CITY OF ARLINGTON

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Regular Council Meeting Minutes
Wednesday, May 6, 2026

The regular meeting of the Arlington City Council was held on Wednesday, May 6, 2026, in the Council Chambers of the Municipal Building and via telephone conference.

Presiding: Mayor Jeffery Bufton.

Council Present: Councilor Denise Ball, Councilor Marshall Swope, Councilor Matt Irby, Councilor Jerry Hanan, Councilor Kayla Rayburn, and Councilor Mark Davidson.

Council Absent: None

Staff Present: Recorder Victoria McKinney, Public Works Superintendent Shanna Gronquist, Attorney Ruben Cleaveland, Engineer Brad Baird and City Planners Dan Meader and Tony Yinger.

Guests: Rita Miciak, Brian Mundy, Angela Mundy, Marta Mikkalo, and Corporal Walker

Guests Announced Via Conference Phone: None

Pledge of Allegiance recited.

Mayor Bufton opened the regular council meeting at 6:30 p.m.

1. **PUBLIC COMMENT**

Marta Mikkalo, Arlington Public Library: The Library applied for the county's operational grant, requesting $70,000, the same amount they received the previous year. Avangrid hosted a Job Fair, and the school has asked to show movies after school. A new book club has started and the Library is excited to join the City.

Brian Mundy – Discarded Vehicles Ordinance: Brian Mundy stated he was recently cited for two ordinance violations. One has been rectified. The other was regarding Discarded Vehicles. Brian stated he has seven vehicles and they are in designated parking spots. Brian stated he agrees with the ordinance if the vehicles were out on the street, but these are classic vehicles. He disagrees with the charges he has received. Mayor Bufton asked if Brian had been before the Judge in court. Brian stated that he had not. He recently received a violation requiring

compliance by May 10, 2026. He states that the Deputy told him to go to the City Council to address this matter if he so chooses. Councilor Davidson asked if it was a citation or a warning. Brian stated it was a citation and showed Councilor Davidson the document. Councilor Davidson stated that he didn't believe the document was a citation, but a notice of a violation. Brian stated that the only issue was the lack of up-to-date vehicle tags. The vehicle is on private property and parked on a designated driveway. Mayor Bufton asked Corporal Walker for some clarification on the ordinance. Corporal Walker stated that the ordinance stated the vehicle had to have current registration. There was a discussion about enforcing the ordinance as written. Councilor Davidson stated he would like to look into this further. Mayor Bufton stated that this is not an agenda item, so the details of the ordinance will not be discussed at this time. This matter will be discussed in the next council meeting.

Corporal Walker, Gilliam County Sheriff's Office: The Sheriff's Office has been enforcing ordinances, the rodeo weekend went well and there are two positions available within the Sheriff's Office.

2. **CONSENT AGENDA**

The consent agenda consisted of the following items:

- **a.** Approval of Minutes – April 8, 2026, approval postponed to the June Meeting.
- **b.** Approval of Bills - As Listed

Approval: Councilor Rayburn motioned to approve the consent agenda. Councilor Ball seconded the motion. Roll call: Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Swope: Yes, Councilor Ball: Yes.

3. **CITY PLANNER, DAN MEADER - URBAN GROWTH BOUNDARY REVISION**

Planner Meader presented a zoning map to the council, showing the 275 acres of industrial zone within the city, of which 230 acres are owned by the city. The 70-acre parcel belongs to the Krebs Family. The Krebs Family will be contacted to see if they want to join the UGB expansion. This is not critical for this project, but it may be helpful to them in the future. There are approximately 68 acres of EFU (Exclusive Farm Use) zoned land (indicated on the map) that the City owns. To bring this into the UGB, it will need to be redesignated from EFU. This may be discussed at a later time. For a slope over 28%, DLCD considers it unbuildable. Engineer Baird will assist with this assessment. The process has been extended, normally requiring four hearings, following the order of: City Planning Commission, County Planning Commission, City Council and County Board of Commissioners. Legal publication of each meeting notice is required at least 10 days before the meetings are held. The laws have changed; they now require a minimum of 30 days' notice. After the harvest season, this can be taken care of within six weeks. Planner Meader flipped to another map that showed the commercial zones. There are ten small lots along Highway 19, and there are four more parcels east of those ten lots that are somewhat larger. Two property owners have requested that the City sewer be available to their lots. The City cannot provide sewer service until they are within the UGB. Planner Meader stated that an informational letter should be sent to the surrounding property owners to prepare the landowners for what is to come. There will not be residential housing; this will be for commercial and industrial use. There was a discussion regarding the potential use of the proposed UGB property. Councilor Davidson asked if there needs to be 100% property

