00	
Total BASS, HANNA:					250.00	.00	
BAUM SMITH LLC							
831	BAUM SMITH LLC	40042	Admin Legal	05/21/2026	225.00	.00	
Total BAUM SMITH LLC:					225.00	.00	
BISHOP SANITATION							
876	BISHOP SANITATION	I20967	TRANSFER STATION RESTROO	05/30/2026	130.00	.00	
Total BISHOP SANITATION:					130.00	.00	
BOX R WATER ANALYSIS LAB							
151	BOX R WATER ANALYSIS LAB	X066464	BIOCHEMICAL OXYGEN DEMA	05/10/2026	68.00	.00	
151	BOX R WATER ANALYSIS LAB	X066464	TOTAL SUSPENDED SOLIDS	05/10/2026	47.00	.00	
151	BOX R WATER ANALYSIS LAB	X066470	E coli Coliform Testing	05/10/2026	51.00	.00	
151	BOX R WATER ANALYSIS LAB	X066470	SAMPLE COLLECTIONS/TRANS	05/10/2026	52.00	.00	
Total BOX R WATER ANALYSIS LAB:					218.00	.00	
CAUDILL, ELI							
1677	CAUDILL, ELI	JUNE 2026	COUNCILOR STIPEND	06/01/2026	250.00	.00	
Total CAUDILL, ELI:					250.00	.00	
COLUMBIA BASIN ELECTRIC							
169	COLUMBIA BASIN ELECTRIC	MAY 26	CITY HALL	05/21/2026	187.41	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	Golf	05/21/2026	158.40	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	PARK	05/21/2026	43.07	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	MEMORIAL HALL	05/21/2026	105.52	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	Golf	05/21/2026	54.54	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	Sewer Plant w pivot	05/21/2026	357.51	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
169	COLUMBIA BASIN ELECTRIC	MAY 26	Disposal	05/21/2026	361.92	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	Golf	05/21/2026	53.31	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	City Farm	05/21/2026	1,941.90	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	Street Lights	05/21/2026	1,519.36	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	City Farm	05/21/2026	48.80	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	Golf	05/21/2026	127.09	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	Pool	05/21/2026	158.81	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	Library	05/21/2026	193.35	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	GRADE SCHOOL	05/21/2026	112.06	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 26	NEW SHOP	05/21/2026	58.67	.00	
Total COLUMBIA BASIN ELECTRIC:					5,481.72	.00	
DAILY JOURNAL OF COMMERCE							
226	DAILY JOURNAL OF COMMERCE	745861713	SOUTH SIDE SIDEWALKS PHAS	04/10/2026	286.35	.00	
Total DAILY JOURNAL OF COMMERCE:					286.35	.00	
DEVIN OIL COMPANY							
224	DEVIN OIL COMPANY	MAY 26	FUEL	05/31/2026	573.09	.00	
Total DEVIN OIL COMPANY:					573.09	.00	
DOBSON, SHIRLEY							
1678	DOBSON, SHIRLEY	JUNE 26	W/S DEPOSIT REFUND 115 S W	06/03/2026	120.25	.00	
Total DOBSON, SHIRLEY:					120.25	.00	
DURFEY, MICHAEL							
1639	DURFEY, MICHAEL	JUNE 2026	STIPEND - COUNCILOR	06/01/2026	250.00	.00	
Total DURFEY, MICHAEL:					250.00	.00	
FATLAND, THOMAS							
252	FATLAND, THOMAS	JUNE 2026	Stipend - COUNCILOR	06/01/2026	250.00	.00	
Total FATLAND, THOMAS:					250.00	.00	
FEL PORTLAND WATERWORKS #3011							
254	FEL PORTLAND WATERWORKS	1368864-1	COTTONWOOD & MAIN PARTS	06/02/2026	8,431.44	.00	
254	FEL PORTLAND WATERWORKS	1368926	COTTONWOOD & MAIN PARTS	05/07/2026	1,215.82	.00	
254	FEL PORTLAND WATERWORKS	1368926-1	COTTONWOOD & MAIN PARTS	05/12/2026	2,166.72	.00	
Total FEL PORTLAND WATERWORKS #3011:					11,813.98	.00	
GORDON'S HEATING & COOLING							
