CITY OF ARLINGTON

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Regular Council Meeting Minutes
Wednesday, June 3, 2026

The regular meeting of the Arlington City Council was held on Wednesday, April 8, 2026, in the Council Chambers of the Municipal Building and via telephone conference.

Presiding: Mayor Jeffery Bufton.

Council Present: Councilor Denise Ball, Councilor Matt Irby, Councilor Jerry Hanan and Councilor Kayla Rayburn.

Council Absent: Councilor Mark Davidson and Councilor Marshall Swope.

Staff Present: Recorder Victoria McKinney, Public Works Superintendent Shanna Gronquist, Attorney Ruben Cleaveland, Engineers Brad Baird and Mike Lee

Guests: Rita Miciak and Marta Mikalo

Guests Announced Via Conference Phone: None.

Due to technical difficulties there is no voice recording for this meeting.

Pledge of Allegiance recited.

Mayor Bufton opened the regular council meeting at 6:33 p.m.

1. **PUBLIC COMMENT**

Guest 1: Corporal Walker, Gilliam County Sheriff's Office

- Verkada Camera System – Requested approval to proceed with the 90-day trial. A short explanation of the potential locations was had. **Consensus:** To proceed with camera trial.

Guest 2: Marta Mikkalo

- Gilliam County awarded the city the $70,000 Operational Grant for supporting the library and shared that she looks forward to the time when the city will bring

the library on board. They've not had much traffic on Saturdays but hope to see more after school is out for the summer. She asked to confirm the Gilliam County Fair Board support request was received and approved. The City Recorder will confirm. She thanked the council and staff for their support with the library and the Gilliam County Fair Board.

2. **CONSENT AGENDA**

The consent agenda consisted of the following items:

a. Approval of Minutes – Regular Meeting April 8, 2026
b. Approval of Minutes - Regular Meeting May 6, 2026. Postponed to July meeting.
c. Approval of Bills - As Listed

Mayor Bufton asked to approve the bills as presented.
APPROVAL: Councilor Irby motioned to approve the consent agenda *not* including the postponed May 6, 2026, regular meeting minutes. Councilor Ball seconded the motion.
ROLL CALL: Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Ball: Yes.

3. **COUNCIL DISCUSSION AND ACTION AS NEEDED**

a. **Discarded vehicle Ord. as Codified Ord. NO. 433:** There was a discussion about the Ordinance being updated back in 2022 and that it took 8 months of going through all of the options to come to an agreement on how it would be written before being approved. **Consensus:** Leave Ord. No. 433 as is.
b. **Fire mitigation schedule emailed response from Fire Chief, Mr. Claughton:** A short discussion was had. **Consensus:** Leave to the Fire Chief to carry out his plan.

- **BRAD BAIRD, ANDERSON PERRY & ASSOCIATES** Brad Baird handed out his update to the council. He says the Alkali Park project is progressing well and is on schedule. There is a Change Order Number 1 and was discussed and approved at the May council meeting. He shared the paperwork to make it official and said the numbers have not changed. Council approval and mayor signature are needed. **APPROVAL**: Councilor Irby motioned to approve the Change Order #1 as approved at the last meeting. Councilor Hanan seconded the motion. **ROLL CALL: Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Ball: Yes.** Brad says the application for Payment Number 4 is for all of May. The total request is 69,342.89 dollars. This brings the percent complete to about 41 percent. The pay request has been reviewed and signed. Council approval and mayor signature are needed. **APPROVAL:** Councilor Rayburn motioned to approve the 4th payment to Bolen in the amount of $69,342.89. Councilor Ball seconded the motion. **ROLL CALL:** Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Ball: Yes. Input was requested for the Display Board Graphic and Architecture. The updated graphic prepared by Green Works for the display board is available. Revisions from the last meeting have been made. They are looking for consensus to finalize the display board.

Council approval is needed so the display board can be made. Consensus of the Council was to move forward with the latest graphic as presented. They were very pleased with the result. Brad heard from the AWS engineer yesterday after quite a while of no contact. Jaydene is back to full time work. They discussed several items. There is no new update on a date to move forward on the Columbia River improvements. She wants a pump test completed on one of the wells on the peninsula, and we will coordinate getting that completed. We will also wrap up the ninety percent design of the Columbia River system in the next few months. He is considering stressing the timeline for the Columbia River system with her. If they will get power to their site in 2031, then the water system would need to be done ahead of that by at least a year, and probably two, so they have water during their campus construction. If they said to proceed now, the project would bid this winter, with construction in 2027 and 2028. That leaves only a year of cushion, assuming they need two years to build their campus. The more they wait, the higher the cost due to inflation. It seems prudent to proceed with the water system. He stated that we really want to supply AWS out of the Columbia so as not to deplete the basalt. Consensus of the council is to push AWS to bid the water system for bid this winter. Brad reminded the council of the work session with Green Works that is scheduled for June 24th at 6:00 p.m. at City Hall. Green Works staff will be present to discuss downtown ideas. Brad said he has discussed improving the City's municipal water system with the council and asks, while we are proceeding with part of it, please consider doing the entire water system improvements project. There are many good reasons to proceed. Time is getting tight to have the improvements done prior to summer 2027. A Proposed Improvements and Estimated Costs detail can be viewed on tonight's handout from Brad. Item one: System wide telemetry, estimated cost $400,000. Item two: Standby generator at Well Number One, estimated cost $120,000. Item three: Well Number One water line and splash reservoir to remove hydrogen sulfide, estimated cost $500,000. Item four: New well pump station, well pump, and water line for the golf course well, estimated cost $650,000. Item five: Twenty new fire hydrants, estimated cost $150,000. Subtotal construction cost is $1,820,000. Thirty five percent for contingency, engineering, and permitting is $637,000, comes to a total cost of $2,457,000.00. Brad advises that it is more cost effective to do all improvements at once rather that in small pieces. He has developed a plan to proceed with outside funding, with no rate increase. He notes that it has been 22 years since any significant improvements have occurred so it is due which a 20-year frequency for major improvements is typical. And most importantly, the water supply is getting increasingly precarious due to the reduction in Well 2 capacities. Well data are