agreement. No, there does not. Marta Mikkalo asked: Once property is brought into the UGB, could it be rezoned to residential use? Yes, it could. Marta asked whether there would be a lot-size limitation. Planner Meader stated that once land is brought into the UGB, the state would no longer be able to control the standard. The City would make those decisions.

4. **SADDLE BUTTE PROJECT**

Ben Mallernee introduced himself and his partner, Mac Florce. They are here on behalf of Brookfield Renewables and the Saddle Butte Energy Project. Ben distributed a handout to the Council. Ben stated that he is the project manager for the Saddle Butte project. Ben reviewed the handout, going over the types of renewable power they provide, projects in surrounding areas and the details of the Saddle Butte Project. **Please see the attached handout.** Councilor Davidson asked how close the transmission lines are to being maxed out. Ben stated that physically, it is not close, but BPA works differently from what is practical. They are building several substations on the transition corridor, so clearly, there is capacity. Their queue is flooded. There are quite a number of large infrastructure projects, including transmission line projects, passing through the area. Ben reviewed the timeline of permitting the project. The project has been pushed from April to June at the advice of the County's Attorney due to the passage of House Bill 431. Once this is accepted and deemed complete, a Planning Commission hearing will be held. If successful, the construction would start in mid-2027, with a two-year construction timeline. During discussions with the surrounding communities, a few key considerations were raised. **Wildfires:** There will be a wildfire mitigation plan that will come with the project. **Battery Size:** There is currently no battery of this size operating in Gilliam County. The County will need to know how this will affect the fire departments. Similar to wind turbines, this will work with a company called ESRG. They hire firefighters and retired firefighters across the country who consult with local fire departments on how best to manage these batteries. **Traffic Control:** There will be a traffic impact study on the application, and they will enter into a Road Use Agreement with the County. It is unclear where the road traffic will come from until they pick their suppliers. Traffic is expected through the City. **Housing:** They have conducted a housing study in the past. This study showed that within an hour of the site, there is plenty of existing occupancy to support the 200-300 workers expected. There is an understanding that some may be interested in keeping the contractors local. If there is an opportunity to work with Temporary Housing Solutions, etc., they would be happy to coordinate. **Emergency Services:** There will be an emergency response plan that coordinates with the appropriate departments throughout the County. There have been introductory meetings with a few of these local entities, and they will continue to coordinate as plans develop. Water Supply: All water used during construction will come from permitted sources. They will work with the water master on these arrangements. **Local Benefits:** The project will bring tax revenue to the County through a SIP Agreement. The Construction (2 years) and operating (30 years) years will bring in workers and companies who will utilize materials, equipment and transportation services, along with housing, fuel and food. Ben references the handout, stating that there is a list of agencies they have consulted with, along with the completed studies and surveys. **See the attached handout.** There was a brief discussion regarding the function of the batteries. Guest, Marta Mikkalo, addressed Ben and the Council, stating to please remember the local businesses when considering some of the decision-making.