1601	GORDON'S HEATING & COOLING	W28202	MH MINI REPAIR	05/21/2026	375.00	.00	
Total GORDON'S HEATING & COOLING:					375.00	.00	
HALL, DUSTAN							
1590	HALL, DUSTAN	JUNE 2026	STIPEND - MAYOR	06/01/2026	500.00	.00	
Total HALL, DUSTAN:					500.00	.00	
HATTENHAUER DIST.							
304	HATTENHAUER DIST.	MAY 26	Golf Fuel	05/31/2026	123.23	.00	
304	HATTENHAUER DIST.	MAY 26	Park Fuel	05/31/2026	97.54	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
304	HATTENHAUER DIST.	MAY 26	FUEL	05/31/2026	149.11	.00	
Total HATTENHAUER DIST.:					369.88	.00	
HD FOWLER COMPANY							
306	HD FOWLER COMPANY	I7321743	GOLF	05/27/2026	1,215.28	.00	
Total HD FOWLER COMPANY:					1,215.28	.00	
HOME TELEPHONE COMPANY							
766	HOME TELEPHONE COMPANY	10365944	Pool	06/01/2026	78.23	.00	
766	HOME TELEPHONE COMPANY	10365944	Water	06/01/2026	44.03	.00	
766	HOME TELEPHONE COMPANY	10365944	Sewer	06/01/2026	284.74	.00	
766	HOME TELEPHONE COMPANY	10365944	Administration	06/01/2026	224.56	.00	
Total HOME TELEPHONE COMPANY:					631.56	.00	
INLAND DEVELOPMENT CORPORATION							
897	INLAND DEVELOPMENT CORP	JUNE 26	MRC Fiber Project	06/01/2026	2,040.00	.00	
Total INLAND DEVELOPMENT CORPORATION:					2,040.00	.00	
JAMIESON & MARSHALL							
328	JAMIESON & MARSHALL	MAY 26	GOLF PARTS	05/31/2026	58.20	.00	
328	JAMIESON & MARSHALL	MAY 26	PARK PARTS	05/31/2026	58.20	.00	
Total JAMIESON & MARSHALL:					116.40	.00	
KIRBY, JEREMY							
1538	KIRBY, JEREMY	JUNE 2026	STIPEND - COUNCILOR	06/01/2026	250.00	.00	
Total KIRBY, JEREMY:					250.00	.00	
M & A AUTO PARTS							
371	M & A AUTO PARTS	MAY 26	COTTON TWINE	05/30/2026	5.99	.00	
371	M & A AUTO PARTS	MAY 26	RAD HOSE	05/30/2026	51.98	.00	
371	M & A AUTO PARTS	MAY 26	PVC BUSH 1X1/2	05/30/2026	1.89	.00	
371	M & A AUTO PARTS	MAY 26	BROOM W/ DUSTPAN	05/30/2026	15.99	.00	
371	M & A AUTO PARTS	MAY 26	TOOLS OR PARTS	05/30/2026	6.99	.00	
371	M & A AUTO PARTS	MAY 26	3IN BARREL BOLT	05/30/2026	15.18	.00	
371	M & A AUTO PARTS	MAY 26	HOSE FITTINGS	05/30/2026	149.92	.00	
371	M & A AUTO PARTS	MAY 26	PAINT & SUPPLIES	05/30/2026	256.48	.00	
371	M & A AUTO PARTS	MAY 26	GRASS SEED SUN/SHADE	05/30/2026	19.99	.00	
371	M & A AUTO PARTS	MAY 26	6 IN 1 DRIVER	05/30/2026	15.00	.00	
371	M & A AUTO PARTS	MAY 26	EXT CORD, OTHER PARTS	05/30/2026	46.58	.00	
371	M & A AUTO PARTS	MAY 26	1" PEX 10FT	05/30/2026	14.99	.00	
371	M & A AUTO PARTS	MAY 26	1" PEX 10FT	05/30/2026	14.99	.00	
371	M & A AUTO PARTS	MAY 26	NAPA BEAM BLADE 22IN	05/30/2026	19.99	.00	
371	M & A AUTO PARTS	MAY 26	NAPA BEAM BLADE 22IN	05/30/2026	19.99	.00	
371	M & A AUTO PARTS	MAY 26	PAINT SUPPLIES	05/30/2026	9.97	.00	
Total M & A AUTO PARTS:					665.92	.00	
MURRAY'S CONDON PHARMACY							
394	MURRAY'S CONDON PHARMAC	MAY 26	CALCULATOR & OTHER	05/25/2026	7.99	.00	
394	MURRAY'S CONDON PHARMAC	MAY 26	CALCULATOR & OTHER	05/25/2026	8.99	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total MURRAY'S CONDON PHARMACY:					16.98	.00	
OPEN COUNTRY FARM							
433	OPEN COUNTRY FARM	MAY 26	Main Street Planters	05/25/2026	626.05	.00	
Total OPEN COUNTRY FARM:					626.05	.00	
OXARC							
442	OXARC	0062291523	Chlorine	05/31/2026	79.88	.00	
442	OXARC	0062291523	Chlorine	05/31/2026	79.88	.00	
Total OXARC:					159.76	.00	
POST MASTER							
463	POST MASTER	JUNE 26	Box Rental	06/01/2026	198.00	.00	
Total POST MASTER:					198.00	.00	
South Gilliam County Health Center							