as follows. Well 1 has a current flow rate of 550gpm. Prior flow rate was between 550gpm and 600gpm. Current percent of total capacity is 78.6%. Percent of capacity if the golf course well is added is 57.9%. There is no standby power. Well 2 has a current flow rate of 150gpm. Prior flow rate was 400gpm. Current percent of total capacity is 21.4%. Percent of capacity if the golf course well is added is 15.8%. Standby power is available. The golf course well has a current flow rate of 250gpm. Prior flow rate was 250gpm. Percent of capacity if added to the system is 26.3%. There is no standby power. If Well 1 were lost for any reason, the city would be in an immediate water crisis due to losing almost 80% of total capacity. The same situation would exist for any prolonged power outage since Well 1 has no standby power. If the golf course well can be added to the system, Well 2 could be rested, which may help it recover. Lastly, the Water Rate and Debt Analysis. The prior water system debt was recently retired. That debt was paid 75% from water rate revenue. The annual payment was about $50,000, with $37,500 coming from rates. Assuming rates remain the same, the city is now making $37,500 more per year into the water department. That equates to about $8.33 per connection per month. If the city did only a loan for two million five hundred thousand dollars at three percent interest for forty years, the annual debt payment would be about $106,500. Although Hopefully there would be grant funds found to reduce this estimated payment. Now, with a funding without a rate increase The city currently makes about $33,000 per month in interest from the LGIP account. Using only three months of interest would cover the annual debt payment with no rate increase. The current rates are $46 per month for water and $42 per month for sewer, for a combined cost of $88 dollars per month. Most communities with improvement projects are between $110 and $120 per month. If the city elects to proceed, the project can be designed this summer and fall, bid this winter, and built next spring and summer. This is an accelerated schedule. The golf course well would be the initial focus to get it into the system prior to summer.

4. **COUNCILOR REPORTS**
   - Councilor Davidson: Absent
   - Councilor Rayburn: Replaced garbage cans.
   - Councilor Hanan: He thanked the city crew for being diligent in recovery from the storm debris. The mayor asked PW-Superintendent Gronquist to buy lunch for the crew as a thank you.
   - Councilor Irby: Small dock repairs may get some funding. He will know more in October.
   - Councilor Swope: Absent
   - Councilor Ball: Nothing to report.
5. **STAFF REPORTS**

- **Public Works Superintendent Gronquist**: Gravel Crushing bids: Only two bids came back with proposals for the gravel crushing. She asked for a decision on a contractor. Mayor Bufton says he prefers the contractor chosen is able to crush ODOT certified gravel. Shanna will ask them. **APPROVAL:** Councilor Rayburn motioned to approve the Mountain Services LLC amended bid for $246,500.00 provided they are able to provide ODOT certified gravel. Councilor Hanan Seconded. **ROLL CALL:** Councilor Rayburn: Yes, Councilor Hanan: Yes, Councilor Irby: Yes, Councilor Ball: Yes. Most of the storm debris has been picked up. Still working on some of the minor items. They are on their 2nd round of Dandelion treatment at golf course. Making some progress on the swim dock and there may be funding available. The Al Golf Scramble is coming up on the 13th. We will make sure everything is ready. She is looking at attending some training in Hermiston on June 18th. She shared that Well 2 is pumping around 130-110 GPM currently. She has to let it rest a lot already this year and rely on Well 1. There was a discussion on near future resolutions for this issue. She is working on an idea to get the sprinklers at 2 Swing Park automated and might be able to use this on the big strips downtown as well. The crew is working on hauling gravel as time allows. She will be out on June 10-12 attending the State High School Rodeo Finals but will be available by phone if needed.
- **City Recorder, Victoria McKinney:** The city received the final $230,000 reimbursement for the SR2208 Columbia River Municipal Pump Station grant, paid Anderson Perry in full, and closed out the project. The $200,000 Economic Development Grant payment to David Jones is delayed due to tax research and will carry into the FY26–27 budget. This summer's lift rental will be used for window cleaning, with additional tasks—such as needed. On May 21, 2026, Layton Lowe of Freedom Equipment Rental visited to discuss leasing 30–40 acres of city property near the Amazon build site for approximately 150 contractor RVs and will present his proposal at the July council meeting. The mayor asked Victoria to follow-up with Mr. Lowe for his proposal. The Budget Hearing is rescheduled for June 10, 2026. Nationwide will update 401a investment options on September 11, 2026, adding the Bailard International Equities Fund – Class A and redirecting contributions from two closing funds into the Nationwide Fund – Institute Services Class.

- Attorney Cleaveland: Nothing to report.

Mayor Bufton announced there will be an Executive session pursuant to ORS 192.660(2)(e): To conduct deliberations with the persons designated by the Governing body to negotiate real property transactions.

The mayor closed the regular meeting at 7:56 pm.
Executive session opened at 7:57 pm.
Executive session closed at 8:29 pm.
The mayor opened the regular meeting at 8:29 pm.
No decisions were made as a result of the executive session.
Regular meeting closed at 8:29 pm.

Jeffery Burton, Mayor

Victoria McKinney, City Recorder