5. **COUNCIL ACTION**
   a. **Pacific Power General Service Contract for the Alkali Park Restroom Power - Decide on extension cost options: Refund option or contract administration credit option.** Attorney Cleavland reviewed the options presented. **Approval:** Councilor Davidson motioned to approve the contract for $4,194.00 with the credit option. Councilor Rayburn seconded the motion. Roll call: Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Swope: Yes, Councilor Ball: Yes.

   b. **DAS – Grant HB5202 GF Grant Community Development - Decide how to apply and report $166,666.00 in funds received on 8/12/22, not yet expended:** Recorder McKinney stated that she was unable to locate any information regarding a previous agreement. She stated that this had been discussed in a previous meeting, but no decision had been made. Recorder McKinney stated that she has it applied to the new budget as a specific line item. The decision will need to be reported. There was a brief discussion of the options for using the grant. **Approval:** Councilor Rayburn motioned to designate Grant HB5202 into Parks and Recreation for $166,666.00. Councilor Hanan seconded the motion. Roll call: Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Swope: Yes, Councilor Ball: Yes.

   c. **Umatilla County Housing District - Roger Condie requests the approval of the Council to take over the ownership of Columbia Hills Manor as the governing agency to oversee and manage the property:** Mayor Bufton gave a brief history of the facility and the reasons the City could not take it over in the past. **Consensus:** The consensus of the Council is in support of this decision.

   d. **Review Audit FY 24-25 for Consideration to Accept- Review of the management response letter written by the Recorder McKinney:** Recorder McKinney stated there is an error in the response letter regarding the financial years listed. Recorder McKinney reviewed the details of the response to the Council. **Approval:** Councilor Ball motioned to accept the fiscal year of 24-25 audit and findings and approve of the management's response of the findings. Councilor Hanan seconded the motion. Roll call: Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Swope: Yes, Councilor Ball: Yes.

   e. **Arlington/Ione Golf Scrambler Support Request: Consensus:** The consensus of the Council is to donate the use of the Golf Course.

6. **COUNCIL DISCUSSION:** No further discussion was had at this time.

7. **ENGINEER BRAD BAIRD, ANDERSON PERRY & ASSOCIATES**
   Brad Baird distributed a handout to the Council and reported on the following:
   a. **ALKALI PARK PROJECT: Project Progression:** The project is progressing well. The site has been fully stripped, and almost all underground lines are installed. In the next few weeks, work will include constructing the retaining wall, setting the

pergola footings, and placing the fence base. The underground splash pad components will arrive next week and will be installed as soon as they arrive, including a storm system. Seating walls and on-site curbs will be installed soon. The pergola will arrive shortly, and the underground splash pad will be installed. Once everything is in place, surfacing is likely to occur in June, and the bathroom is expected to be installed by the end of July. **Application For Payment #3:** This payment request covers all of April. The total requested amount is $110,532. This increases the percent complete to about 35%. We have reviewed and signed this pay request. This will need Council approval and the Mayor's signature. **Approval:** Councilor Rayburn motioned to approve the Application for Payment #3 in the amount of $110,532 to Bolin Construction, LLC. Councilor Hanan seconded the motion. Roll call: Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Swope: Yes, Councilor Ball: Yes. **Change Order Discussion:** There are four change order items pending at this time. Brad has reviewed all of these items in detail with the contractor and made some revisions to reduce costs. The change orders are justified. Most of these items are due to a lack of locates, a lack of detail from suppliers, unforeseen subsurface conditions and items to deal with. It is common for projects to have in the 5% range of change orders due to these types of items. We are currently at about 3.8 percent and don't expect much more, as we are nearly done with subsurface work and have addressed the majority of the details for the above-ground items. These result in being over budget, but we have some potential credits to discuss later. **See the handout for a summary of the change orders and the overall budget review.** **Approval:** Councilor Irby motioned to approve the change order for Items 1,2,3 and 4. Council Davidson seconded the motion. Roll call: Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Swope: Yes, Councilor Ball: Yes. **Schedule:** The contractor indicated they are on schedule. **Display Board Graphic and Architect Input Request:** Green Works is working on the display board. They are seeking consensus or additional input to continue progress on board design. There was a brief discussion regarding potential design choices. **Consensus:** The consensus of the Council is for the display board to state "Way to go to the Students of Arlington Elementary"

b. **RFP APPROACH FOR TELEMETRY SYSTEM IMPROVEMENTS:** The City needs to upgrade the entire telemetry system for both the water and wastewater systems. Telemetry is the equipment that detects water levels in reservoirs, communicates

with wells and booster pumps for control of operation, sends data to the master telemetry panel in City shops, etc. These items are all 20-plus years old, past their design life and the City is struggling to get parts. Boardman was recently tasked with this same need. The successful approach Boardman used is as follows: Issue a Request for Proposals for control system companies. Secure the qualifications of these companies, along with an estimated cost of the equipment, installation, and testing/setup of everything, so price is also considered. The City will then select the most preferred company and enter into an agreement to proceed. **See the handout for the list of companies that responded to Boardman's RFP.**
Consensus: The Consensus of the Council is to move forward with Engineer Baird's Plan.