615	South Gilliam County Health Cent	CITY-6.26	IMMUNIZATIONS FOR J. COOPE	06/02/2026	120.41	.00	
615	South Gilliam County Health Cent	CITY-6.26	IMMUNIZATIONS FOR J. COOPE	06/02/2026	120.41	.00	
Total South Gilliam County Health Center:					240.82	.00	
STINCHFIELD, JAN							
709	STINCHFIELD, JAN	JUNE 2026	Stipend - COUNCILOR	06/01/2026	250.00	.00	
Total STINCHFIELD, JAN:					250.00	.00	
THE MCGREGOR COMPANY							
1555	THE MCGREGOR COMPANY	MAY 26	GOLF SUPPLIES	05/31/2026	203.58	.00	
Total THE MCGREGOR COMPANY:					203.58	.00	
THE POOL AND SPA HOUSE							
649	THE POOL AND SPA HOUSE	889980-1	Pool Chemicals & Supplies	05/19/2026	4,035.00	.00	
649	THE POOL AND SPA HOUSE	889982-1	Pool Chemicals & Supplies	05/15/2026	2,622.75	.00	
649	THE POOL AND SPA HOUSE	889983-1	Pool Chemicals & Supplies	05/19/2026	2,392.13	.00	
649	THE POOL AND SPA HOUSE	890132-1	REPAIR AND MAINTENANCE	05/18/2026	696.19	.00	
Total THE POOL AND SPA HOUSE:					9,746.07	.00	
THE TIMES-JOURNAL							
540	THE TIMES-JOURNAL	APRIL 26	SUPPLEMENTAL BUDGET	05/11/2026	216.00	.00	
540	THE TIMES-JOURNAL	APRIL 26	PUBLIC HEARING: FAIRGROUN	05/11/2026	45.00	.00	
540	THE TIMES-JOURNAL	MAY 26	LB-1	06/08/2026	312.00	.00	
540	THE TIMES-JOURNAL	MAY 26	ELECTION NOF MAYOR & COU	06/08/2026	54.00	.00	
540	THE TIMES-JOURNAL	MAY 26	COMMUNITY CLEANUP	06/08/2026	78.00	.00	
Total THE TIMES-JOURNAL:					705.00	.00	
TK ELEVATOR CORPORATION							
1535	TK ELEVATOR CORPORATION	3009553505	LIFT CHAIR	06/01/2026	168.53	.00	
Total TK ELEVATOR CORPORATION:					168.53	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
VAN HOOK, NATHAN							
1679	VAN HOOK, NATHAN	JUNE 26	W/S DEPOSIT REFUND	06/01/2026	7.81	.00	
Total VAN HOOK, NATHAN:					7.81	.00	
VISA							
559	VISA	1827 MAY 26	POSTCARDS & DOORHANGER	05/22/2026	43.47	.00	
559	VISA	1827 MAY 26	DOMAIN RENEWAL	05/22/2026	27.99	.00	
559	VISA	1827 MAY 26	AMERICAN FLAG	05/22/2026	99.96	.00	
559	VISA	1827 MAY 26	SOLENOID VALVE	05/22/2026	231.59	.00	
559	VISA	1827 MAY 26	TISSUE	05/22/2026	6.37	.00	
559	VISA	1827 MAY 26	OREGON FLAG	05/22/2026	44.95	.00	
559	VISA	1827 MAY 26	GOLF & SHOP SUPPLIES	05/22/2026	169.37	.00	
559	VISA	1827 MAY 26	GOLF & SHOP SUPPLIES	05/22/2026	49.90	.00	
559	VISA	1827 MAY 26	LEVOLOR W/ SENSOR	05/22/2026	710.95	.00	
559	VISA	1827 MAY 26	CONCRETE MIX	05/22/2026	576.28	.00	
559	VISA	1827 MAY 26	PRESSURE TRANSDUCER	05/22/2026	635.71	.00	
559	VISA	1827 MAY 26	HAND WINCH	05/22/2026	721.87	.00	
559	VISA	1827 MAY 26	HAND WINCH	05/22/2026	159.55	.00	
559	VISA	1827 MAY 26	ASPHALT BONDING AGENT	05/22/2026	217.26	.00	
559	VISA	1827 MAY 26	WW OPERATOR CERT - WILKIN	05/22/2026	174.72	.00	
559	VISA	1827 MAY 26	WW CERT SERVICE FEE	05/22/2026	4.02	.00	
559	VISA	1827 MAY 26	BOLI POSTERS 26-27	05/22/2026	54.00	.00	
559	VISA	1827 MAY 26	COMM. CLEAN UP MEALS	05/22/2026	65.03	.00	
559	VISA	1827 MAY 26	COMM. CLEANUP MEALS	05/22/2026	85.31	.00	
559	VISA	8491 MAY 26	MICROSOFT MONTHLY EMAIL	05/22/2026	96.00	.00	
559	VISA	8491 MAY 26	MICROSOFT MONTHLY ONLINE	05/22/2026	50.00	.00	
559	VISA	8491 MAY 26	CERTOL ACID MAGIC	05/22/2026	64.39	.00	
Total VISA:					4,288.69	.00	
WRIGHT'S TIRE & AUTO							
1661	WRIGHT'S TIRE & AUTO	1069326	GAS	05/14/2026	28.00	.00	
1661	WRIGHT'S TIRE & AUTO	1069402	TIRE TUBE	06/10/2026	20.50	.00	
Total WRIGHT'S TIRE & AUTO:					48.50	.00	
Grand Totals:					45,518.06	.00	

Dated: _____

Mayor: _____

City Administrator: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

RECEIVED

Account Summary

Billing Cycle 05/22/26
Days In Billing Cycle 31
Previous Balance \$4,181.27
Purchases + 4,078.30
Cash + 0.00
Special + \$0.00
Balance Transfers + \$0.00
Credits - \$0.00
Payments - \$4,181.27
Other Charges + \$0.00
Finance Charges + 0.00

NEW BALANCE \$4,078.30

Credit Summary

Total Credit Line \$15,000.00
Available Credit Line \$10,921.00
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

NEW BALANCE \$4,078.30

MINIMUM PAYMENT \$4078.30

PAYMENT DUE DATE 06/16/2026

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.

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!

Cardholder Account Summary

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
04/23/26	04/23/26	5331	24011346113100012785289	AMAZON RETA* BJ4M83362 postcards + WWW.AMAZON.CO WA Doorhangers	\$43.47 A10
04/27/26	04/28/26	7379	24906416117256321743362	WEB*asmallorange.com Domain Renewal 781-4186707 TX	\$27.99 A150
04/28/26	04/29/26	5942	24692166118403339874007	AMAZON MKTPL*BS88T7PF0 American Flag Amzn.com/bill WA	\$99.96 A40
04/28/26	04/29/26	5085	24755426119731193073667	GRAINGER 800-4724643 IL Solenoid Valve	\$231.59 5265