c. **AWS UPDATE:** Engineer Baird mentioned he hasn't heard from AWS recently. If the City requests a meeting to get an update and discuss all project budgets, should the need to increase the water meter project budget be included? Mayor Bufton suggested that the City should contact AWS for an update.

d. **Work Session on Downtown Concepts with Architect:** Green Works proposes a work session for the City to consider regarding a potential downtown area concept study. They would attend and present ideas and concepts at their own expense. The goal is to see whether the City is interested and, if so, help pursue funding. The meeting is set for Wednesday, June 24, 2026, at 6:00 pm.

8. **COUNCIL REPORTS**

- **Councilor Davidson:** No Report.
- **Councilor Rayburn:** No Report.
- **Councilor Irby:** Councilor Irby and Superintendent Gronquist met with the CORP of Engineers for the park inspection. They discussed the small doc and the repair process. The City is in need of one more permit. This has since been resolved. Councilor Irby stated that he has connections within the CORP that will help push this process along.
- **Councilor Hanan:** No Report
- **Councilor Irby:** No Report
- **Councilor Swope:** No Report

- **Councilor Ball:** No Report

9. **STAFF REPORTS**
   - **Public Works Superintendent Gronquist - Crushing Gravel:** Superintendent Gronquist stated that she spoke with Attorney Cleaveland regarding the estimate for crushing gravel. If it will be over the threshold of $250,000, there will need to be an RFP. Attorney Cleaveland stated that the city will need to obtain three quotes or proposals in order to do a procurement of goods and services up to $250,000. The current project quote is $254,750. The City can reduce the quantity from 20,000 tons to 19,400 tons to keep the cost under $250,000. Once the quantity is changed, new estimates will be required. **Consensus:** The consensus of the Council is to move forward with the new quantity of 19,400 tons. **Golf Course Phone:** There have been issues with the Golf Course phone calling 911; this has happened twice. CenturyLink will be back on Tuesday for repairs. Superintendent Gronquist asked the Council if they are interested in changing the phones to Arlington TV Coop. There was a brief discussion of the options, reasons to switch providers and the challenges of switching. Mayor Bufton stated that the City will look into Starlink as an option.

   - **Attorney Ruben Cleaveland:** No Report.

   - **Recorder Victoria McKinney - EV Charging Station:** Recorder McKinney stated that the current EV station across the street from City Hall will be removed. The new EV Stations will be installed soon. **Goat Grazing:** The goats are here. There have only been two minor issues with a goat escaping. **Arlington Child Care:** Last August, the Council approved $25,000 in funding for the Daycare. While reviewing the budget, Recorder McKinney discovered the funds had not been paid. A check has been written and is ready for Council approval. **Roofing:** Seth Moses gave a quote to replace the roof of the Public Works shop for $19,745. City Hall's roof would only need repairs. **Approval:** Councilor Ball motioned to approve Seth Moses roofing to replace the roof on the Public Works Shop for $19,745 and the repairs at City Hall for $950.00. Councilor Hanan seconded the motion. Roll Call: Councilor Davidson: Yes, Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Swope: Yes, Councilor Ball: Yes.

Other Business: Mayor Bufton asked Councilor Davidson to get with the fire district to schedule a controlled burn of the brush within the China Creek.

The Regular Meeting closed: 8:53 pm.

Entered into Executive session under 2(e): 8:54 pm

Closed Executive session: 9:13 pm

Decision: No Decision was made as a result of the executive session.

Jeffery Bufton, Mayor

Victoria McKinney, City Recorder

Transcribed By: Taylor Grubaugh, Assistant Recorder