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

Closing Date

05/22/26

New Balance

\$4,078.30

**Total Minimum
Payment Due**

\$4078.30

Payment Due Date

06/16/2026

\$

4078.30

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

**Cardholder Account Summary Continued**

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
04/29/26	04/29/26	5331	24011346119100011117363	AMAZON RETA* BS34P5PM0 Tissue	\$6.37 A40
				WWW.AMAZON.CO WA	
04/29/26	04/30/26	5942	24692166119403676602184	AMAZON MKTPL*BV5N93N42 OR Flag	\$44.95 A40
				Amzn.com/bill WA	
04/29/26	05/01/26	5200	24692166120404767664148	THE HOME DEPOT 4031 6150 \$169.37 Golf + shop	\$219.27 supplies
				HERMISTON OR 020-960-600270 \$49.90	
05/06/26	05/07/26	5085	24011346127100004234704	SP AABACO STORE w/olor w/ sensor	\$710.95 Pool 300
				AABACO.COM FL 020-960-7000	
05/08/26	05/10/26	5200	24943016129010199486235	THE HOME DEPOT #4026 Concrete mix	\$576.28 200
				THE DALLES OR	
05/11/26	05/12/26	5065	24690296131027014996189	PEERLESS ELECTRONICS INC. Pressure Transducer	\$635.71 G300
				800-285-2121 NY	
05/11/26	05/12/26	5085	24755426132731323198643	GRAINGER 800-4724643 IL Hand winch	\$721.87 S520
05/11/26	05/12/26	5085	24755426132731323208095	GRAINGER 800-4724643 IL " "	\$159.55 S520
05/11/26	05/13/26	5200	24943016132010187445594	HOMEDEPOT.COM Asphalt bonding agent	\$217.26 020-960-700200
				HOMEDEPOT.COM GA	
05/13/26	05/14/26	9399	24717056133281334059948	DEQ YDO FEES wilkins - w/w operator cert.	\$174.72 S250
				503-2296719 OR	
05/13/26	05/14/26	9399	24717056133271332976417	DEQ YDO SERVICE FEE 11 service fee	\$4.02 S250
				503-2296719 GA	
05/14/26	05/15/26	9399	24717056134291343638607	BOLI TECHNICAL ASSIST BOLI Posters	\$54.00 A40
				971-6730825 OR	
05/15/26	05/15/26	6010	1 6135121479000020	PAYMENT - THANK YOU	\$4,181.27 -
05/15/26	05/17/26	5812	24330656135900012800172	THE DRIVE IN CONDON OR Comm.	\$65.03 A600
05/15/26	05/17/26	5812	24692166135409561703243	SQ *CONDON LOCAL cleaning meals for	\$85.31 A600
				Condon OR	

Additional Information About Your Account

Interest Charge Calculation/Plan Level Information

Plan Description	ICM ¹	Balance Subject to Interest Rate	Periodic Rate	Annual Percentage Rate (APR) ²	Interest Charge	Ending Balance
CURRENT						
PURCHASES	G	\$ 0.00	1.3200%	15.84%	\$ 0.00	
CASH	F	\$ 0.00	1.3200%	15.84%	\$ 0.00	
FEES/INTEREST CHARGE					\$ 0.00	
TOTAL				0.00%	\$ 0.00	\$ 4,078.30

¹ ICM Interest Charge Method: See reverse side of Page 1 for explanation.

² 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.

JUN - 1 2026

Account Summary

Billing Cycle 05/22/26
Days In Billing Cycle 31
Previous Balance \$1,003.63
Purchases + 210.39
Cash + 0.00
Special + \$0.00
Balance Transfers + \$0.00
Credits - \$0.00
Payments - \$1,003.63
Other Charges + \$0.00
Finance Charges + 0.00

NEW BALANCE \$210.39

Credit Summary

Total Credit Line \$15,000.00
Available Credit Line \$14,789.00
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

NEW BALANCE \$210.39

MINIMUM PAYMENT \$210.39

PAYMENT DUE DATE 06/16/2026

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.

Important Information About Your Account

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Cardholder Account Summary

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
04/23/26	04/23/26	5045	24011346113100025948494	MSFT * E0500ZAVSH monthly email	\$96.00 A150
04/23/26	04/23/26	5045	24011346113100025748530	MICROSOFT.COM WA MSFT * E0500ZB19W monthly online svcs	\$50.00 A150
04/30/26	05/01/26	5996	24036296120716656218102	MICROSOFT.COM WA DOHENYS POOL SUPPLIES Certol Acidmagic	\$64.39 Pool 10
05/15/26	05/15/26	6010	1 6135121479000010	800-574-7665 WI PAYMENT - THANK YOU	\$1,003.63 -

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

Closing Date

05/22/26

New Balance

\$210.39

**Total Minimum
Payment Due**

\$210.39

Payment Due Date

06/16/2026

\$ 210.39

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: 05/22/26

Credit Limit: \$15,000.00 Available Credit: \$14,789.00

Page 3 of 4

Additional Information About Your Account

Interest Charge Calculation/Plan Level Information

Plan Description	ICM ¹	Balance Subject to Interest Rate	Periodic Rate	Annual Percentage Rate (APR) ²	Interest Charge	Ending Balance
CURRENT						
PURCHASES	G	\$ 0.00	1.3200%	15.84%	\$ 0.00	
CASH	F	\$ 0.00	1.3200%	15.84%	\$ 0.00	
FEES/INTEREST CHARGE					\$ 0.00	
TOTAL				0.00%	\$ 0.00	\$ 210.39

¹ ICM Interest Charge Method: See reverse side of Page 1 for explanation.

² 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.



900 West Steuben
PO Box 308
Bingen, WA 98605
509-493-3886

www.belldesigncompany.com

Proposed Updates to Planning & Zoning Documents

MEETING DATE: July 1, 2026
CITY BODY: City Council
PREPARED BY: Dan Meader & Jaime Crawford, Staff Contract Planners

Dear Honorable Mayor & Council Members,

Mr. Meader and I would like to discuss an opportunity to update the City's planning and zoning documents. The updates would address recent changes in State law, could reflect the City's "CondonCAN! Vision Plan 2050", and would focus on increasing accessibility for developers, property owners, City Staff, the Planning Commission, and the public at large.

An update for the City would be timely because we are kicking off development code updates and comprehensive plan updates with other jurisdictions under State awarded Housing Assistance grants. Our work in these other jurisdictions, and our work previously for the cities of Moro and Arlington, will inform our work in Condon. For example, statute research and clarifications on state law conducted on behalf of another jurisdiction will most likely be applicable and relevant for Condon. And our feedback/review from state agencies – like the new Housing Accountability and Production Office – will be used to inform our work for the City.

We would enjoy hearing the Council's thoughts on a possible update. More details are presented in the following pages. Given the Council's feedback, we can prepare a specialized work program to meet the City's needs.

Sincerely,

JAIME CRAWFORD

Land Use Planner
M.A. Urban Planning, 2018



A project could be scaled in a variety of ways, depending on the City’s desired outcome and budget. Dan and I could help the City:

- (1) Amend the City’s Zoning Ordinance (Title XV) for compliance with state law & clear/objective standards for housing;
- (2) Amend the City’s Comprehensive Plan to reflect findings from the 2024 visioning process and preform a general update;
- (3) Update the 2012 Comprehensive Plan & Zoning Map to reflect current conditions; and/or
- (4) Prepare new FAQ sheet, development process information, City forms for increased public accessibility.

Proposed Project Budget Range: \$25 – \$55,000

- (1) Title XV – \$25,000 (adoption process included here)
- (2) Comprehensive Plan – \$15,000
- (3) Zoning Map – \$10,000
- (4) Information – \$5,000

Amendments to Title XV for State Compliance

I previously shared these findings with Gibb, but at a glance:

- Building permits are required for 200 sf and up; code reference 120 sf
- Remove section 154.044 MANUFACTURED HOME SITING STANDARDS. Cities can no longer apply regulations to manufactured dwellings alone. Manufactured dwellings need to be treated the same as a stick-built single-family home.
- Allow “Single Room Occupancy (SRO)” units in R-1. (Required by 197A.430)
- The notice to the State is now 35-days prior to the first evidentiary hearing (previously, it was 45 days prior to the final hearing)
- Quasi-judicial public hearings are required to be noticed 20-days prior (previously it was 10 days), and you only have to notice those within 100-feet (although you could keep it at 250 feet)
- Apply only clear and objective standards to housing
- Include engineering review timeframes consistent with SB 974 ([bill text](#))

Amendments to Comprehensive Plan

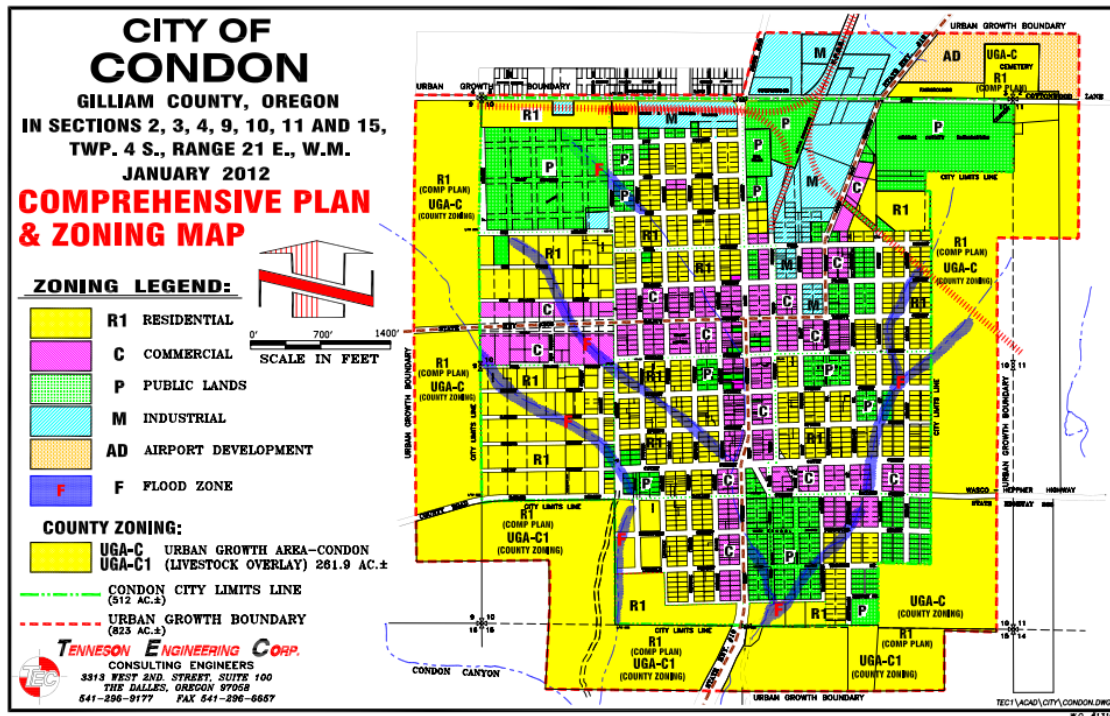
The City went through an amazing community outreach and visioning process in 2024. We would love to help incorporate these visioning efforts into the City’s land use documents. Although not as often used as a Zoning Ordinance, the City’s Comprehensive Plan is the overruling, legally binding, land use document. The Zoning Ordinance must be consistent with the Comprehensive Plan, and – when there is a conflict – the Comprehensive Plan

policies supersede. The Comprehensive Plan is frequently used to justify/support grant applications and needs to be reflected in other planning-adjacent documents, like a City's Transportation System Plan, Public Facilities Plan, Water Master Plan, etc.

Updated Comprehensive Plan & Zoning Map

The City's Comprehensive Plan & Zoning Map was last updated in 2012. The current map is functional and clear, but it is outdated in a variety of ways. The City's lotting patterns have changed with approved subdivisions, partitions, and lot consolidations. There was a zone change in 2021 for the ballfield property. And, although the mapping has yet to be finalized, new FEMA floodplain maps will likely go into effect within the next year. (You can view the proposed/draft floodplain updates [here](#)).

The current map was created in CAD. An updated map would be created in ArcGIS, the mapping system used by the County, and could be updated/maintained easily by whomever as a georeferenced document. The new FEMA floodplain districts could be easily added onto an updated map when they become effective.



New/Updated Planning Sheets/Forms

Our project work in other jurisdictions includes creating updated and accessible public-facing sheets/forms. The City currently has a FAQ and a development process flow document. Both of these are wonderful in their form, but they are over a decade old and do not reflect recent changes in State law.



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
F: 541-384-2700

**CITY OF CONDON
WORK SESSION AGENDA
HOUSING COMMITTEE MEETING
Monday, June 22, 2026, 4:00 PM
CONDON CITY HALL**

1. CALL THE MEETING TO ORDER

Mayor Hall called the meeting to order at 4:00pm.

Present: Mayor Dustan Hall, Councilor Eli Caudill, Councilor Jeremy Kirby, Interim City Administrator Gibb Wilkins, Interim City Recorder Jessica Isley, Jen Hall (Zoom)

2. DISCUSS

2.1. Fairway Housing

Wilkins — Not much to update on. 139-page stormwater management plan was uploaded. Someone came in and asked about building two over two apartments where they live in one and rent out the other. Still working on engineering.

2.2. MIRL Program

Wilkins – Had a meeting with one of the MIRL people. 1% goes to the tax assessor and 5% goes to whoever is managing/administering the program. Not every unit has to be affordable. Tillamook and Hood River have used MIRL. MIRL goes throughout the whole town, it's not locked in. Councilor Caudill – question about how it works, Wilkins explained that if their taxes are \$3k per year, then instead of it going to the tax assessor that \$3k is going to go towards their 0% interest loan. We can enact it, and we would need to have an IGA with the county treasurer. Needs an entity to manage it. Wilkins will reach out to MCEDD, and they might be able to manage it. Hood River is doing this for their nonprofits, not sure that we would have enough nonprofits that want to build a house. There is money out there, but they are focused on very specific ideas/criteria. Wilkins got the go ahead to continue looking into the MIRL program.

2.3. Housing Study

The county court wants to do a county-wide housing study. Arlington is not going to participate. Wilkins met with the county judge on June 11. We would use the South Gilliam Fire District lines as these lines cover more than the school district lines. The county judge cannot commit to this but there might be some money for the city to do this housing study. It will go through our city planner. The last housing study that was done was in 2017. Will help guide builders. Would be nice to have an outside entity looking at things objectively. Wilkins will have more conversations with the county judge. Wilkins' opinion is that Condon's growth is going to be from housing. Wilkins will move forward with this.

2.4. Update Title XV: Land Usage in the City Ordinances

Wilkins – Some of our land usage ordinances are not compliant with state law. Our planner offered to update it and the cost is \$25-30k. Lots of requests for people to live in their RVs. The last land usage update was in 2021. Probably not in compliance with any changes made since 2021. We don't have to update but if we don't, then someone can appeal all the way up to LUBA and if they win, then we must pay the costs for the appeal. Might need to update on a regular basis. Every house that is on a block that touches a state highway is zoned commercial, not sure if we want to look further into that. Flat rate tax discussion, same tax whether there is a mansion or nothing on a lot.

3. OTHER



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
F: 541-384-2700

Nothing.

4. ADJOURN

Mayor Hall adjourned the meeting at 4:41pm.



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**CITY OF CONDON
WORK SESSION AGENDA
JUNE 17TH 2026 PERSONNEL COMMITTEE MEETING
Wednesday, June 17, 2026, 4:00 PM
CONDON CITY HALL**

1. CALL THE MEETING TO ORDER

Mayor Hall called the meeting to order at 4:00pm.

Present: Mayor Dustan Hall, Councilor Hanna Bass, Interim City Administrator Gibb Wilkins, Interim City Recorder Jessica Isley

On Zoom: Jen Hall, iPhone (2), iPhone (72), 541-980-71**

Absent: Councilor Jeremy Kirby

2. DISCUSS

2.1. Discuss the future of the City Administrator/City Recorder Positions

Mayor Hall suggests Gibb Wilkins be the full-time city administrator. Gibb does not want to be a full-time city administrator and expressed this to Mayor Hall, indicating that he will go back to being only the Public Works Superintendent and take the pay cut. Wilkins states that he likes the current arrangement of himself and Isley splitting the duties. Mayor Hall's personal recommendation is that Wilkins be offered the full-time city administrator position.

Councilor Bass asked if public works laborer Jake Cooper could get certified to be the public works superintendent. Wilkins replied that he can, but it's not just about the certifications. She also asked if Wilkins was able to maintain the workload of both positions. Wilkins replied that he could. Her personal recommendation is that Wilkins and Isley stay in their current roles as this seems to be working and that the jobs are getting done.

Isley asked that Mayor Hall not be her supervisor any longer. Mayor Hall indicated that he would recommend Isley be fired.

No consensus was reached.

3. OTHER

4. ADJOURN

Mayor Hall adjourned the meeting at 4:11pm.